

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
1. The far-reaching powers of the Ministry outlined – even to the point of co-opting regulatory control over assets that are managed by other ministries or agencies (DS - 23 Oct 2020).	<p>This is appropriate where structural integrity of buildings is concerned. Other Ministries or agencies do not have the skills or qualifications to determine structural integrity.</p> <p>The functions in the NBC Bill only apply to the application and enforcement of the Code. Management and functions prescribed in other laws relating to the purpose of such other laws will not be affected by the bill</p>	No Action
2. Powers given to government to forcibly remove structures (e.g., betelnut stalls) or other obstructions within the corridor, without compensation and to recover the cost of doing so; (DS - 23 Oct 2020).	The power to remove illegal structures is already covered in the Planning & Development Act. The NBC does not change this. Even if structures less than 40m ² are permitted without the need for a building permit, it still doesn't allow someone to build in a road reserve which is publicly owned.	No Action
3. Provision of the Ministry to be involved in the issue of development consents (DS - 23 Oct 2020).	This is already covered: an official of MID is a member of each Planning & Development Board that makes decisions on development consents.	No Action
4. Address local materials supply link/connect to address nature-based infrastructures; sand, gravel, stones, hardwood, softwood, bamboo etc. Treatment of timbers within the SI to resist termites is a part of this consideration	<p>An MID approved Table of permitted use of untreated native timbers is to be included in the NBC-2021. Also, local materials permitted under the HBM deemed to comply considerations</p> <p>Two Australian standards exist for the visual stress grading of timber. AS2858 for softwood and AS2082 for hardwood.</p> <p>Aggregate and sand should be clean, well graded, free from salt, excessive clay, organic material and fine silts.</p>	<p>Table of permitted untreated native timbers to be prepared with MID and the Ministry of Forestry and Research.</p> <p>NBC Clause A2.6 amended accordingly, and table inserted in the specification section of Section A.</p> <p>The updating of the companion manual – the Home Building Manual covers the correct use of local materials use</p>
5. Protection of the industry; local jobs, procurements, infrastructure design approach; social inclusion gender, disability etc is a key requirement.	These first three items are not intended to be covered under the NBC Both NBC and HBM covers appropriate methodologies, technologies and references	No Action
6. MDBs need know more about how the NBC might be applied and how it might impact their current and projected investments.	Addressed during the consultations	No Action
7. Pit, composting, aqua privy, and biogas latrine details as Spec DF2.1 are targeted at homes in the rural areas. However, the NBC-2021 is targeted at urban areas (registered land) and most rural locations (customary land) are exempt (SBE, September 2021)	These are still included in the NBC – as they may still be required in primary schools and places of worship in rural areas where there is no piped water supply. WASH revision underway under a local WASH Consultant	No Action
8. On deem to satisfy provisions, how can Authorities set requirements on structural engineers to certify building design (Consult #1 – 25 Aug 2021)	This can be addressed in a new regulation where a committee can be formed to make provision for it such as who are the structural engineers' certifiers, qualifications, and numbers of years of experiences.	Include in the NBC Bill Regulations

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9. Who are the authorities who approves the design proposals (Consult #1 – 25 Aug 2021)	The Planning Development Board which has one MID representative.	No Action
10. If the building code is passed, does it give power to check the existing buildings? (Consult #1 – 25 Aug 2021)	No, this bill will apply only to new developments started after the Bill has been legislated	No Action
11. In the Bill do the authorities have their committees and are the powers are centralized or mannered by MID? (Consult #1 – 25 Aug 2021)	Powers are centralised with MID, but they do have the power to delegate. This may need to be clarified in the regulations	Include in the NBC Bill Regulations
12. Can building code can include the green house measures to cut carbon. (Consult #1 – 25 Aug 2021)	This is seen as a long-term goal i.e., SI has yet to reach this level of sophistication. It is proposed to include the addition of a sustainability chapter in the next edition of the NBC which will be prepared over the next few years. Fiji is currently doing this with their code using GGGI – SBE to assess and recommend that they be used for Solomons as well. GGGI is an intergovernmental agency and MID will need to approach GGGI for their assistance. SBE will provide MID with details on how this assistance can be accessed in due course	No Action at this time – marked for development and inclusion in future revisions and actioning
13. Recommendation to stop the pit latrines and implementation standardized sanitations to all schools and public buildings. No squat toilets and pits. (Consult #2 – 25 Aug 2021)	These may still be required in primary schools and places of worship in rural areas where there is no piped water supply	WASH revision for inclusion in NBC-2021 underway under local WASH Consultant
14. NBC needs to include court waiting rooms, incarceration centres, isolation and quarantine centres. (Consult #2 – 25 Aug 2021)	NBC-2021 does include these – refer to categories	No Action
15. Where does the TCPB fit in? (Consult #2 – 25 Aug 2021)	Town Country Planning Board is just to facilitate the NBC Note that the NBC does not cover town planning. Council will still need to have by-laws covering town planning requirements such as setbacks, plot ratios, subdivision requirements, etc	No Action
16. Registration of Technical Personnel: The instructions imply that only buildings designed and constructed by persons that meet the registration screening process will satisfy the requirements under the NBC-2021. (SBE, Sept 2021)	This is seen as a long-term goal i.e., SI has yet to reach this level of sophistication – in the short to medium term the MID will not have the resources to undertake and maintain such a registration process.	No Action at this time – marked for development and inclusion in future revisions and actioning
17. Accreditation of a product or process will only apply to products or processes which meet the NBC-2021 Required Performance criteria but are not covered under the NBC-2021 Deemed-to-satisfy Provisions. (SBE, September 2021)	Accreditation of building products should be addressed at a future time under separate legislation. The Pacific forums Pacific Quality Infrastructure Program (PQIP), in which Solomons is a member, is scheduled to address this. However firstly Solomons will need to introduce Trade Standards Legislation as they have recently done in Vanuatu. The PQIP will assist Solomons with this, though it has not yet been programmed.as a PQIP activity.	No Action at this time – marked for development and inclusion in future revisions and actioning
18. The sub-structure is inadequately addressed, most of the discussion is on the super structure. NZ 3604 could also be referenced ... knowing	It is impractical to have geotechnical investigation of all building sites. The following sub-clause will be added as a way to utilise local knowledge.... 3.3 Foundation design	Update NBC Section B3

