

2022 RESEARCH

PRODUCT SUBSTITUTION



Funded by
Building Research Levy

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FOREWORD

Building product substitution has always occurred throughout the life cycle of construction projects. The events of 2020 and 2021 have had a significant impact on the building and construction industry in New Zealand, with one impact being the constraints on building product supply in the New Zealand market. This constraint had far-reaching effects on the delivery and cost of building projects at every level.

The Ministry of Business, Innovation and Employment as the building regulator was aware of impacts on the construction industry, however little research has been undertaken to seek information from building product specifiers, builders and Building Consent Authorities (BCAs) as to what products are most often substituted, the factors that drive building product substitution and the ease (or not) by which they can have those products approved for substitution by Building Consent Authorities.

It was as a result of discussing these issues with a number of BCAs that their desire to better understand what is driving building product substitution was brought to the fore. There was also a desire to better understand how builders and designers find their interactions with BCAs and navigation through the building consent system.

This research provides a valuable set of quantitative and qualitative data that will enable BCAs to be better informed about the way their services are provided and also help with MBIE's ability to understand the sector and assist with the delivery of legislative changes, such as the new Building Product Information Requirements that come into effect in December 2023.

Our thanks and appreciation go to BRANZ and EBOSS who have jointly funded and undertaken this research. We would also like to acknowledge the metro BCAs for their time in forming the survey, and those individual organisations forming the builder and specifier survey groups.

Ngā Mihi,

Simon Thomas

National Manager | Building System Assurance
Ministry of Business, Innovation and Employment

THE SURVEY

377

BUILDERS AND SPECIFIERS SURVEYED BY EBOSS (SEPTEMBER 2022)

Definitions:

An informal substitution, where a brand or product was switched out from what was listed without any formal documentation or client knowledge

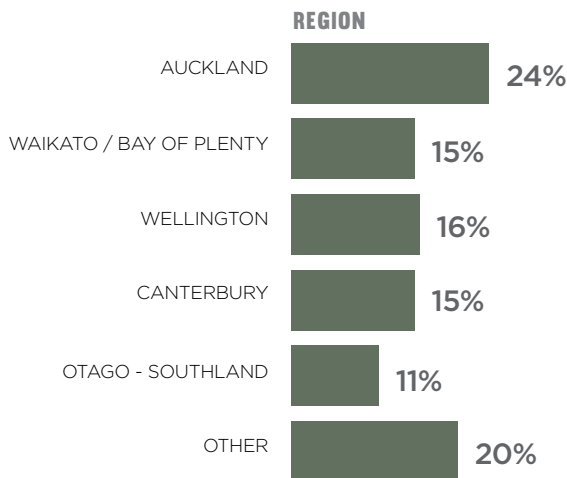
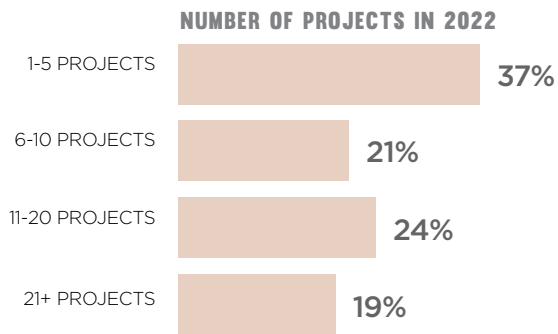
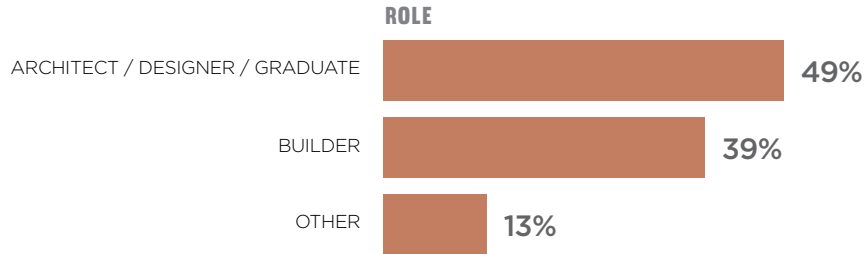
A partially informal substitution, where a brand or product was switched out without formal documentation, but with client knowledge and approval

An on-site minor variation, where the substitution was approved by the BCA building official on-site

An off-site minor variation, where the substitution was processed by the BCA office (not on-site)

An amendment, where the substitution required a more formal process through the BCA office.

SAMPLE PROFILE



Base: total sample n=377

SUMMARY

THE LEVEL OF PRODUCT SUBSTITUTION IS ELEVATED

As expected, all forms of product substitution are higher than they were compared to September 2021.

The increase is evident across all types of substitution, including informal substitutions and on-site minor variations.

It's worth noting that amendments have seen the lowest level of increase, and the vast majority of substitutions occurring don't require lengthy in-office processing.

THE INFORMATION AVAILABLE FROM SUPPLIERS IS MAKING THE JOB HARDER THAN IT NEEDS TO BE

Builders and specifiers agree that the level and quality of information from suppliers could be improved to simplify the substitution process. Ideally, they'd have directly comparable information with all the details a BCA or specifier needs.

There are product categories that are more likely to need to go through an amendment rather than a minor variation process. These products often have less than ideal information provided by suppliers. Overall, it raises the question of how we can better work with suppliers to ensure we get the right information into the hands of specifiers and builders more easily.

THE ISSUE BCAS MOST NEED TO ADDRESS IS CONSISTENCY

There is a high level of variation in how individual BCAs treat the same type of substitution, and it's this inconsistency that creates frustration for builders and specifiers, and unnecessary work for BCAs.

Builders and specifiers are asking for not just consistency in the approach, but also systems that make it easier to maintain that consistency. They talk about product substitution databases and more like-for-like substitutions. Effectively, they're seeing a replication of work and want a BCA-wide approach for solving that.

SUBSTITUTION HAS BEEN DOMINATED BY SHORT-TERM FACTORS THAT ARE DISSIPATING QUICKLY

The product categories most likely to have been substituted in the last year were cladding and interior linings with these two categories most strongly impacted by supply chain issues. Looking at the reasons behind substitution, both products have been firmly driven by long lead times and product availability while other categories might have price or subcontractor preference as a driver of substitution.

Given that these pressures are easing, we will likely see a decline in product substitution as supply increases.

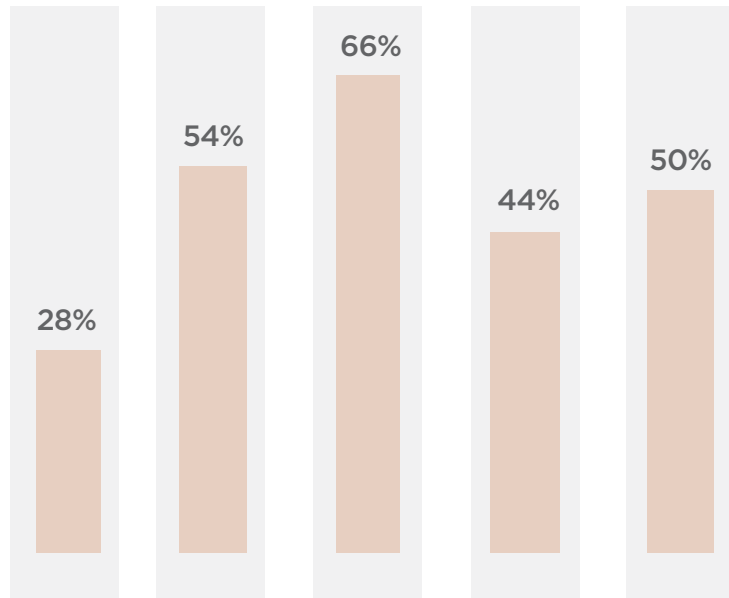
OVERVIEW OF SUBSTITUTION ACTIVITY

ON-SITE MINOR VARIATIONS LEAD GROWTH IN SUBSTITUTION ACTIVITY

OCCURRENCE

Q: Which of the following substitutions have occurred in your projects in the last year (from August 2021)?

INFORMAL SUBSTITUTION PARTIALLY INFORMAL SUBSTITUTION ON-SITE MINOR VARIATION OFF-SITE MINOR VARIATION AMENDMENT



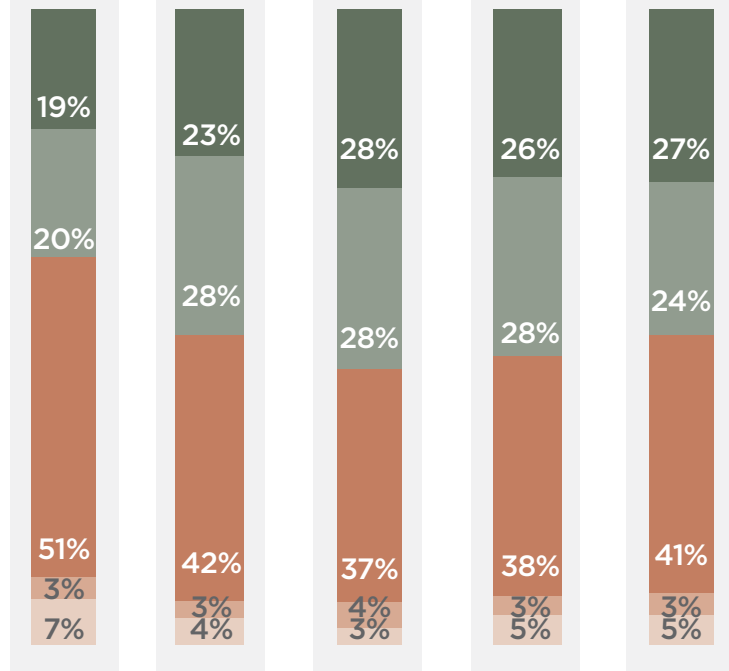
FREQUENCY PER PROJECT

Q: How many would you say you are doing in an average project now? If your projects last longer than a year, in an average year.



CHANGE IN FREQUENCY IN PAST YEAR

Q: For each of these substitutions, how has the frequency of their occurrence changed from a year ago?



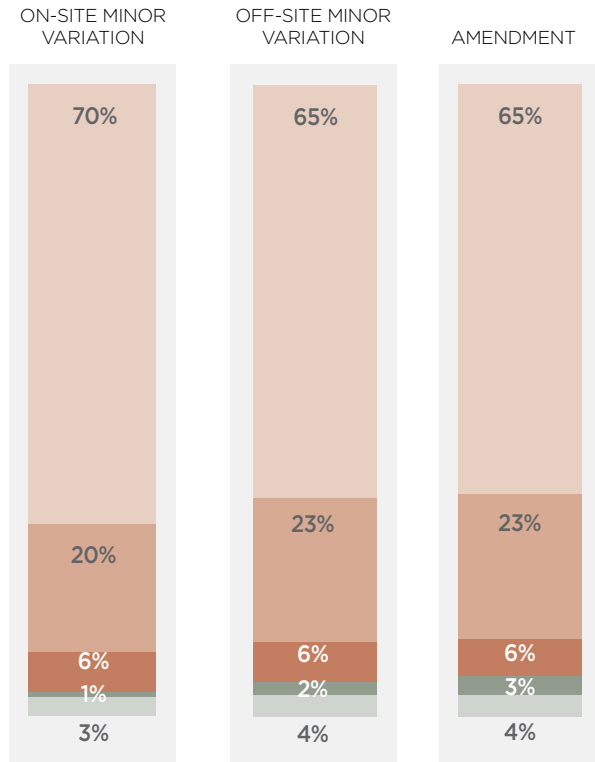
- A LOT HIGHER
- A LITTLE HIGHER
- ABOUT THE SAME
- A LITTLE LOWER
- A LOT LOWER

All forms of substitution have increased in the last 12 months with on-site minor variations presenting as the most frequent type of substitution. Looking across builders and specifiers, those working on single detached dwellings generally have a lower occurrence of all substitution types in the last 12 months. When substitution does occur there is a higher frequency per project of informal and partially informal substitutions (5.3 and 4.2 per project respectively).