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<p>which standard applies to a particular site ... can only be confirmed from sub-surface investigation. (WS – 1 Sept 2021)</p>	<p>For simple buildings the adequacy of foundations shall be assessed on the basis of well-established and relevant local knowledge and experience of foundation conditions in the vicinity of the proposed building.</p> <p>For timber framed houses and small building's sub-structure materials and forms of construction will be satisfied if they comply with NZ3604.</p> <p>For complex and multi storey buildings geo-technical tests must be undertaken to determine the foundation systems as noted under clause 3.1.</p>	
<p>19. How many contractors or regulatory authorities can confidently say they know what "Good Ground" is or are able to tell the foundation material has a bearing capacity of 300kPa? The code supplies the required quantity but expect the inferences to be made qualitatively? 300kPa is an exact number. (WS – 1 Sept 2021)</p>	<p>Inspectors' basic knowledge – future compliance objective / requirement There are basic strategies and tools that builders and engineers use to assess these things. This will be included - MID work with PRIF in Fiji to develop Capacity building and Training strategies that can be applied regionally</p>	<p>No Action at this time – marked for development and inclusion in future revisions and actioning</p>
<p>20. The Code indicates 30 degrees to be the susceptible angle warranting professional geotechnical advice ... slopes shallower than 30 degrees can fail. The recommended mitigating option is to undertake engineering geology mapping of the subject site; sub-surface investigation to confirm ground conditions and undertake stability analysis (as a minimum Limit equilibrium). (WS – 1 Sept 2021)</p>	<p>Building importance >1 – public buildings – all require site investigation otherwise not required. Future compliance objective when the SI industry can afford this requirement and agrees to same</p>	<p>No Action at this time – marked for development and inclusion in future revisions and actioning</p>
<p>21. Professional Certifiers – the Private Certification system is much more difficult to control. Certification from in-house Council staff will result in better quality control, a stronger governance is at hand. Will need for this system to be 3rd party audited and monitored. Better build quality of buildings will result from this (AW 2 Sept 2021)</p>	<p>This is seen as a long-term goal i.e., SI has yet to reach this level of sophistication – in the short to medium term the MID will not have the resources to undertake and maintain such a registration process. As well as the capacity building and training strategies discussed above that will target building inspectors there still needs to be sufficient funding available at the local level for inspectors to travel to their inspections. Building permit fees will need to be sufficient to cover these inspections.,</p>	<p>Include in the NBC Bill Regulations</p> <p>Marked for development and inclusion in future revisions and actioning</p>
<p>22. What is a Traditional Structure, is this a Leaf Hut, a typical SI house? If this is the case, then should we put in some more detail here? So, we are not going to use the triggers of, over 9m2 roof area, etc? (AW 1 Sept 2021)</p>	<p>Agreed - More detail is required in the NBC-2021 Definitions.</p> <p>Area trigger is <<40 m2 - a cultural item that is included into the bill as exclusion where in our culture the residential houses have small leaf houses as traditional kitchen.</p>	<p>Update NBC Section A1 definitions</p>
<p>23. How about we develop a Deemed to Comply Code for [a mixed-traditional-commercial material building], needs simple sketches and list the min specifications for structural aspects. A very minimal fee, to lodge the application to Council. It is not assessed; they just need to ensure that they comply. Then provides a degree of control, structures are registered. A random audit process of a small sample will give guidance on actual compliance. (AW 2 Sept 2021)</p>	<p>This is being done – the Home Building Manual (HBM) is being updated concurrently and should be published in early 2022. Noting that the 'Home' descriptive is to be widened to include public buildings in rural settings such as churches and schools</p>	<p>The updating of the companion manual – the 'Home Building Manual' - is underway</p>

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24. Is there a definition of an appropriately qualified consultant ...too loose? An accredited RPEQ, or CPEng, private certifier? Must have a builder's licence ... (AW 1 Sept 2021)	This is a medium term MID objective	No Action at this time – marked for development and inclusion in future revisions and actioning
25. Why not specify the relevant certification that is required for asbestos removal. Or at least take steps (within the implementation plan) to have a registered trainer over to SI from Aust to train those that require training...then bring in a set date after that saying in the code that you need to have the qualification for removal. (AW 1 Sept 2021)	Do we have any idea what the quantum is of buildings in Solomon Islands constructed using Asbestos? Do we need to include an Asbestos Removal training task? Training has been undertaken in the past – under RAMSI – where are the 'approved' contractors with the relevant certifications?	MID to confirm whether this should be included under the Scope of Activities for the next NBC (3rd edition)
26. Refer NG1.4 Projections over Public Spaces - 3.3m above a footpath? Is this the footpath in the Road Reserve? This would best be specified by MID not in this code. Best if they have to make application for "building of structures within the Road Reserve". Usually there would be an 'out clause' in the approval by MID which effectively gives them the right to remove for any reason and transfer risks to the applicant (landowner).	Buildings are not permitted to project into road reserves.	No Action
27. Use of native timber – Probably needs to be more specific as this affects the majority of small building construction in Urban and other areas particularly residential. A list of acceptable timber species will be useful. Be mindful that our timber industry lags behind in terms of timber treatment and controlled seasoning while at the same time only a small percentage of local timber used is plantation timber. (Consult #1, #2 – 25 Aug 2021) (DH – 12 Oct 2021)	Agreed - an MID approved Table of permitted use of untreated native timbers is to be included in the NBC-2021	Refer item 4
28. Consider including AS 1288 Glass in Buildings – Selection and installation as a reference. The draft NBC 2021 does not appear to cover for glazing. (DH – 12 Oct 2021)	Is included in NBC-2021 - Refer to NZS 4223 referenced Page A-21, B-8, B-9	No Action
29. Consider including AS 1428.1 Design for Access and Mobility as a reference. This is also referenced in the DFAT standard, however the DFAT standard is specific to Australian aid projects. Perhaps a direct reference to AS/NZS standards is more appropriate. (DH – 12 Oct 2021)	It is felt that for the first revised NBC-2021 the inclusion of reference to the DFAT standards is appropriate. Compliance to the Australian PWD standards is considered too onerous and expensive for the SI industry – particularly in remote localities - at this time	No Action at this time – marked for ongoing development and inclusion in future revisions as deemed appropriate by stakeholders
30. Treads and risers – Other buildings codes such as the Australian Construction code use a 2R + G slope ratio to determine acceptable stair construction, which is more consistent with the focus on tread and riser relationship rather than pitch. (DH – 12 Oct 2021)	Our understanding is that Table DD1.1 page DD-5 is populated using the 2 R + G formula for various slopes These are covered under AS1657 Fixed platforms, walkways, stairways, and ladders - Design, construction and installation which is referred to under clauses ND2.18, NH1.6 DF6.11.5 in the NBC	No Action
SICCI CONSULTATIONS 2 SEPT 2021		
31. Where will the code sit and what will happen to the building ordinances?	Code sits under the Bill and the provincial ordinances to be revoked to avoid duplication and conflict with NBC and Planning & Development Act.	No Action