Those working on medium density housing are more likely to have a project including more formal types of substitution such as off-site minor variations and amendments. When these occur, there are more per project with 4.2 off-site minor variations and 3.6 amendments seen in an average project.

Base: total sample n=377

SUBSTITUTION PROCESSES ARE WELL UNDERSTOOD BY INDUSTRY



Q: For each of these substitutions, how good is your understanding of what's required for a successful outcome?
Base: total sample n=377

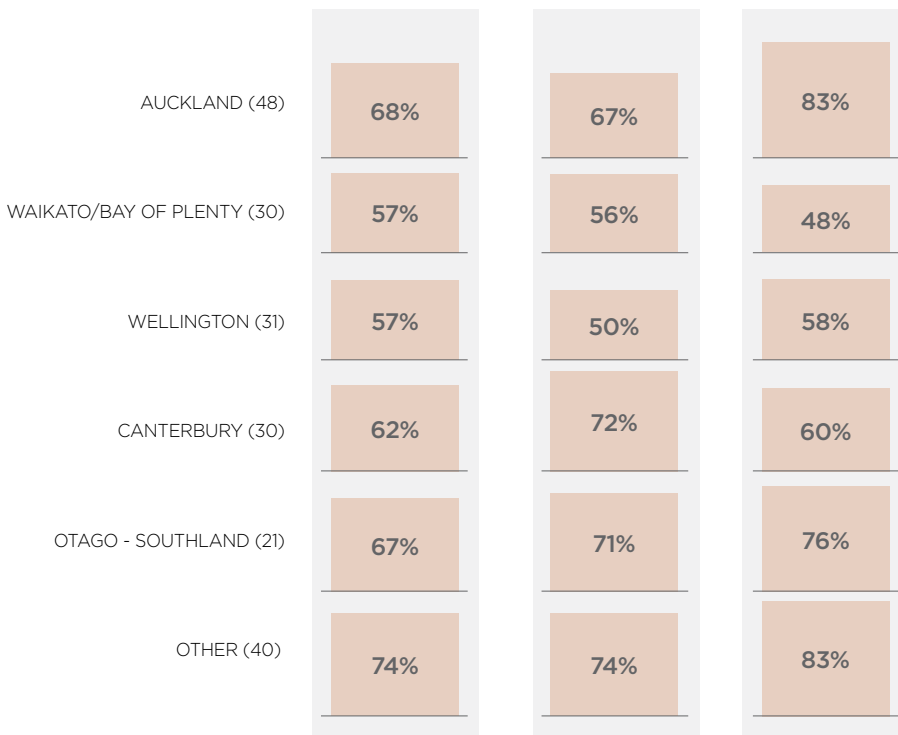
- A GOOD UNDERSTANDING
- SOMETHING OF AN UNDERSTANDING
- LITTLE UNDERSTANDING
- NO UNDERSTANDING
- NOT APPLICABLE

There is a high level of understanding in the different processes for substitution. While the process of an amendment might be perceived as difficult, builders and specifiers believe they have a decent understanding of the requirements for a successful outcome. What this indicates is that it's the process itself, rather than information requirements that are creating a sense of difficulty. Comments on pg 12 suggest this can be linked to the time the process takes, the delays this causes for construction, the perception of whether it was actually necessary, and the cost.

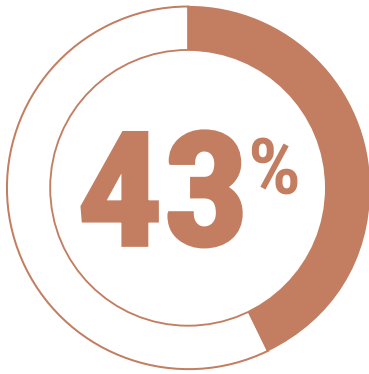
As would be expected, builders are more likely to say they have a good understanding of the requirements for an on-site minor variation (78%) whereas specifiers are more likely to say they have a good understanding of the requirements for an amendment (71%). Similarly, those who work on commercial and medium density housing are more likely to say they have a good understanding of what's required for an amendment - 68% of each group say they have a good understanding compared to 63% of those focussed on detached residential.

Waikato, Bay of Plenty and Wellington have the lowest levels of understanding, however that does not necessarily lead to a poorer outcome in acceptance rates of minor variations, as we see on the next page.

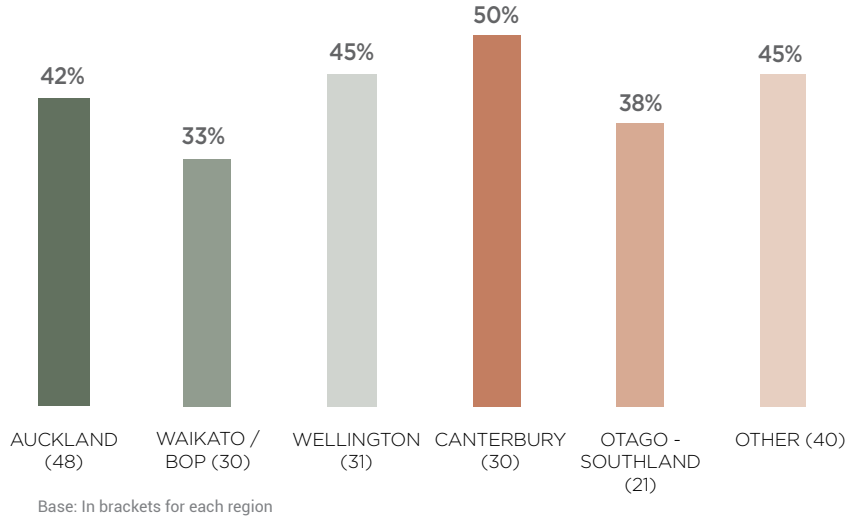
% SAYING "GOOD UNDERSTANDING" IN EACH REGION



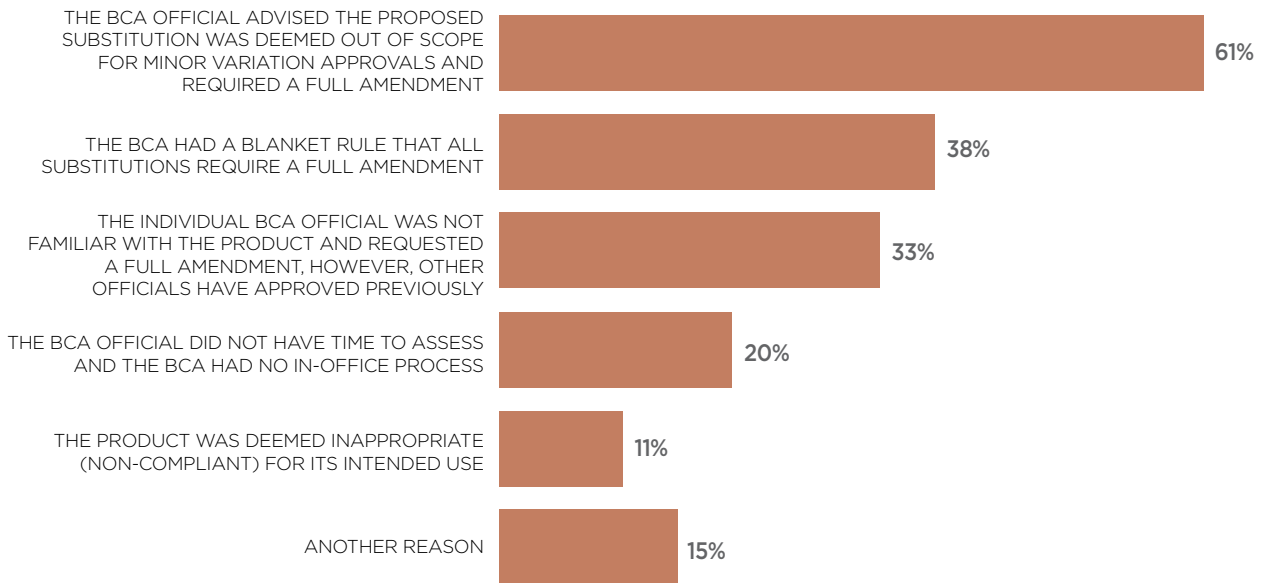
FURTHER EDUCATION REQUIRED FOR ON-SITE VARIATIONS



HAVE HAD A MINOR VARIATION REQUESTED ON-SITE BUT WERE UNABLE TO GET IT APPROVED AT THE TIME OF REQUEST



REASONS FOR REFUSAL AT THE TIME OF REQUEST



Base: Have had a minor variation requested on-site but unable to be approved at the time of request (85)

70% of builders and specifiers claim they have a good understanding of on-site minor variations however around two in five have had an on-site minor variation rejected at the time of request. This is largely down to the substitution being out of scope for a minor variation — which indicates there is work to do in ensuring builders and specifiers know what is in and out of scope for minor variations. However, one third say that they've had a request declined due to a lack of knowledge on the part of the inspector, despite other officials approving it in the past.

This hints at where we need to start working on consistency — pushing what could be a minor variation to an amendment due to lack of knowledge is frustrating for all and ties up resources.

Specifiers are more likely to say they've had an on-site variation rejected (44% compared to 32% for builders). For those specifiers, the rejection was largely due to the BCA official advising the proposed substitution was deemed out of scope for minor variation approvals and required a full amendment (72%).

ON-SITE MINOR VARIATIONS: INDUSTRY FEEDBACK

REASONS FOR RATING ON-SITE MINOR VARIATIONS AS EASY



“All that’s required is the client’s consent, product warranty, product appraisal, product specifications and a site meeting.”

“You can have the specs online to prove it’s BRANZ appraised and show the BCA on site.”

“Provided you understand the Building Code, requests for on-site minor variations require little effort for changes that can make things run so much smoother and quicker.”

“On-site inspectors generally understand supply chain pressures and have the knowledge of suitable substitutions available already to provide quick approval on site.”

“The inspectors generally are helpful and understanding, and questions can be answered on the spot.”

REASONS FOR RATING ON-SITE MINOR VARIATIONS AS DIFFICULT



“Officers are too afraid to make decisions.”

“The majority of BCAs do not have the experience to make on-site decisions outside the approved consent.”

“At times job-specific statements from suppliers have been required by Council to show the compatibility of products that are BRANZ appraised and already tested for compatibility. This has meant additional administration that seemed unnecessary.”

“Different interpretations from different inspectors.”