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	As the Minister responsible for MID will administer the NBC Bill, the Code will fall under MID's responsibility. The repealing of the HCC By-Law and the 3 Provincial ordinances allows for the creation of new Regulations for HCC and all the Provinces. Current discussions suggest, there may be another amendment done to the Planning and Development Act to provide for a regulation making power to save matters that need to be retained for HCC and Provinces (minus building standards and specifications).	
32. Does the NBC apply for Solomon Islands as a whole?	Yes, in the whole of the Solomon Islands and in Solomon Islands waters.	No Action
33. In the future if the code is legislated are we going to limit/ or put a standard to the quality of products imported into the country?	<p>Yes. Building products will need to comply with the AS, NZS, ASI, ASTM and DFAT standards adopted for reference in Specification A1.3 of the NBC.</p> <p>The Forum Secretariat's Pacific Quality Infrastructure Project (PQIP) project is in the early stages of developing regional QI frameworks for standardisation, metrology, conformity assessments, and quality promotion for all Forum Island countries. When the PQIP begins work in the Solomon Islands the building standards could be reviewed, as is currently happening in Fiji. This may require the establishment of a new Department of Standards under the Ministry of Industry and new legislation as has happened in other Forum countries. There is no date yet set for the PQIP to start work in the Solomon Islands.</p>	No Action at this time – marked for ongoing development and inclusion in future revisions as deemed appropriate and affordable by industry stakeholders
34. Separation of regulator and implementer, maybe area to look at?	While clause 21 of the NBC Bill covers conflict of interest this may not be sufficient considering the many things that can go wrong.	Consider Including in the NBC Bill Regulations. It was earlier proposed splitting up the regulatory and administrative responsibilities and clearly providing for the creation of another body to perform the regulatory functions independent of the AC and the Ministry.
35. NBC Clause A2.6 might be contentious because there is no treated timber in Solomon Islands.	Refer items 4 and 27 above	Refer item 4
36. Are contractors to be certified under the NBC?	Refer item 16 above	No Action at this time – marked for ongoing development by the MID
37. There should be a standard in Sanitary plumbing and drainage.	Yes, the NBC includes reference to AS3500 Plumbing and Drainage	No Action
38. Does the Bill also include safety at work? Can NBC refer to labour laws concerning health and safety of workers	No, this is covered under relevant OH&S and labour legislation.	No Action

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39. When there are appointees, line of power is channeled through that committee Separation of powers needs to be encompassed into independent bodies.	Note that clause 21 of the NBC Bill covers conflict of interest. Refer to comments in 34 above. With improvements as suggested under 34, use of the power to create sub committees already in the bill can be used to create a subcommittee to deal with regulatory matters. These can include enforcement and compliance and even assessment of advisors etc	Refer item 34
40. Can MID provide list of persons that can provide essential services? Can we have list of approved fire engineers	This is a medium-term MID objective.	No Action at this time – marked for ongoing development and inclusion in future revisions as deemed appropriate by stakeholders
41. Advisory Committee will have subcommittees?	Yes, NBC Bill clause 23 covers this	No Action
42. Does the code cater for traditional materials?	Not specifically but does allow the use of certain native timbers are referred to in clauses 4 and 27 above. Further, reference to and compliance with the updated Home Building Manual in construction methodologies and the use of local materials (eg sands, gravels etc) will satisfy 'deemed to comply' requirements of the code	Refer item 4 The updating of the companion manual – the Home Building Manual covers the correct use of local materials use.
43. When will the Advisory Committee be appointed?	As soon as the NBC is enacted	No Action
44. Health and safety, concerns around health and safety, can it be updated in the Health and Safety section in the NBC, contractors are not wearing PPE.	Refer item 38 above	No Action
45. Need further clarification in the advisory committee and subcommittee	Part 3 of the NBC Bill clarifies this.	No Action
46. Raw materials –do we need to cover them as well or not?	No. But use of native timbers are referred to in clauses 4 and 27 above. Building standards also make reference to the quality of the raw material to be used, eg aggregate used in concrete manufacture. Two Australian standards exist for the visual stress grading of timber. AS2858 for softwood and AS2082 for hardwood.	
47. Technical Group to be set up within MID?	This is a medium-term MID objective.	No Action at this time – marked for ongoing & future development by MID
48. It's also good to have technical team, research team as in Fiji, to do more research on type of material, it's good to have someone outside, and Ministry to oversee and facilitate, to add on, small sector of research, we can have stronger based on the materials, whether to import or to use the one we have or get from other pacific islands	This is a medium-term MID objective.	No Action at this time – marked for ongoing & future development by MID

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49. What the Ministry of Environment that MIA – specialized people for Asbestos, apply to MID, they will give the name, they are familiar to the Code, they're been given authority from the Ministry – Certified	This query needs further clarification ACM training, removal and disposal compliance is a medium-term MID objective.	No Action at this time – marked for ongoing & future development by MID
50. Is there a separate requirement for “the approval authority” to approve standards that are not referenced in NBC” and materials testing,	No. The “approval authority” will also approve standards that are not referenced in NBC” and materials testing,	Update NBC Section A1 definitions
51. This code should cover businesses, contractors will purchase from businesses in Honiara, at least code should cover importers so that they can be in standard	It is not the purpose of the NBC to cover business’ or regulate importers. One of the aims of the PQIP is to establish a standards department who can regulate imports (refer item 33)	No Action
52. NBC is main document to set benchmark; there are other standards to guide export, import, sales, more improvement to happen as the code is enacted –	This is correct.	No Action
53. Imported materials – plywood – local industry has no choice, how can code protect local builders	Refer item 51. There is a standard referenced in the NBC that covers timber and wood-based products (NZS 3602). NZS 3602 further refers to AS/NZS 2269 for plywood requirements. AS/NZS 2269 specifies requirements for the manufacture, grading, finishing and branding of structural plywood. Imported plywood will need to comply with this standard and this will protect local builders from using sub-standard plywood.	
54. What is the possibility for an independent group to be selected rather than putting it in the government system? Current draft of Bill caters for this – this body can be an independent body the intention of the Bill – inserted delegation of powers.	It’s about certifying that buildings are structurally sound, and government is best placed to make this decision. “Independent” group members are no less likely to be unreasonably swayed to break the rules, especially in a small country where such “independent” people could conceal conflicts of interest where they are involved in construction jobs. Also refer item 21 above.	No Action at this time – marked for ongoing & future consideration
CONSULTATION WITH GOVERNMENT MINISTRIES 23 SEPTEMBER 2021		
55. The MOFT Representative asked whether the NBC will ensure that buildings to be uniform in different zones	NBC applies to all NEW buildings in the Solomon Islands, unless specifically exempted as per Part A5.1 Structural Types Excluded – Page A17	No Action
56. The NDMO Representative questioned why use Australia and New Zealand Standards and not create our own.	Creating new standards will take up to 10 years or so. AS/NZS standards are relevant and appropriate. Further it is very expensive to set up and develop separate standards Also refer item 33.	No Action
57. The Ministry of Education Representative raised concerns the power given to the Minister. It might be abused and used in a negative way.	The NBC Act has restrictions and mechanisms which should not allow abuse of power by the Minister.	No Action