“On-site inspectors do not want to commit to anything, they are only there to tick boxes.”

On-site minor variations are generally regarded as relatively easy to get through, predominantly because the inspectors are knowledgeable and are able to action the variation immediately. Those who say they find the process easy have confidence that the inspector is both knowledgeable about the product and cognisant of supply chain issues where substitutions need to be made. However, for those who say they find the process difficult, this is often due to lack of knowledge, consistency, or confidence of the inspector. There’s a belief that inspectors are unwilling to take on risk without further information and without sending the request for more formal processing.

AMENDMENTS: INDUSTRY FEEDBACK

REASONS FOR RATING AMENDMENTS AS EASY



“Council staff process them in a reasonable timeframe.”

“Great communication and clear guidance.”

“Co-operation is the key.”

“In the past these have been good, but we are moving to minor variations.”

“I just need to email the consent officer with the form, drawings, specifications, BRANZ Appraisal and CodeMark for the product.”

“As long as the correct documentation was supplied there were no issues.”

“Provided good quality information was supplied, the process was very simple and straightforward.”

REASONS FOR RATING AMENDMENTS AS DIFFICULT



“The length of time taken (30 days) to approve a simple variation and the exorbitant costs.”

“They say they will take 10 working days when the engineer supervising is the only one required for sign off. It’s just a money making waste of time.”

“Unnecessary RFI’s for well known CodeMarked & BRANZ appraised products.”

“Amendments are too costly to clients, in most instances it is cheaper to wait for a product and pay those costs rather than an amendment. Commonly an amendment will take 6-8 weeks and lead times on products generally can be sorted in 10-12. Auckland Council’s hourly charge out rate to check our plans is higher than what we charge to draw the plans so it doesn’t make sense.”

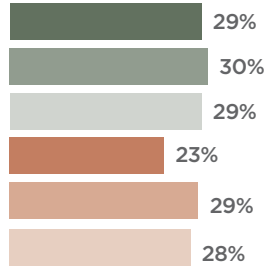
“Each department has its own rules it seems. Long delays in processing and multiple RFI’s for more technical information.”

Amendments are perceived as being straightforward when communication is clear – both in terms of what’s needed for approval, where the application is in the process, and how long it will take. Perceptions of them becoming difficult are when they take an inordinate length of time to be processed and/or when the timeframe and the process are not well communicated to the user. Users also see the process as frustrating when they don’t feel an amendment is necessary – they believe it should be a simple change and don’t receive any communication around why it needs a more involved process.

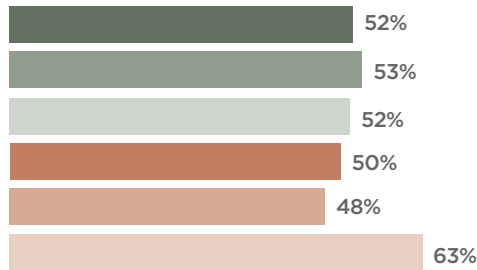
REGIONAL DIFFERENCES

AUCKLAND LEADS ON-SITE ACTIVITY

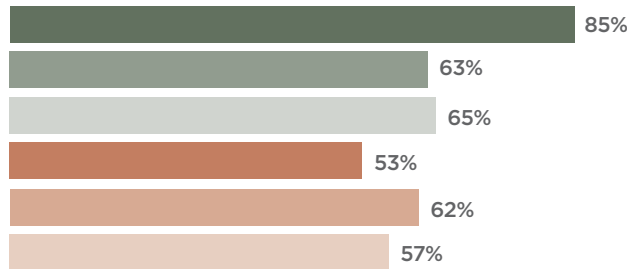
INFORMAL SUBSTITUTION



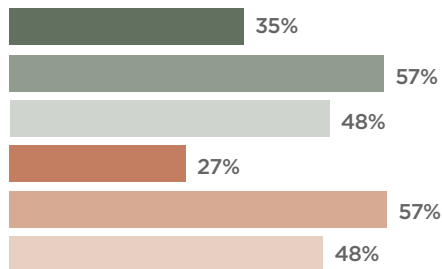
PARTIALLY INFORMAL SUBSTITUTION



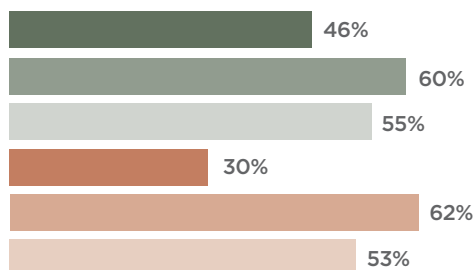
ON-SITE MINOR VARIATION



OFF-SITE MINOR VARIATION



AMENDMENT



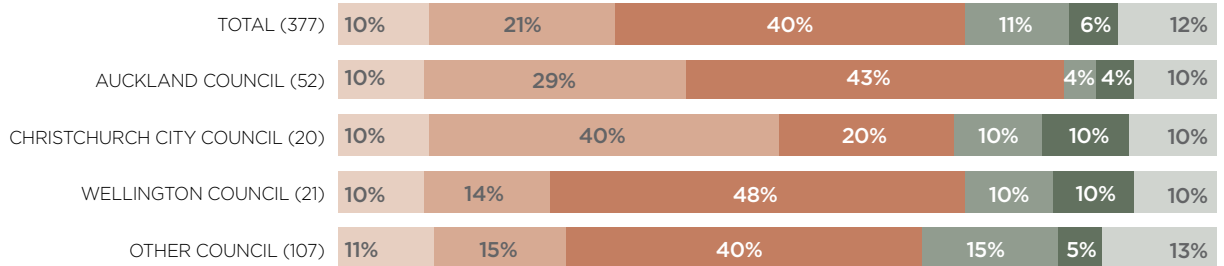
Q: Which of the following substitutions have occurred in your projects in the last year (from August 2021)?
Base: In brackets

- AUCKLAND (48)
- WAIKATO / BAY OF PLENTY (30)
- WELLINGTON (31)
- CANTERBURY (30)
- OTAGO - SOUTHLAND (21)
- OTHER (40)

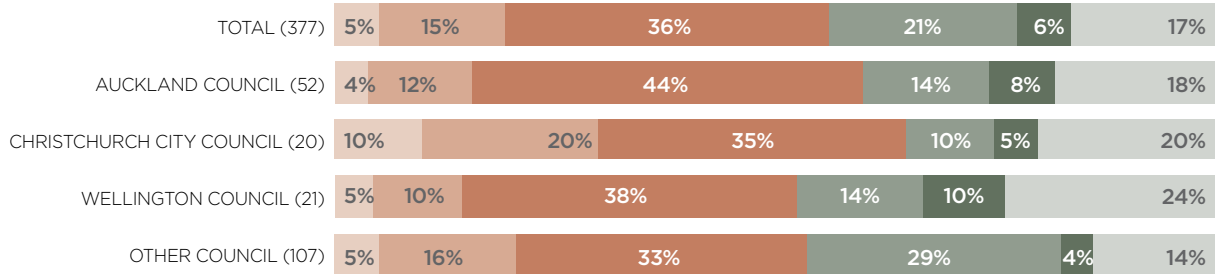
From our conversations with metro BCAs, we know that not all allow for on-site minor variations to be processed. On-site minor variations occur the most in Auckland while off-site minor variations have a low occurrence, and Canterbury councils process considerably fewer off-site minor variations and amendments.

CHRISTCHURCH LEADS THE CUSTOMER EXPERIENCE

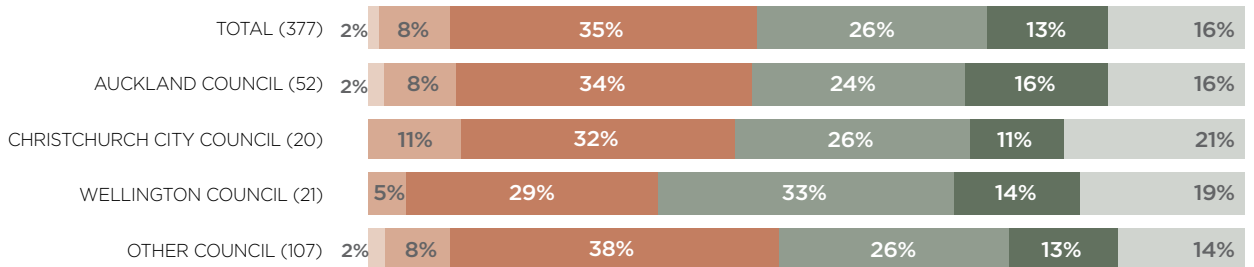
ON-SITE MINOR VARIATION



OFF-SITE MINOR VARIATION



AMENDMENT



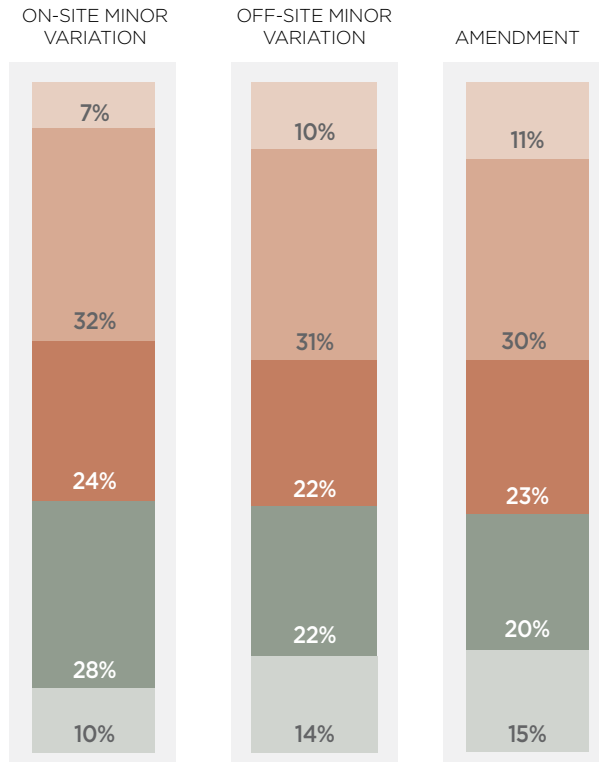
Q: Please rate how easy or difficult you find the processes of your primary BCA in dealing with the following.



Looking at Auckland and Christchurch, these councils appear to have simple processes around on-site minor variations, and in general only 18% would say that on-site minor variations are difficult to process. Unsurprisingly, amendments seem to provide the most difficulty for builders and specifiers, with two in five rating the process as difficult. This rises to 47% in Wellington, and is even higher if we exclude those who haven't processed an amendment in Wellington.

Note: Only 3 councils had a large enough sample of responses for us to report on individually.