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58. The Ministry of Forestry Representative asked whether building practitioners will be part of an association.	A legislated NBC will enable a registry of building practitioners, engineers and architects to be established	No Action
59. The NDMO representative asked who would chair the advisory committee and approve an advisory committee secretariat.	MID advised that the MID Architects Department will be the Secretariat and PS will approve it. Normally PS would not be the Chairman but those with technical qualification.	No Action
60. The Land Commissioner asked whether resources needed to be improved in the provinces to better enforce the NBC.	Yes - An activity will be proposed under the DFAT Solomon Islands Infrastructure Investment Program (SIIP) to assess the capacity and capability of the provinces to enforce the NBC.	For ongoing assessment and future actioning under MID
61. The PS Women & Youths suggest a need to allocate location for smokers, 25 % of men are smokers, discourage unisex facilities and amusement area created for children and inclusive of health standard application. The NBC should be useable.	It is not intended that the NBC cover OH&S issues, unisex facilities or children's playgrounds. These will be covered by OH&S legislation and council bylaws.	No Action
62. The education representative requested that training should be done on available human resources. .	Refer item 60 above	Refer item 60 above
63. The education representative noted that proper sanitation should be maintained in schools	This is covered and the Health and Amenity sections of the NBC	WASH revision for inclusion in NBC-2021 underway under WASH Consultant
64. The education representative noted that the NBC must be usable	The current NBC format is being widely used in other Pacific Island countries and has proved to be very usable.	No Action
65. The Ministry of Culture & Tourism said there is no issue with the bill, is there any registration of contractors in the bill.	Refer Item 16	No Action
66. The MOFT Representative agrees with raising the building standards. Requested clarification on approval for water and power to registered land.	The Lands Commissioner clarified that on a registered land there is no requirement for water and power. It is up to the owner to apply.	No Action
67. The Ministry of Education Representative mentioned that the ministry has draft infrastructure document and national school WASH guidelines. On WASH student uses different facilities to the teachers.	The NBC Health and Amenity section specifies sanitary and other facilities to be provided to schools.	MoE draft infrastructure document and national school WASH guidelines to be reviewed and compared to the NBC requirements for Class 9 buildings by the WASH Consultant.
68. The PS Women & Youths noted that traditional material needs to be defined properly e.g. rosewood to use.	The NBC does not cover traditional materials. Also refer items 4 and 27	No Action

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69. The PS Women & Youths asked whether for the advisory committee any PS in a line ministry could be the chairman, and whether the Director Architect will advise the committee	Refer item 59	No Action
CONSULTATION WITH HONIARA TOWN COUNCIL 28 SEPTEMBER 2021		
70. A City appointed Councilor commented on By-laws and raised concerns on town planning re heavy industries, light industries, residential areas and what is recreational areas, noting that there is a need for proper town planning. He is happy for the repealing of the ordinances, which it is overdue.	The NBC does not cover town planning. Town planning will be covered by council by-laws and regulations.	No Action
71. A City appointed Councilor suggested this draft NBC should be tested on Mamara development projects.	The Mamara township project has commenced by a separate act of parliament which gave discretion to a body to build, plan and construct the township. Buildings constructed in the township will still have to comply with the NBC. Note that there is a provision under the NBC bill to give power for its use against Acts not consistent with it, however the NBC Bill deals with building structures only.	No Action
72. The City Clerk asked what the position of the Planning Development Board under this NBC bill will be	On planning development some ordinances and fees will remain and only the technical aspect of assessing the drawings will be given to MID through Advisory Committee.	No Action
73. An appointed councilor asked whether UXO clearance should be covered under the NBC.	UXO clearance is one of the criteria under the Planning and Development Act. This criterion will need to be satisfied before the issuing of a building permit.	No Action
74. An appointed councilor asked who is responsible for safety of materials and building standards.	Refer items 33 and 61 MID has a Lab where concrete testing can be done. Through this process timber and steel rods can also be tested for compliance. This should ensure that importers comply with safety standards under NBC.	No Action
75. An appointed councilor asked who is responsible for the drainage system of Honiara	Town drainage systems are not covered under the NBC. Drainage is a town council responsibility A roads and drainage bill is currently being drafted and will be out for consultation within the next few months.	No Action
76. An appointed councilor questioned how the Bill will be regulated	Once the bill is enacted regulations will be gazetted that will set out how the NBC will be regulated, and compliance enforced. 2 sets of Regulations are being development. Reg 1 – to accompany the bill. Reg 2 – to save everything in the lost HCC By-law and 2 provincial ordinances.	Finalise which Acts regulations will be created under. Based on the proposed amendments in the bill, they will not be created under the Provincial Government Act.

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77. An appointed councilor questioned whether HCC powers were considered in the Bill preparation. He was concerned that the Minister is given too much power in the Bill which he can make sole decisions. The bill should include the leadership code role to prosecute wrong actions of officers for smooth implementation of the bill. The need to consider the interests of HCC.	Refer items 31 and 57	No Action
78. An appointed councilor suggested that the NBC should include buildings within customary land	On customary land only public buildings, such as schools and places of worship, are covered by the NBC. It is considered too onerous for private dwellings, many constructed from traditional materials, to be covered under the NBC. However, the Home Builders Manual is to be updated and this Manual will assist homeowners on customary land to build stronger and longer lasting homes.	No Action at this time – marked for enforcement / inclusion in relation to public buildings constructed on customary land
79. The HCC Legal Officer questioned if the ordinances are repealed what HCC will do. The bill will centralize the work of an agency or Provincial Government and why? It will have some conflicts with the HCC Act. This might remove some of the benefits provided by the HCC Planning Division.	<p>Only one line with the Ordinance is to be removed: where it legislates HHC powers to create building standards. All other functions remain.</p> <p>Why remove it? - because of the building standards. According to the assignment of responsibility under the constitution MID is responsible to oversee construction safety including ensuring that public buildings can be accessible by everyone and are constructed of durable materials. MID is required to ensure that standards are used in all building constructed in accordance with the NBC.</p> <p>Centralizing of the building standards is to minimize the safety risks. All other functions remain. The amendments to Provincial Government 1997 Section 3 is to give power to the Provincial Executives to pass ordinances according to the NBC. It does not remove any power of Provincial Governments.</p> <p>The physical planning department will remain as it their job to inspect and ensure the building comply with NBC.</p>	No Action
80. The HCC Chief Physical Planner questioned that once the ordinances are repealed where will the HCC get its fees to monitor compliance on the NBC? The Bill will now make MID responsible for certifying the building plans where in the past MID said it is not their function. There are two separate permits, planning and building, issued by HCC and they are governed separately by Ordinance and Act.	<p>The HCC already collects fees from applications made under the Planning & Development Act for approval from Planning & Development Board. Inspection fees to be catered for as part of inspection forms, process.</p> <p>Fees, certificates and offences related to planning and inspection work related to planning and land use activities will have to be saved by Regulation 2 mentioned under item 76..</p>	Regulations to define inspection fees.
81. The HCC Chief Physical Planner asked if the Advisory Committee is for Honiara or SI as other provinces have their own planners.	The NBC covers all of SI	No action
82. The HCC Chief Physical Planner noted that in the P&D Act Planning Development controlled areas on registered and non-registered land are mentioned and queried whether they will be included in the bill.	<p>Customary land is not controlled under the Planning & Development Act as claimed.</p> <p>The bill as it stands does not expressly state that the Code will only apply in registered land. According to AGC this is so the NBC is not limited in its</p>	Changes to link other laws with the NBC Act will have to be addressed under these other laws. This is a matter that needs

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	application. The Town and Country Planning Act as amended does refer to registered land and development areas.	to be dealt with by consultations with Ministry of Lands and HCC
83. The HCC Chief Physical Planner noted that capacity building will be required for some of their officers on how to apply and enforce the NBC.	Refer item 60	Marked for ongoing & future development by MID
84. The City Clerk asked for some assurance that once the bill is passed the HCC ordinances will be removed.	The purpose of the bill is technically for the design and monitoring of building construction and should not affect/impact other functions of the HCC.	MID to work with the HCC and AGC to ensure that the ordinances and bylaws to be replaced will be properly considered in the final Bill and that the replacements are compatible with existing practice
NBC CONSULTATION WITH GUADALCANAL PROVINCE 28 SEPT 2021		
85. Are Planning Development Board and Advisory Committee different committees	Under the Planning & Development Act there is the Planning & Development Board who issues building permits. The Advisory committee's consent is on the NBC. Any building plans that come to the Planning Board must comply with the NBC. The advisory committee advises the Planning Board on technical aspect only and whether the building plans need to be revised and if so recommends what changes are required.	No action
86. Under the Planning and Development Act there is Planning & Development Board in every province. Is the advisory committee under MID only?	That is where the sub – committees and advisors come in, the advisory committee can appoint and delegate qualified people to carry out their functions at the provincial level rather than the advisory committee flying throughout the country. In case no one is available then some officers will be sent to carry out the roles to assess the building plans in Provinces and then return. Provincial Governments can also recommend potential persons to undertake the roles.	No action
87. What is the process for the building applications, do they go to advisory committee first then to Planning and Development Board for development consent or vice versa?	All building applications go to the Planning & Development Board. Only prescribed developments need to go to the Department of Environment for issue of development consent first. The provision under the Planning and Development Act for Planning & Development Boards will not be amended, only some practices will be removed. The advisory committee will oversee the compliance and enforcement of the NBC.	No action
88. How will the province carry out the approvals and inspections of the building works provided for under the ordinance of the Provincial Governments Act. How will the Planning & Development Board and the Advisory Committee function?	With the proposed amendment of the Provincial Government Act, these bodies will no longer have the power to create ordinances on building standards and specifications. This allows for all building structure related matters to be dealt with under the PD Act (the appropriate legislation.) With the proposed amendment mentioned above to allow for regulations to be enacted under the PD Act,	Regulations can be created to capture everything necessary to provide for their role in facilitating implementation of the NBC.

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
89. On Section 16 of Planning and Development Act, “Power of the Board to deal with the application”. If amended how will the Planning & Development Board deal with the building application?	The bill will not affect this section and associated processes. The bill is only proposing to amend this section to allow for referral of applications to the Advisory Committee where the NBC is concerned.	No Action
90. Geotechnical assessment should be included to NBC. As an example, the AJ and Solgas developments did not undertake proper Geotechnical assessments.	Refer items 18,19 and 20.	No Action at this time – marked for development and inclusion in future revisions and actioning
91. On the NBC, Section A, approval of authority would be MID not Planning and Development Board for the Provinces?	The approval of authority is only for the NBC	No Action
92. On alterations to a building, such as adding to or partitioning building, how will the NBC apply	If the alteration has a structural or WASH component, then the NBC will apply. If the alteration is purely cosmetic (eg office partitioning or removing a verandah) then a building permit is not required. The NBC will apply to all new alterations on registered land – and will apply to the entire building where the alterations or addition is greater than 50% of the existing building	Update NBC Section A1 definitions
93. How are penalties for breaches to the NBC covered and what will be penalty cost?	Already covered under the PDA Currently there are not offences in the body of the bill for actions of non-compliance of a serious nature. Regulation 25(xx) provides for creation of offences under regulations. The problem however is that the ceiling of 5,000 penalty points stipulated therein is not adequate to reflect the seriousness of some type of breaches. The 5,000 penalty points ceiling however is the limit imposed by the Interpretation and general Provisions Act for offences in Regulations	This is a point that will be taken up with AGC.
94. Which buildings are not allowed under NBC?	All buildings are allowed if they meet the ‘deemed to satisfy’ provisions under the NBC. However, there are some buildings that are excluded from the NBC, and these are specified under the NBC clause A5	No Action
NBC CONSULTATION WITH BUSINESS HOUSES, SIWBA & OTHER PRIVATE SECTOR		
95. What are the reasons for excluding the use of local timber in building construction?	Many local timbers do not meet the strength standards set out in the NBC timber standards and are not pest resistant, such as resistance to termites and borer. However, there are some local timbers that do meet this criterion. Refer to items 4 and 27.	Refer item 4
96. Building maintenance should be addressed as it is always ignored after construction.	It is not intended that the NBC address building maintenance. The NBC only applies to new construction.	No Action
97. It was noted that the NBC bill applies at the national level. However, there are many challenges in implementing projects in the rural areas. Consideration needs to be made on how the NBC bill will address development outcomes on customary land.	Refer item 78.	