GREATER CONSISTENCY IS REQUIRED ACROSS COUNCILS



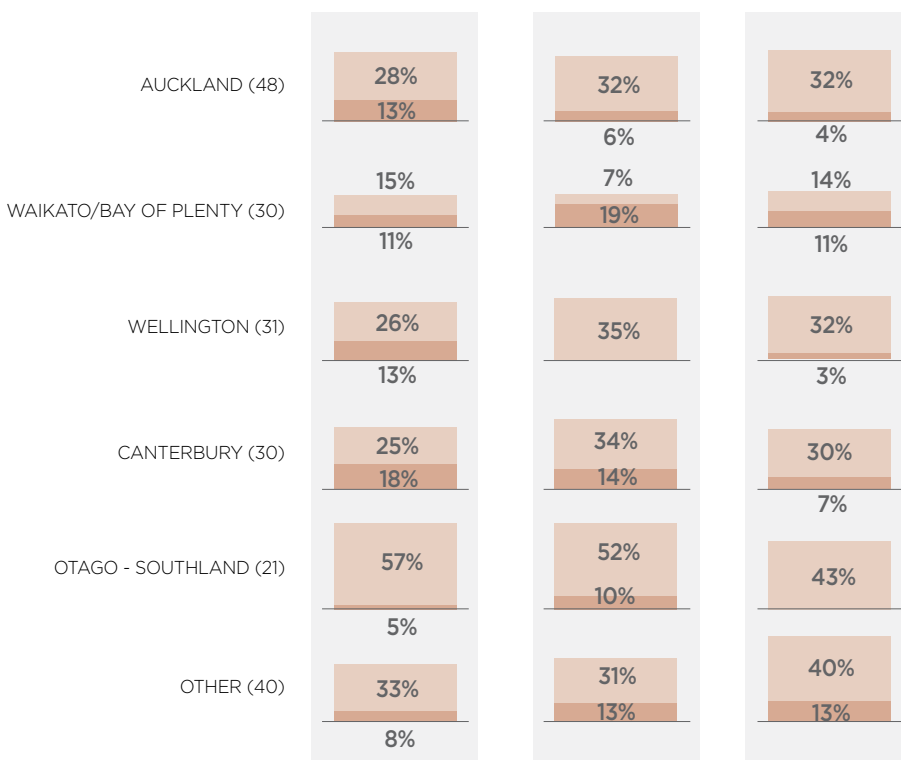
Q: If you think about the different inspectors and BCAs you've dealt with, how consistent are they in the way they approach each type of substitution and the information they need from you?
Base: total sample n=377

- CONSISTENT ACROSS ALL
- SOMEWHAT CONSISTENT
- QUITE A LOT OF VARIATION
- COMPLETELY DIFFERENT ACROSS INSPECTORS OR BCAs
- NOT APPLICABLE

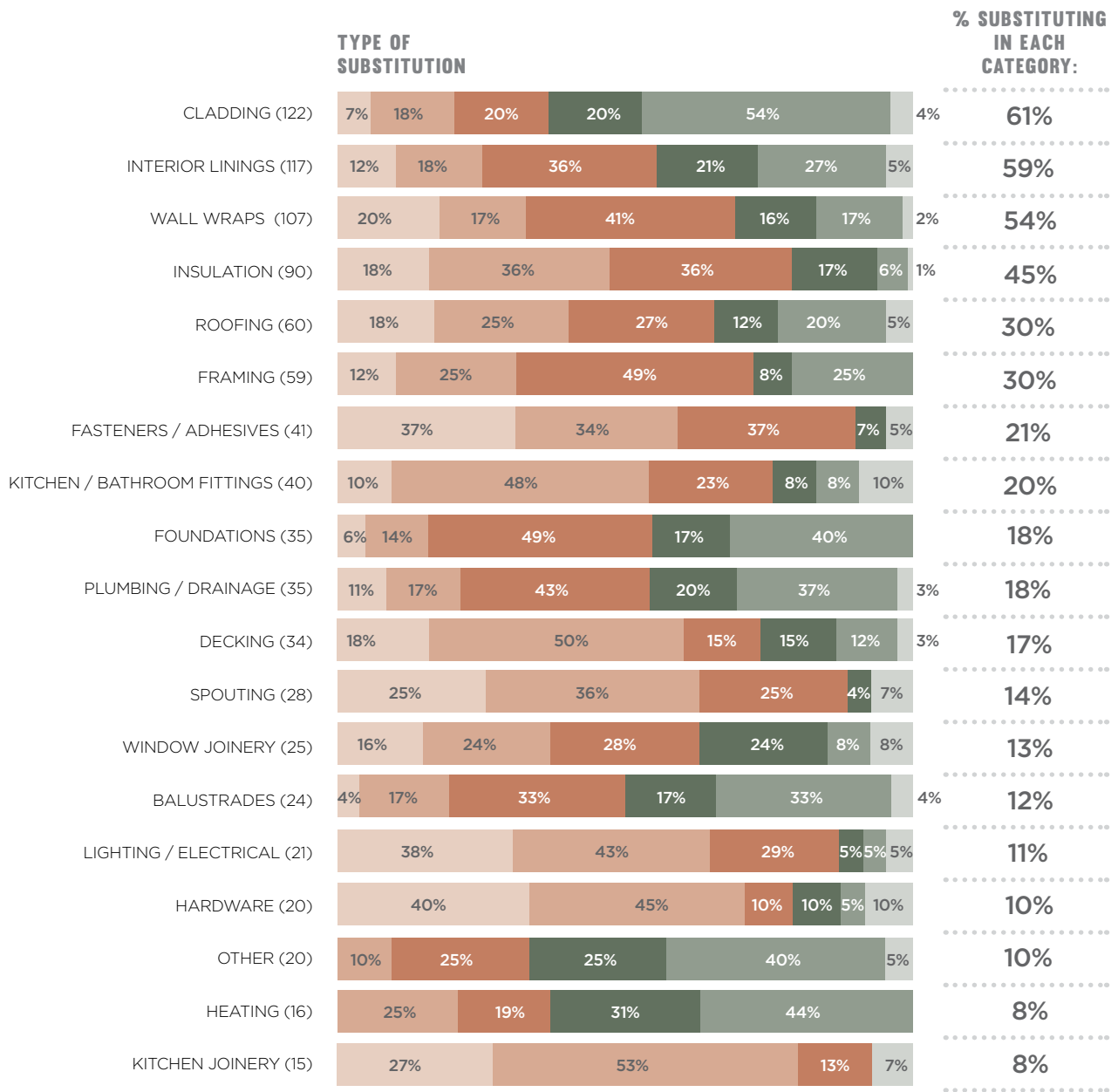
Of concern is that at least four in ten builders and specifiers see a lot of variation or inconsistency between inspectors for all types of substitution. This rises to 52% when looking at on-site minor variations. Those based in Waikato and the Bay of Plenty area in particular are more likely to say that there's a high level of variation between inspectors.

Specifiers are far more likely than builders to say that there's a lot of variation between inspectors – they are more likely to be working with multiple BCAs at any one time, so may be seeing more of the variation between authorities than builders would see. As an example, 51% of specifiers say they see a lot of variation between inspectors and BCAs for off-site minor variations, compared to 36% of builders.

% SAYING "CONSISTENT" IN EACH REGION



CLADDING LEADS SUBSTITUTION ACTIVITY



Q: For each of these products, what type of substitution have you made in the last year?
Base: In brackets

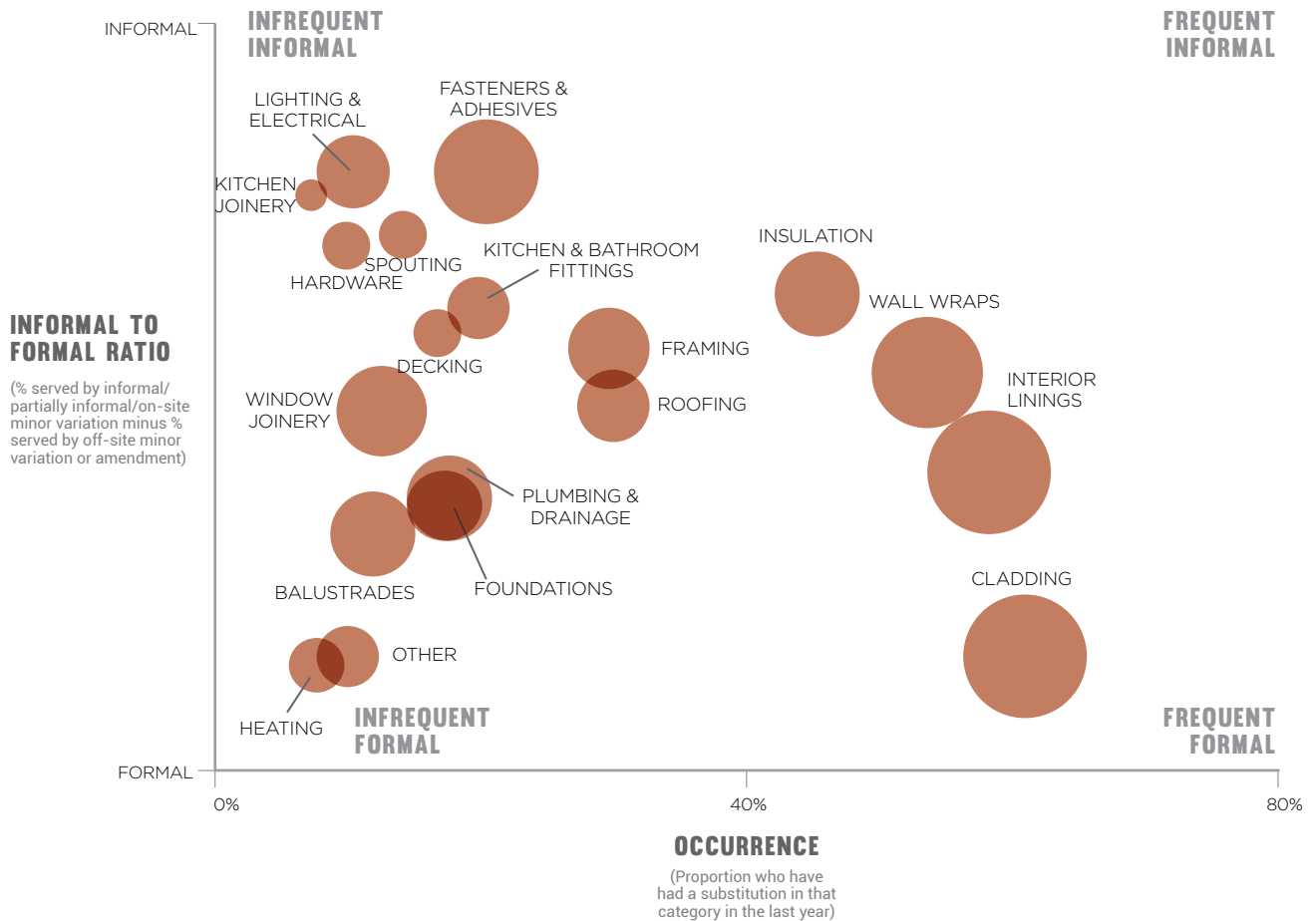
Q: In which categories have you made any product substitutions over the last year?
Base: total sample n=377

INFORMAL PARTIALLY INFORMAL ON-SITE MINOR VARIATION OFF-SITE MINOR VARIATION AMENDMENT NONE

Substitutions are more likely to occur in the structure, enclosure and lining categories, yet different product types have very different profiles of how those substitutions materialise. Changes to cladding, interior linings and framing are more likely to require an amendment, while insulation may likely be more of an informal or partially informal substitution.

What the chart above shows us is that every category experiences some level of substitution, and a lot of the substitution that is happening tends to be managed pretty easily. The vast majority of substitutions tend to be handled via either an informal substitution or an on-site minor variation. Those products requiring approval via an amendment seem appropriate as they potentially represent a greater area of risk and complexity of the build.

BETTER SUPPORT IS NEEDED FOR THE MOST SUBSTITUTED PRODUCTS



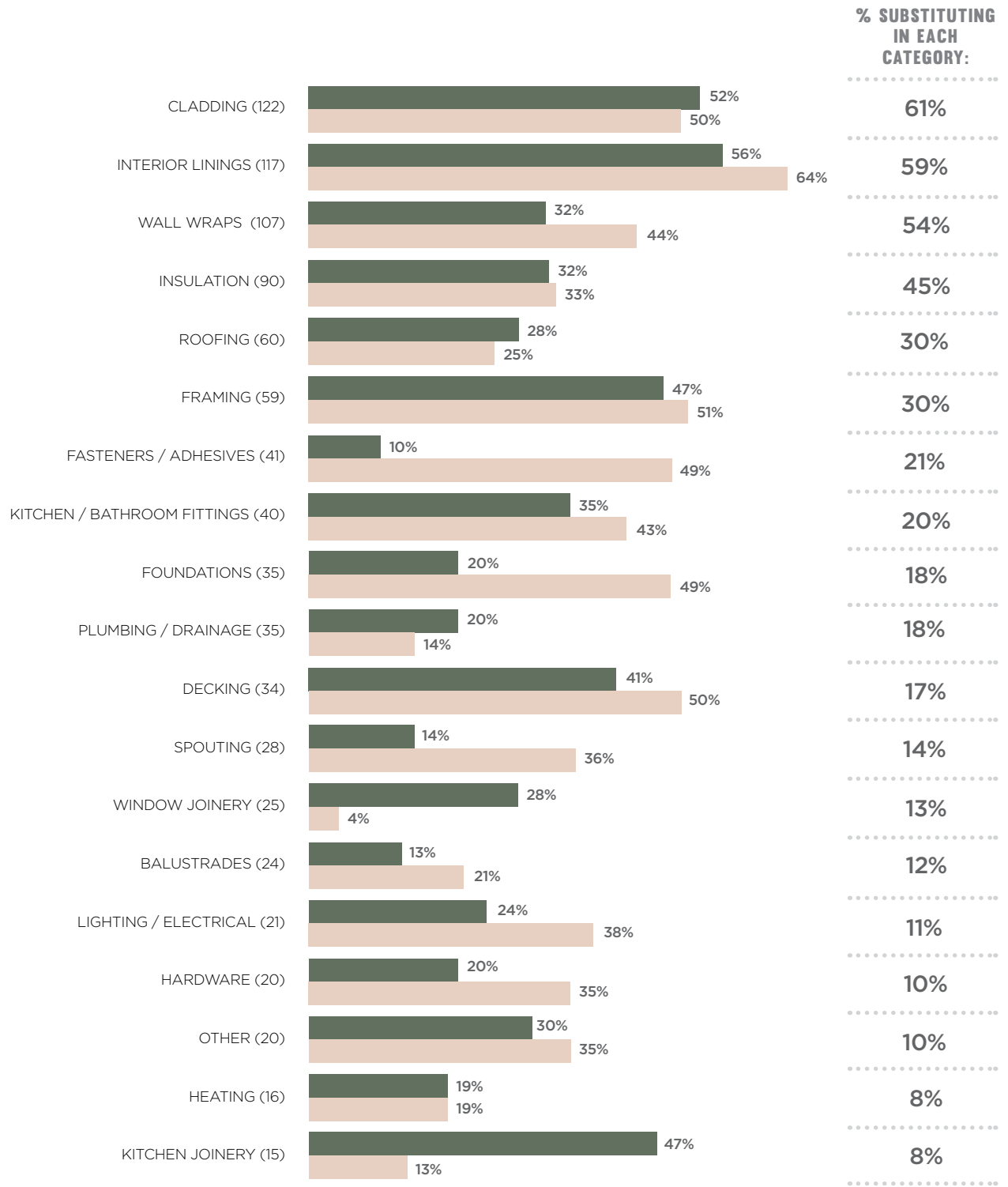
When we look at the frequency of substitution and how formal or informal that substitution is, a picture emerges. The bubble size in the chart above indicates how many builders and specifiers say they struggle to find good information for products in that category.

Cladding and interior linings tend to be relatively frequent and more often formal. These are the categories that require detailed information from suppliers to aid the substitution — yet the large bubble size also indicates that these categories are where builders and specifiers struggle the most to get good information.

The infrequent and formal division is one we also need suppliers to put more consideration into; contractors who are putting these substitutions forward may not be aware of all the information required for these categories in order to have substitutions processed more easily. In this area, window joinery, balustrades, plumbing and drainage are the largest bubbles, indicating people struggle to find quality information for products in these categories.

KEY DRIVERS OF SUBSTITUTION ACTIVITY OVER THE LAST 12 MONTHS

LEAD TIMES DOMINATED SUBSTITUTION

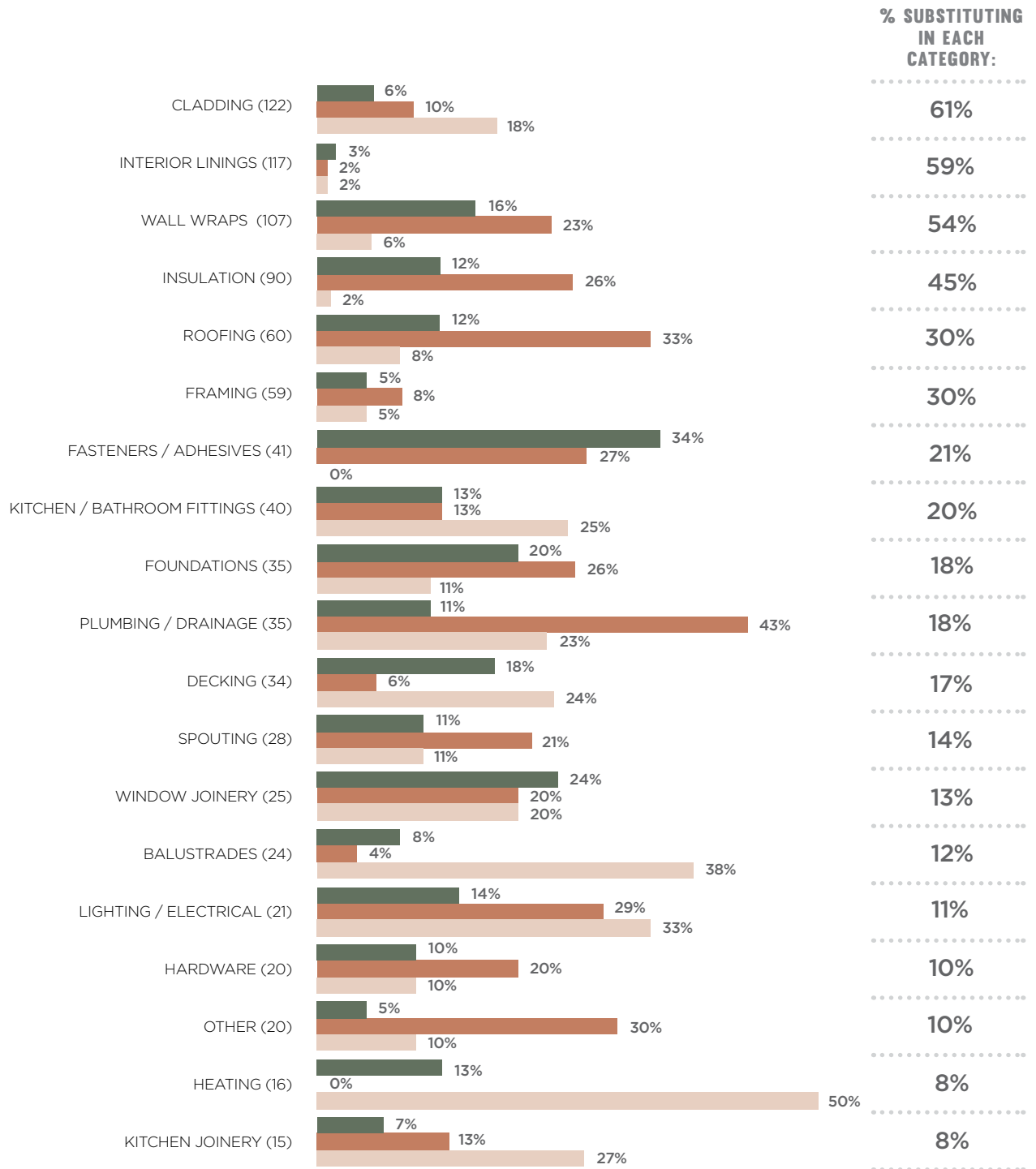


Q: For each of the products you have substituted in the last 12 months, what were the key reasons behind that substitution?
Base: In brackets

Q: In which categories have you made any product substitutions over the last year?
Base: total sample n=377

LONG LEAD TIMES
 PRODUCT NOT AVAILABLE

SUBCONTRACTOR AND CLIENT INFLUENCE VARIED BY CATEGORY



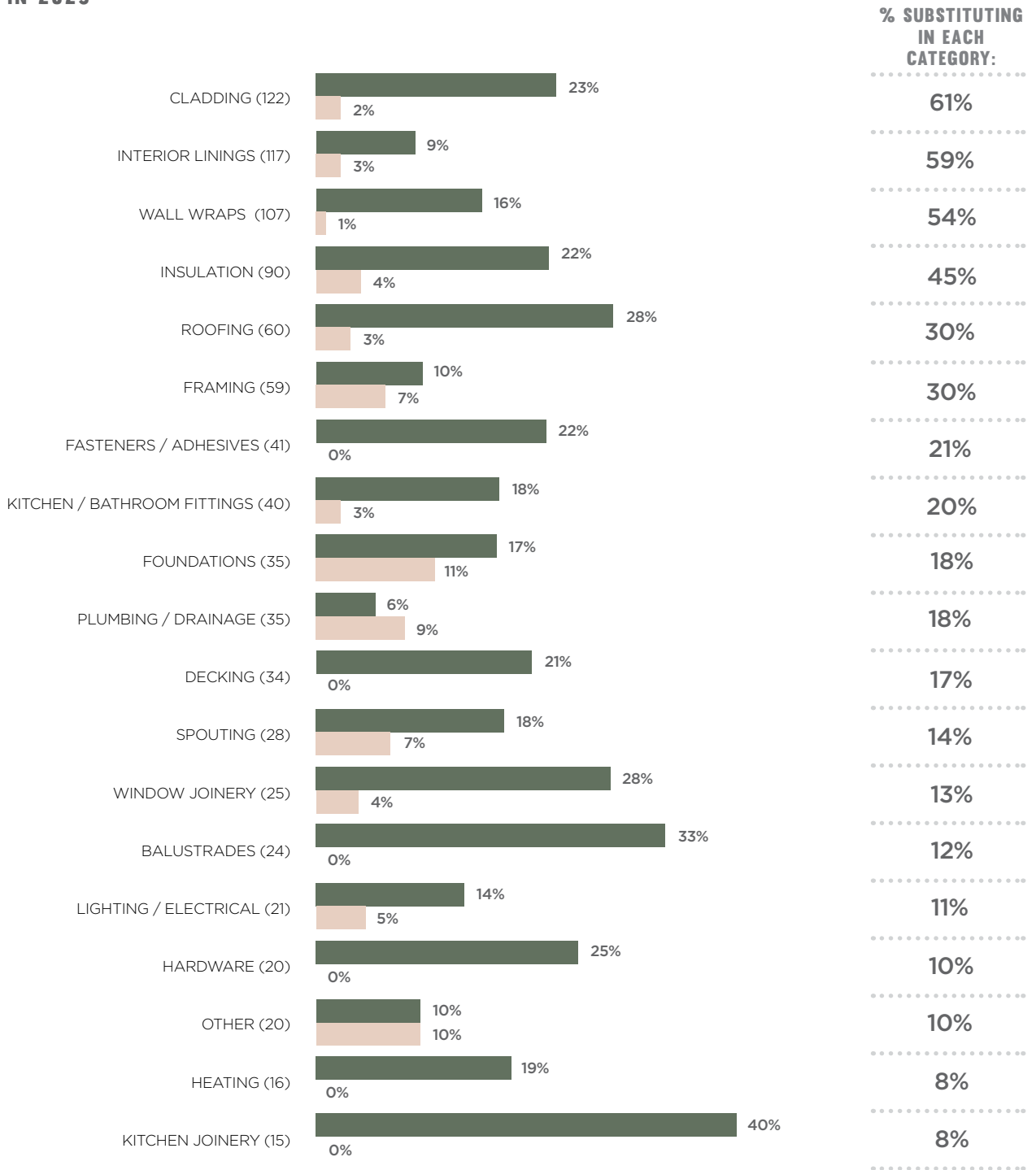
Q: For each of the products you have substituted in the last 12 months, what were the key reasons behind that substitution?
Base: In brackets