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
98. When will the NBC be enforced?	The NBC will be enforced once the Bill has been legislated and regulations gazetted, hopefully by early next year.	No Action
99. What will be the penalties for noncompliance?	Refer item 10.	
100. What will be done with existing buildings that do not comply?	Refer item 93.	
101. On Advisory Committee, suggest members to be Planners, Architects, Surveyors, not necessary Director of Civil Engineering, this field covers mechanical, civil and electrical engineers, building services.	As clause 15 of the Bill all these professionals can be co-opted onto the advisory committee as and when required.	No Action
102. There are three types of building materials: steel, timber, and concrete. The NBC Act will lift the building standards in the construction industry and allow the MID Lab to work toward quality. Currently we don't know what type of steel, concrete and timbers are used in the building constructions.	Agreed	No Action
103. How often will the NBC be reviewed; can the legislation be more specific on the review?	There should be flexibility to review as and when necessary.	No Action
104. On Advisory Committee Clause 15 section e, President of Solomon Islands Built Environment Professionals Association should not be there. Not sure if they will revive themselves. There should be endorsement of a relevant authority such as professional body representing all engineers or Architects.	We should leave it as it, SIBEPA must be revived, can we suggest it under future work for MID in the immediate future.	No Action at this time – marked for development and inclusion in future revisions and actioning
105. Are public consents directed to the Advisory Committee or Planning tribunal? Clarification required that if one member sits on the advisory committee can they also be in the Planning Board, or does this constitute a conflict of interest?	Anyone who has a conflict of interest should declare it and be excused from the decision-making.	A question for the AGC to answer. To keep the systems totally independent of each other it is advisable that duplication is prevented.
106. In the repeal clause of the Bill section 24 (2) is not referred to.	Section 24 (2) does not apply as it was included in an old edition of the Act and has now been removed.	No Action
107. There is a need to ensure that construction practitioners are properly qualified.	Refer item 16.	
108. There is wide support in the SI construction industry for the advisory committee to be outside of MID and to be independent. The NBC should establish a commission to have board and a chairman and members to be appointed by the minister. At the same time establish the institute of Engineering and Architect Profession which will advise the board on compliance of the NBC and membership of non-Public Servants. There	Agreed. Refer to comments in item 34 and related ones thereafter.	

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
	should be a secretariat contracted full time to support the Board undertaking their function and responsibility. Budget wise this is an important function for the Government and grant should be provided.	
109.	<p>There should be available data and inspections undertaken on building construction. A construction company should employ an engineer or architect. When these professions are not full time employed it becomes a risk to the construction of the buildings. The NBC and the establishment of an association of professional engineers and architects will help to regulate how construction companies operate. The NBC will facilitate the establishment of professional associations for Engineers, Architect and Builder.</p> <p>Agreed</p>	No Action
110.	<p>The NBC bill and NBC is overdue and will bring many positive feedbacks. Look forward for the positive feedback on how it will influence the building constructions in the Solomon Islands. The negative impacts will affect most local suppliers in the industries, family-owned business, for some it is their bread and butter and some are not registered. Some will go out of business. The lifting up of the building standards is good but can the gaps be supported by the Government?</p> <p>The overall objective of the NBC is to ensure that acceptable standards of structural sufficiency, fire safety, health and amenity, are maintained for the benefit of the community now and in the future. This should off-set any short-term negative impact to local businesses who cannot adapt to the improved construction environment.</p>	No Action
111.	<p>Gender equality inclusiveness should be considered in the NBC advisory committee and subcommittee.</p> <p>Gender equality, while not part of the NBC Bill, is one over the overarching goals of the SIG. MID will note this when appointing advisory committee members.</p>	Include as a recommendation in the NBC Bill
112.	<p>SIWIBA is pleased with the NBC and view it as a way forward to build Solomon Islands. Speaking on behalf of the women who are contractors and small market vendors, many are struggling in their life, and some are single mothers and they might struggle when building standards are lifted.</p> <p>The NBC bill is to enable the building code standards for construction of buildings to be safe, durable and should be accessible especially for women and all different groups in the society. This will ultimately assist everyone, including people of low incomes.</p>	No Action
NBCB OPMC – CONSULTATION NO# 4, SEPTEMBER 21ST 2021		
113.	<p>Current building constructions are abided under which laws?</p> <p>The HCC/Provincial building ordinances.</p>	No Action
114.	<p>OPMC staff suggested that enforcement of the law should specific clauses for penalties, for example environment</p> <p>Penalties are covered under the PDA The environment act is only enforced on environmental issues and not building issues.</p>	No Action
115.	<p>Does the NBC embrace standards for people with special needs?</p> <p>The NBC provides for accessibility for people with a disability and uses the DFAT Accessibility design guidelines as the reference standard</p>	No Action
116.	<p>Can anyone override the powers in terms of enforcement of the building code?</p> <p>Enforcement will be a provincial responsibility with support from MID. Only a court order can override an enforcement decision.</p>	No Action

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
117. The NBC should be applicable everywhere and not registered land only, otherwise NBC Act will not be for the benefit all of SI.	This is a long-term goal of the NBC. In the short term it would be impractical to enforce compliance of the NBC for all buildings built on customary land, in particular houses constructed from traditional or a mixture of traditional and manufactured materials. However public buildings on customary land, in particular schools and places of worship, will have to comply with the NBC.	No Action at this time – marked for development and inclusion in future revisions and actioning
118. Does the NBC cover building aesthetics?	The NBC does not cover building aesthetics. However, the planning development board does have to approve the building aesthetics of significant buildings constructed in the main urban areas.	No Action
119. There are bottle necks and too many requirements in the current system that scare off investors. The NBC approval process should be a one stop shop.	Agreed. It will be up to each province to develop streamlined system for the NBC approval process.	Approval process to be outlined under the regulations
120. Does the NBC Bill cover all aspects of building and incorporate penalties from planning act?	The powers vested under the NBC Bill are to implement the NBC. The NBC is for building structures and does not cover planning or administration, that is covered under PDA. NBC Penalties are as per the PDA.	No Action
AH HCC – CAUSE PROJECT		
121. Under the NBC introduction “what is in the code” it would be useful to include the following headings and information <ul style="list-style-type: none"> a. Building Control Framework-Outline the relevant Act and Regulations that enforce the code b. Administrative Arrangements – should be included under this clause rather than page 10 c. Authority of the Code – should be defined in the Regulations d. Building Regulations – should define what they cover e. Compliance Paths – e.g complying with deemed to satisfy conditions or presentation on an alternative solution (which would need to comply with performance requirements or be shown to be equivalent to the deemed to comply requirements. 	All points agreed with	NBC to be amended
122. NBC Introduction Point 4 appears incomplete - the reference standards (AS/NZS) should be listed if these are the ones being adopted. E.g “ <i>In the absence of National Standards for design, construction and materials, the Standards produced by the standards Association of Australia and New Zealand have been called up</i> ”	While currently AS/NZS standards and international standards are referenced in future other regional standards, eg Fijian, may also be referenced.	No action
123. NBC Introduction Point 6 – Layout of the code – suggest this be brought forward (after ‘What is in the code’ would make more sense to me)	Agreed	NBC to be amended