Q: In which categories have you made any product substitutions over the last year?
Base: total sample n=377

A BETTER PRODUCT WAS AVAILABLE **PREFERENCE OF THE SUBCONTRACTOR** **CLIENT CHANGED THEIR MIND**

With supply constraints forecast to be considerably lower in 2023 what are the other factors influencing substitution? Whilst considerably lower than availability in 2022, these three other factors have played their part. Their significance varies across the major product categories as shown above. Supporting comments suggest that subcontractors are carefully considering their options in a drive for efficiency and peace of mind.

COST OF PRODUCTS SET TO BE A BIGGER FACTOR IN 2023



Q: For each of the products you have substituted in the last 12 months, what were the key reasons behind that substitution?
Base: In brackets

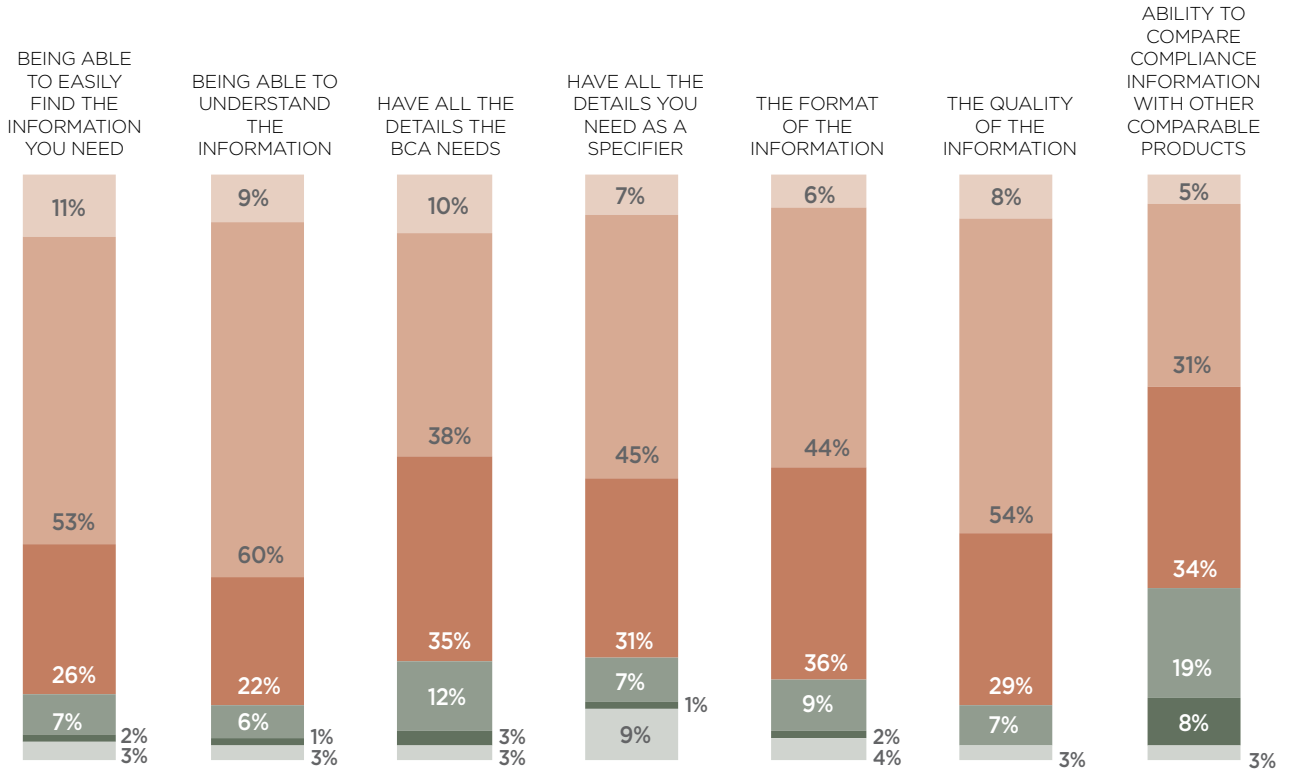
Q: In which categories have you made any product substitutions over the last year?
Base: total sample n=377

■ PRICING ■ OTHER FACTORS

In most product categories, pricing has been a lesser driver of substitution over the last 12 months as availability and long lead times dominated decisions. As supply chain issues ease, we anticipate pricing pressures to continue. This will likely see an increase in substitution activity due to cost.

HOW WELL DOES INDUSTRY INFORMATION SUPPORT PRODUCT SUBSTITUTION?

SUPPLIERS CAN MAKE SUBSTITUTION EASIER



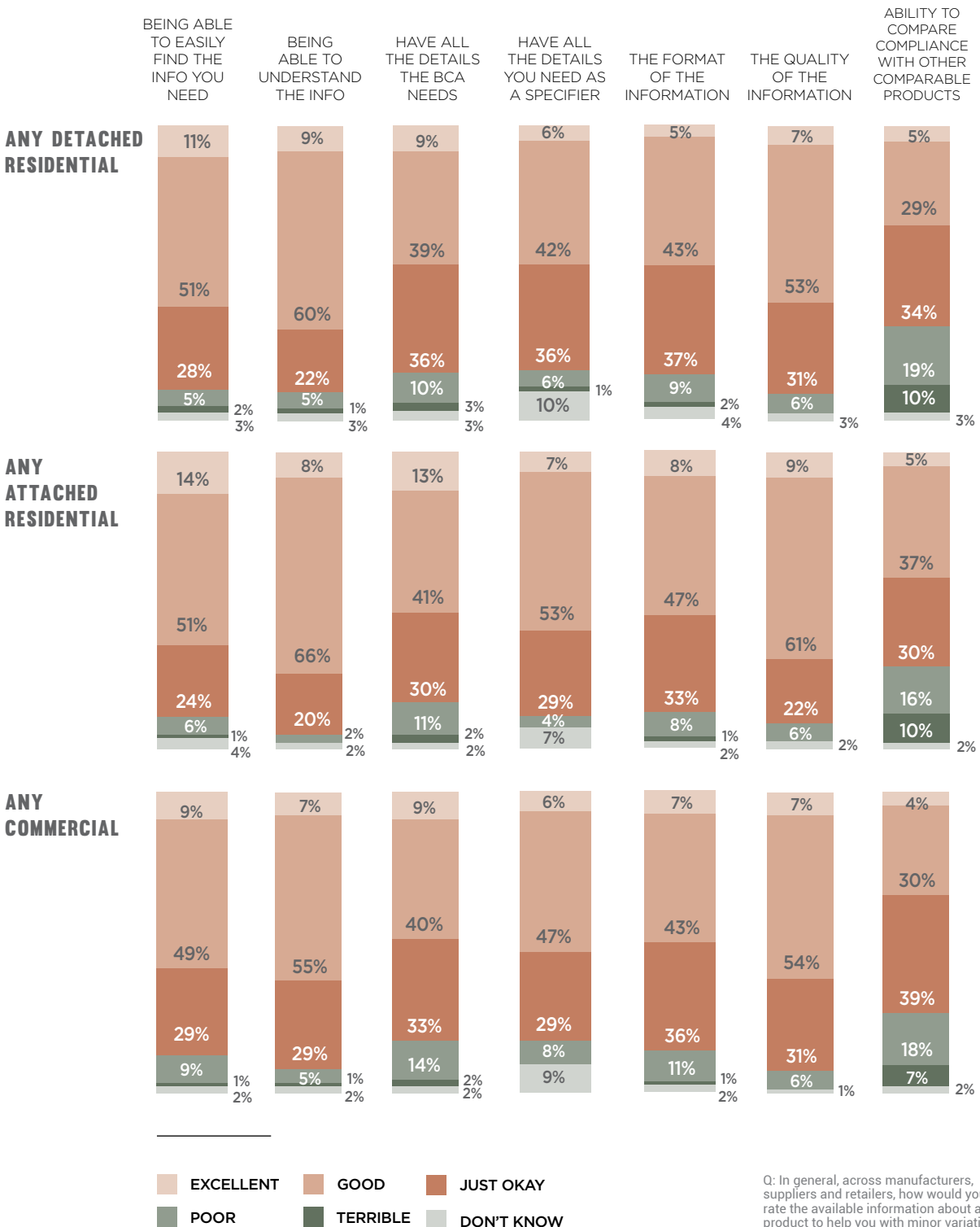
Q: In general, across manufacturers, suppliers and retailers, how would you rate the information about a product to help you with minor variations or amendments?
 Base: total sample n=377



With Building Product Information Requirements coming into effect from December 2023, we wanted to do a stocktake on the effectiveness of current industry documentation to support product substitution. Looking at the level of information available from suppliers, it tends to be easily found and easily understood however there is room to improve the quality of information provided. Only half say that the information they find is good or excellent in providing all the detail a BCA or specifier needs, or that the information is well formatted. In addition, only 36% say it's easy to compare compliance information across similar products. What all of this shows is that there's work to do to get more consistent and useful information into the hands of specifiers and builders.

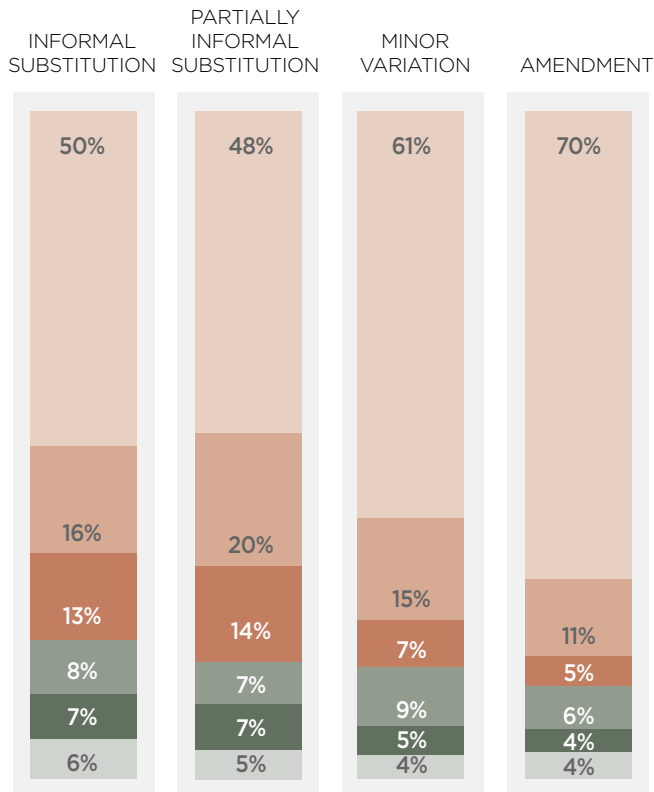
QUALITY OF INFORMATION IS SIMILAR ACROSS PROJECT TYPES

When we look at that same question by type of work, the results are similar, although those doing attached residential work are a little more complimentary about the information available. This may be because they're better resourced to understand and use the information, or it could be that information available is better set up for this type of work.

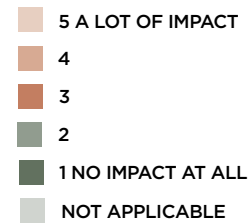


Q: In general, across manufacturers, suppliers and retailers, how would you rate the available information about a product to help you with minor variations or amendments?

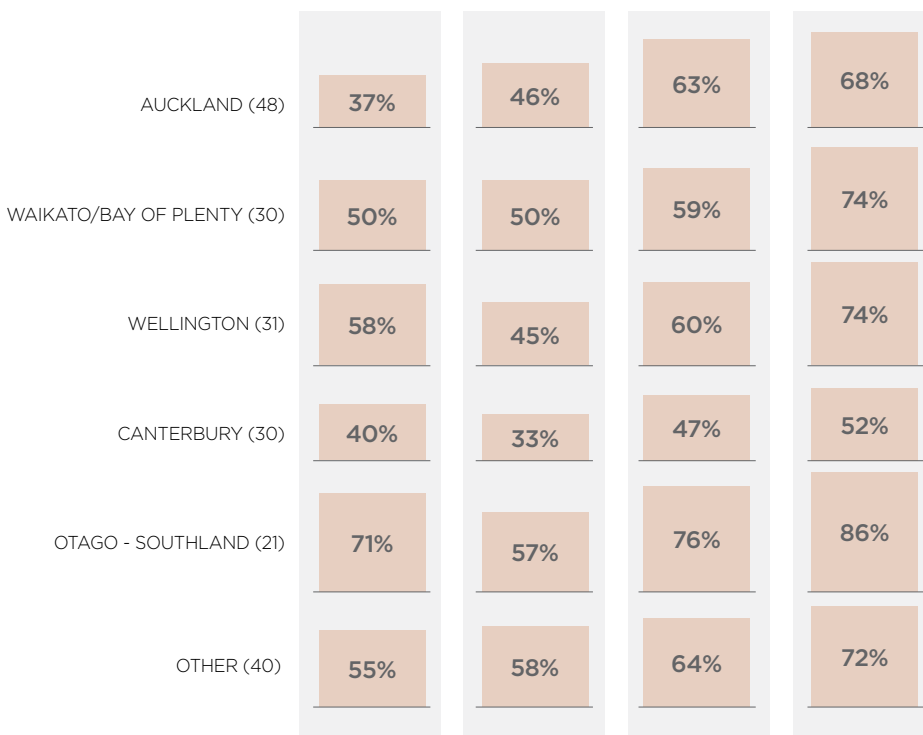
QUALITY INFORMATION IS KEY FOR MINOR VARIATIONS & AMENDMENTS



Q: How much impact does the quality of provided information have on your likelihood to choose a product for each of the substitution types below?
Base: total sample n=377

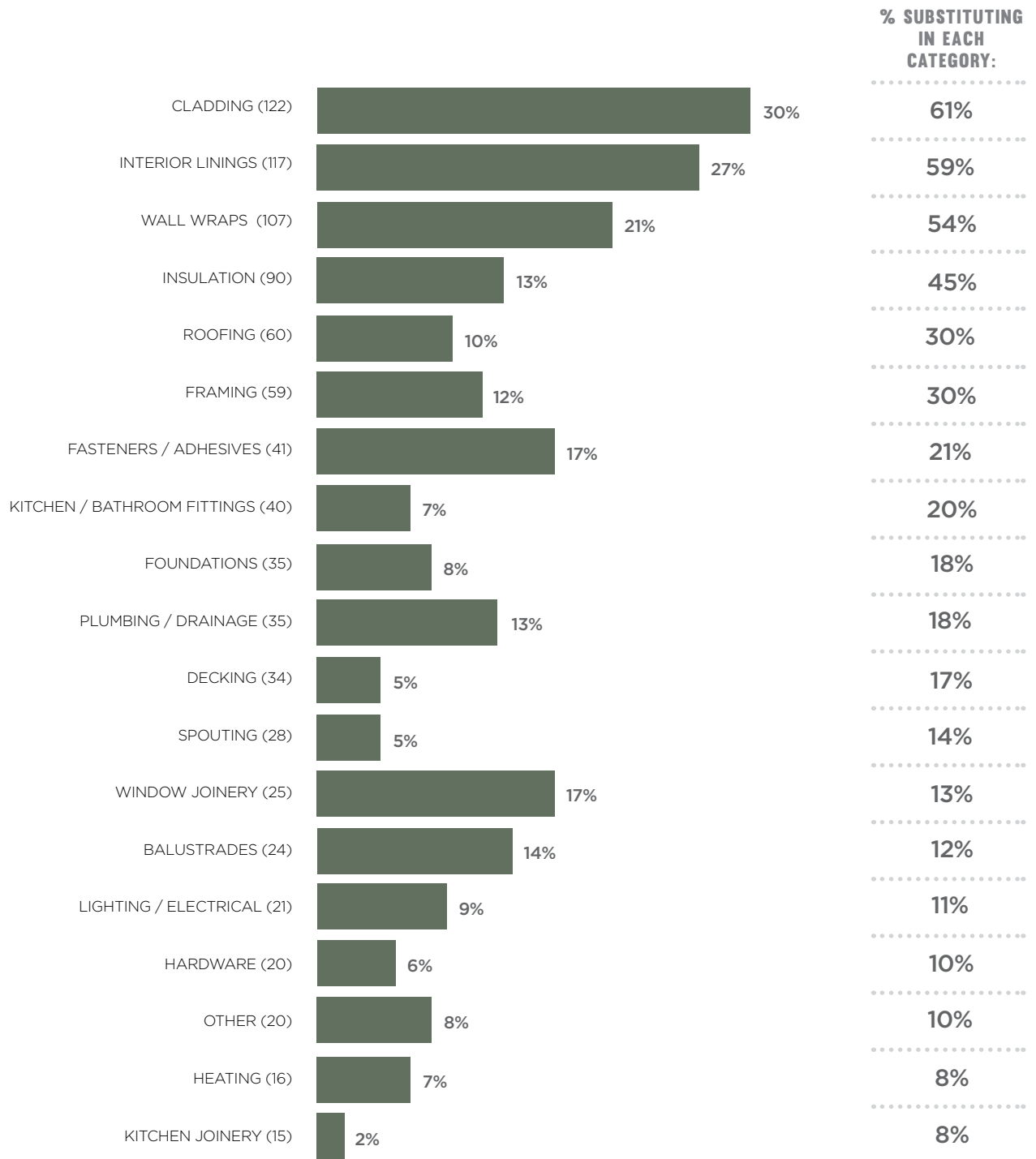


% SAYING "5 – A LOT OF IMPACT" IN EACH REGION



A note for suppliers is that the quality of information is important in any type of substitution, but even more so for those that go through council processes — whether a minor variation or an amendment. Specifically, builders and specifiers need to be able to show proof of compliance in particular applications. In addition, the data on the following page suggests having a BRANZ Appraisal or CodeMark certification will make it more likely for a product to be chosen for substitution. Suppliers of products that rely on minor variations and amendments should ensure that their information ticks all the right boxes to support substitution and meet council expectations.

TOO MUCH TIME IS BEING SPENT ON FINDING INFORMATION



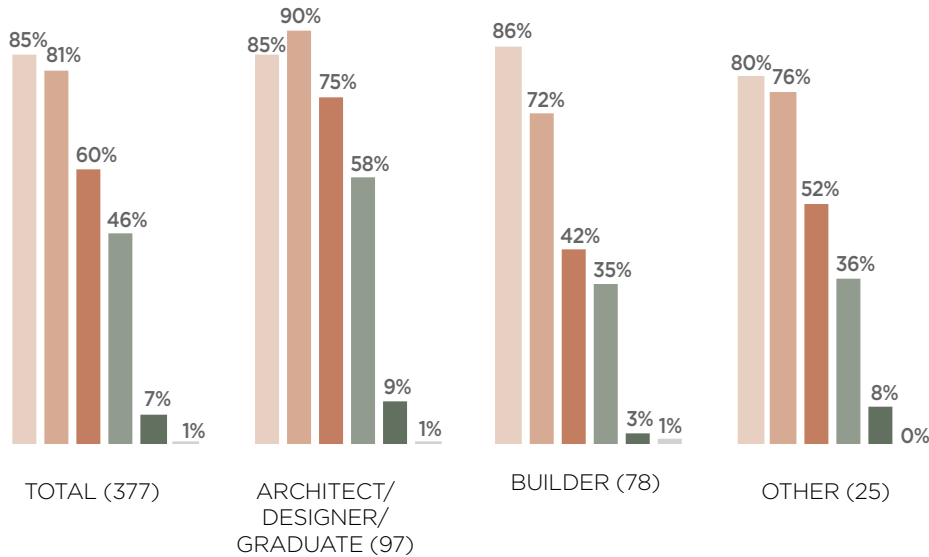
Q: In which product categories do you regularly struggle to find quality information to support minor variations and amendments?