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
124. Suggest a section covering 'Alterations to non-conforming Existing buildings' be added to explain how the code is expected to apply for building alterations.	This is a good point and should be addressed under the regulations. The proposed wording from the Tuvalu NBC reads well.	The Tuvalu wording to be included under the regulations: <i>Buildings, Facilities, Siteworks, Site Servicing and Sites that exist prior to the enactment of the Code that do not comply with the provisions in the Code are not required to comply with the Code. However, if an application is made to alter, renovate, add-on, change or demolish the structure or site in any way, the proposed changes will be subject to all applicable Sections in the Code as set out in the Building Regulations. Additional works outside of the proposed scope of work may also be required if deemed necessary to bring the proposed development to an acceptable health and safety standard, as determined by the Government of Solomon Islands</i>
125. NBC Section A1 – Definitions: A comprehensive list of definitions is provided from other building code support programs for consideration for inclusion into the NBCSI	The list provided is very comprehensive	List to be reviewed and where appropriate NBCS Section A1 to be updated accordingly.
126. NBC clause A2.3 Evidence of Suitability – suggest this be moved up to follow 'Suitability of Material (i.e become A2.2).	agreed	NBC to be amended
127. NBC clause A2 – Acceptance of design and construction: Check references to fire specs are correct	To be reviewed by a Fire Engineer	No Action at this time – marked for development and inclusion in future revisions and actioning
128. NBC clause A3.1 Principles of Classification - Suggest additional clarity be provided on the principals – suggestions provided	Agreed- the suggestions provided are good	NBC to be amended
129. NBC clause A3.2 Building Classifications– for clarity I suggest the example buildings that fall into each class be their own dot points so this information is easily obtainable	All this clause has been rewritten to accord with the text from the National Construction Code of Australia. As this clause has been in use for many years in Australia it is best that it remains as is.	No Action

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
130. NBC clause A3.2 Building Classifications - suggest that sub clauses on building importance level and design life information be incorporated under this clause A. Sample text is provided as an example	Agreed. A new clause "A5 Importance levels and design life of buildings" to be added. Clause A5 exemptions to be changed to A6.	NBC to be amended
131. It is not clear if there is an intention to adopt minimum floor levels for new construction to mitigate impacts from sea level rise, coastal inundation and localized flooding. If so, it would be good to include a section outlining what these requirements would be.	It is intended that a new section on Sustainability will be added to the NBCSI 3 rd Edition which will cover sea level rise, coastal inundation and localized flooding	No Action at this time – marked for development and inclusion in future revisions and actioning
132. BP2 – I don't think this heading is needed, the text is part of objectives (BP1). No statement of durability requirements – this should link to the proposed Section A 'design life' section.	BP2 relates to demolition. Durability forms part of the design life assessment.	No Action
133. BP1.3 - part (b) - the probability of risk of structural failure needs to be linked to the Importance Level of the building – 0.1% is typical for IL2 buildings, however IL3 and IL4 should have lower probabilities of failure because of their higher importance/greater consequence of failure	Agreed. A reference to Table 3.3 of AS/NZS 1170.0 0, which gives Annual Probability of Exceedance for combinations of IL and DL, will be included. Full inclusion of the table in the NBC is not recommended as this could require a full incorporation of the standard into the document. This is not the intention of the NBC.	NBC to be amended
<p>B1.3 Wind Actions</p> <ul style="list-style-type: none"> • A regional wind speed of 69.3m/s has been adopted which appears to be the same as that of the 1990 code. Are there recent wind studies available to support this designation? 	<p>The regional wind speed is taken from Table 3.1 of AS/NZS 1170.2 for an annual probability of exceedance for ultimate limit states of 1/500, a design working life of 50 years and Cyclonic Region C.</p> <p>Section B 1.3 related to Dwellings (Class 1 and 10 buildings). All other buildings are covered by Section B 1.4.</p>	No Action
<ul style="list-style-type: none"> • It is not clear how the wind speed applies to different buildings of different Importance Levels. • To ensure consistency in the design levels consider including specific details for wind speeds, by buildings heights of IL2 buildings (for example) with relevant modifiers for IL1, IL3 and IL 4 buildings 		
135. Earthquake loads – to ensure consistency, I suggest the specific load parameters/ requirements be included Is there a need to specify flood load requirements (e.g to ASCE 7-16 or other codes?)	Earthquake actions would require design by an engineer who would determine the appropriate parameters based on the site conditions and the proposed structure	No Action
136. B1.4 – It's indicated the regional wind speed should be taken from Table B1.4.1 however no wind speeds are provided. As per above, wind speeds should be specified based on Importance Levels (and event return periods) Table B1.4.1 – "Building Type" – I believe this should instead related to Importance Levels.	For Regional wind speed - Amend the preamble to table B 1.4.1 to read as follows "the Regional wind speed shall be taken from Table 3.1 of AS/NZS 1170.2 for the wind region and design working life noted in Table B 1.4.1"	NBC to be amended

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
<p>137. Target Audience: The code seems to be geared towards buildings requiring specific design, but not more general (and probably more common) structures that don't ordinarily require specific design. That means the code could be used by qualified structural/fire/hydraulic engineers and architects but might be beyond (and therefore not useful to) building technicians, builders, and small contractors. I note a reference in the code to the 1990 Home Builders manual – is an update to this happening in parallel? Is there a plan to do develop additional application guidelines that interpret the code for basic builders and contractors for simple structures?</p>	<p>The Scope of Activities to update of the Home Building Manual is underway This activity is scheduled to be completed in 2022.</p>	<p>The updating of the companion manual – the 'Home Building Manual' - is underway</p>
<p>138. Administrative Arrangements: Point 7 of the Code Introduction indicates a range of important 'administrative matters' which are to be covered in the 'enabling or subordinate legislation – i.e the NBC Bill, 2021. However, what appears to be missing is the Building Regulations. Are these currently being developed? The Regs should outline all of the administrative requirements, roles and responsibilities from start to finish (e.g. from applying for a building permit application through to completion of construction). A significant amount of form and certificate templates will need to be developed to ensure the code can be properly implemented. Ensuring coherence and consistency between the Bill, Regulations and Code is critical.</p>	<p>Regulations are currently being prepared and will outline all of the administrative requirements, roles and responsibilities from start to finish.</p>	<p>Regulations to note the administrative, form and certificate requirements highlighted under the Stakeholder Feedback.</p>
<p>139. It is noted that the finding of a regional diagnostic study related to challenges implementing BC's in the Pacific was recently prepared, including a specific case study for Solomon Islands (by PRIF). I'm not sure if this update to the code is related to this work or not however there are number of useful findings in the report that would be worth considering as part of this review.</p>	<p>The updating of the code is related to this work. Key actions recommended in the study, in particular NBC application and enforcement strengthening and NBC awareness and promotion, are proposed to be included under the MID future Scope of Activities.</p>	<p>Include under MID activities for 2022.</p>
PACIFIC REGIONAL INFRASTRUCTURE FACILITY – NBC BILL		
<p>140. Part 1, 3 Definitions: Should "building construction work" also include any mechanical works?</p>	<p>Not at this time - for ongoing consideration</p>	<p>No Action at this time – marked for ongoing & future consideration</p>
<p>141. Part 1, 3 Definitions: Should "building construction work" also include any temporary propping/shoring works, scaffolding, and jacking/underpinning works? i.e. temporary works that facilitates construction and/or is used to stabilize a building.</p>	<p>agreed - added to the final draft</p>	<p>Update NBC Bill</p>