Q: In which categories have you made any product substitutions over the last year?
Base: total sample n=377

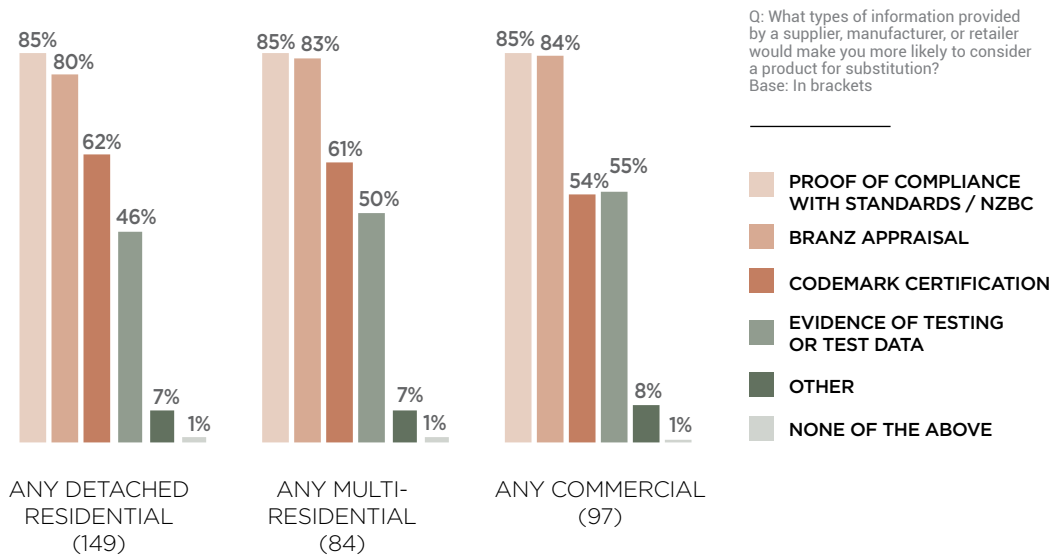
Understanding the importance of providing access to product information that supports compliance with the NZ Building Code and its impact on minor variations and amendments is critical for suppliers. Simplifying access to information required by councils should assist the processing and acceptance of these applications.

CODEMARK IS NOT WELL UNDERSTOOD AS A COMPLIANCE PATHWAY

BY ROLE



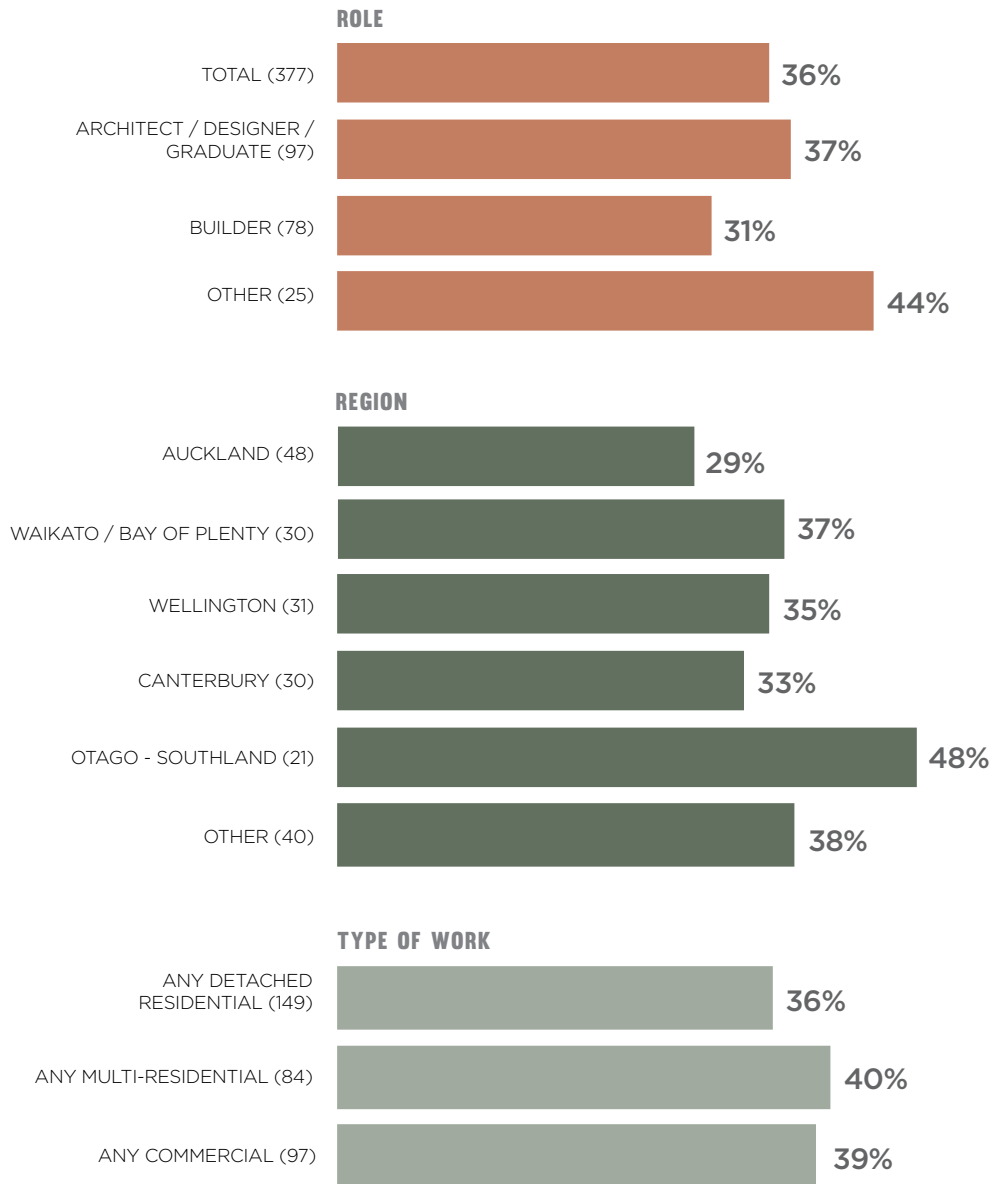
BY TYPE OF WORK



Builders in particular have a significant preference of BRANZ Appraisals compared to CodeMark Certificates to support substitution applications. Builders and specifiers need more education on the rigour of this certification scheme. Irrespective of project type, four in ten builders and specifiers do not see CodeMark as a reliable pathway to support substitution.

KNOWLEDGE OF UPCOMING REGULATIONS FOR BUILDING PRODUCT INFORMATION REQUIREMENTS

% AWARE OF THE NEW REGULATIONS



Q: Are you aware of the new regulations for Building Product Information Requirements (effective December 2023) which will require a publicly available minimum level of information from product manufacturers and suppliers about claims made in relation to a product's compliance with the Building Code?
Base: In brackets

We asked specifiers and builders whether they were aware of the new regulations for Building Product Information Requirements effective December 2023. In general, just over a third (37%) of all specifiers were aware of the changes and this was lower for builders at 31%. Awareness was lowest in Auckland, however nationally there's more to be done to build awareness before these regulations come into force.

MAKING PRODUCT SUBSTITUTION MORE STRAIGHTFORWARD: INDUSTRY IDEAS

Feedback from builders and specifiers in this report offers three key areas for improvement:

1. Builders and specifiers claim to have a good understanding of the processes, however 43% of on-site minor variations are being rejected. How can they support councils better?
2. Councils need to provide greater consistency across their teams
3. Product suppliers need to lift their game. Across the board suppliers need to demonstrate a clear understanding of compliance and the level of evidence/information councils will accept.

To end the survey, we asked an open-ended question around what builders and specifiers would like to see to make the product substitution process more straightforward. Their comments are summarised on the following pages.

INDUSTRY FEEDBACK

One of the key themes that emerged from responses was around reducing replication and unnecessary work: a database of accepted alternatives and brand-agnostic specifications. In addition, there was a case for speeding up the processes: faster and simpler processing, and more like-for-like allowances. Finally, there was also an overarching theme of more clarity, including consistency, clarity over processes and information, and improved guidance.

ALLOW EASIER COMPARISONS OF PERFORMANCE AND LIKE-FOR-LIKE SUBSTITUTION

15% OF RESPONSES

“Create a database of comparable common products that can be freely substituted for all BCAs, designers and installers to have access to. Remove the requirement for design to specify given products instead of generic terminology.”

“Need to have a list of product substitutes available to BCAs which can automatically be approved when requested. Those not on the list would require the documentation required now.”

“A list of accepted products from MBIE and BCAs that do not require paperwork, only client consent.”

MORE ALLOWANCE FOR LIKE-FOR-LIKE SOLUTIONS

15% OF RESPONSES

“Offer like-for-like alternatives. If we can show that the products meet the same performance, they should be allowed. This should include overseas testing if it is to the appropriate standard.”

“Like-for-like products that are either CodeMarked or BRANZ approved should be able to be substituted without BCA push back and approved as a minor amendment.”

THE CUSTOMER EXPERIENCE

FASTER AND SIMPLER PROCESSING

14% OF RESPONSES

“If the product has some kind of CodeMark, BRANZ or testing to NZ standards and the correct paperwork is provided then it shouldn't be an issue to substitute a product.”

“Make it simpler — it's turning into a PDF throwing carnival. Couple that with the flow of costly RFIs they make your eyes water and builders, developers and architects are all pulling their hair out.”

IMPROVED CONSISTENCY

8% OF RESPONSES

“Ensure a consistent approach and application throughout the industry.”

“A consistent and formal process across all BCAs. Some BCAs did not have a process at all for minor variations sent to the compliance team.”

“Nationalise compliance processes.”

“Training for processors/inspectors to ensure standardised responses.”

“Variation in what is needed is the biggest issue we find.”

IMPROVED CLARITY OVER PROCESS AND INFORMATION

6% OF RESPONSES

“A standard of information provided about products to enable more direct assessment for substitution would be great.”

“A clear framework for what is required and when. It can be difficult to understand if we need to apply for minor variations or amendments.”

“Make it easier for everyone to understand, not just specifiers, architects, builders or BCA Officers etc. It should be so simple to understand that even a person who has no interest in the construction industry can easily understand it.”

WIDEN SCOPE OF COMPLIANCE

BRAND AGNOSTIC SPECIFICATIONS

5% OF RESPONSES

“Like-for-like substitutions should not need more than an email notification unless there is a structural impact, i.e. bracing calculations. It would be good to be able to remove the need for 'brand' from documentation all together.”

“Some ability to use generic selections in specification to enable ease for final ordering.”

“A process for substituting materials and products and not fixing to brand names. This needs to be clear and have approvals from BCA without risk of rework, or specifiers will simply take the path of least resistance and name the same products, such as GIB, over and over again to avoid risk of rejection even though it may be equivalent or better.”

ALLOW OVERSEAS TESTING DATA

5% OF RESPONSES

“Look at products that are suitable alternatives that aren't necessarily backed by the likes of the big build suppliers, but are still good quality products. Allow the market to expand with good alternatives accepting testing that is done overseas.”

“Allowing products from other countries that have already been approved by their testing methods. Besides UV impact, why is New Zealand different to the UK or the USA?”

“Researching and publishing lists of equivalent international standards.”

IMPROVED GUIDANCE

2% OF RESPONSES

“The BCA giving more guidance on what is required for minor variations. Better guidance in building consents on when amendments are required.”

“I think the law needs to be clear on the limits of liability and the extent of responsibility for BCAs, then they would be more free to make decisions.”

ABOUT EBOSS

Established in 2006, EBOSS works with leading building product suppliers to assist in material selection by specifiers. Trusted by 30,000 architects, designers, builders, sub-trades, council planners and engineers, who subscribe to the EBOSS digital product library and publications, EBOSS regularly engages with members of New Zealand's architectural, design and construction community.

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