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
142. Part 1, 3 Definitions: Does "building construction work" also include any small repairs, extensive repairs, strengthening and/or reconstruction? Note: Extensive repairs and reconstruction could occur for a dilapidated building or a post-hazard event damaged building.	Appears to be covered under the heading 'all activities ... with constructing a building'. Note that 'Extensive repairs covered in the definition of >50% of an existing building	No Action
143. Part 1, 3 Definitions: "building construction work" should this also include "import, sourcing, and fabrication of construction materials and equipment" Note: This could provide some legal leverage to Customs to ensure that construction materials and equipment imported into the country are of a standard and quality required by the NBC	Not at this time - for ongoing consideration	No Action at this time – marked for ongoing & future consideration
144. Part 1, 4 Purpose of Act: Should an item (a) also include "...and uniformity in disaster risk". i.e. include a DRM perspective	Implied for new buildings - Not at this time - for ongoing consideration	No Action at this time – marked for ongoing & future consideration
145. Part 1, 4 Purpose of Act: Should (b) also include "universal accessibility" as a purpose? i.e. Aged, persons with disabilities, children, etc...	agreed - added to the final draft	Update NBC Bill
146. Part 1, 4 Purpose of Act: Should (b) "health and amenity" be "health and sanitation" in alignment with Environmental Health (Public Health) Regulations and other policies	Health and Amenity is what the section is called in the NBC. Amenity includes more than just sanitation – it covers room sizes, light and ventilation etc. It would be appropriate to amend this Clause to Health, Sanitation, and Amenity	Update the draft NBC Bill Update NBC Bill
147. Part 1, 4 Purpose of Act: Should (b) should "...are maintained for the benefit of the community" be rephrased to "...are maintained for the health, safety, and security of the occupants or users of the building or other structures."	agreed - added to the final draft	Update NBC Bill
148. Part 1, 4 Purpose of Act: Should an item (c) be added to indicate that one of the purposes of this act is to ensure climate change adaptation	agreed - added to the final draft	Update NBC Bill
149. Part 1, 4 Purpose of Act: Should an item (d) be added "To eliminate restrictive, obsolete, conflicting and unnecessary building practices and requirements which tend to increase unnecessarily construction costs or retard the completion of construction"	Not at this time - for ongoing consideration	No Action at this time – marked for ongoing & future consideration
150. Part 1, 4 Purpose of Act: Should an item (e) be added "To provide for the upgrading of existing buildings and structures to the standards set out in the National Building Code; provided that such upgrading of existing buildings and structures shall not be required prior to modification or repair of the building or other structure;	Not at this time - for ongoing consideration	No Action at this time – marked for ongoing & future consideration
151. Part 1, 4 Purpose of Act: Should an item (f) To provide an administrative procedure for appealing decisions of the Building Officer with adequate	Not in the NBC – AMcN to confirm that it is covered the P&D Act	

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED	
	notice to the aggrieved party and with an opportunity to be heard and present evidence.		
152	Part 2: Can any jurisdictions (or other government ministries/agencies) within the Solomon Islands issue amendments and/or policies to the NBC that are more restrictive than the NBC? What is the process? Is there a process by which any jurisdiction (or other government ministries/agencies) must seek approval from the Building Code Advisory Committee? What is the connection between land use/zoning laws and impacts on NBC.	AMcN comments? TBC Comment added to the draft for the Legal Draftsperson to address	
153	Part 2, 7 National Building Code: Should there be an item added "...and the importation, sourcing, and fabrication of construction materials and equipment"	Yes - but not in this version - to be considered for inclusion in the next revision	No Action at this time – marked for ongoing & future consideration
154	Part 2 8 (2) Would recommend that the Minister have the power to amend the NBC for emergency purposes should there be an immediate injury/illness/death risk identified that requires an expedited procedure to amend the NBC and/or suspend the issuing of building permitting and continuation of construction (nationally or for a specific area of the country). It would be recommended to separate the "normal review and amendment process" and the "emergency process" Note: Certain countries and jurisdictions have provisions that are typically activated after a disaster declaration.	Comment added to the draft for the Legal Draftsperson to address	Comment added to draft Legal Draftsperson to address
155	Part 2, 8 (2) (b) Would recommend adding after "...every 5 years", "...and/or within 1 year of ABCB adopting a new National Construction Code (NCC)". i.e. Recommend aligning the review cycle to the Australian Building Code review cycle so that the Solomon Islands NBC is following closely behind.	No - this should be done in practice but not included in this Act as the NBC could be interpreted as not being aligned for the SI	No Action
156	Part 2, 9 (1) (b). Should this be rephrased to "provide for matters affecting the health, safety, and security of buildings" Note: verify Criminal Code and Health Code terms as required	Comment added to the draft for the LC & Legal Draftsperson to address	Comment added to the draft for the LC & Legal Draftsperson to address
157	Part 2, 9 (1) (c). Should this be rephrased to "provide for prevention of an precautions against events that may lead to injury, illness, and/or death"	Comment added to the draft for the LC & Legal Draftsperson to address	Comment added to the draft for the LC & Legal Draftsperson to address
158	Part 2, 9 (1) (f). Should the words be added "...by an internationally recognized authority, organization, or body..." i.e. referencing documents that follow a standard QA/QC procedure as part of their development process (ISO etc..).	Comment added to the draft for the LC & Legal Draftsperson to address	Comment added to the draft for the LC & Legal Draftsperson to address

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED	
159	<p>Part 2, 9 (1) (f) For this provision it is recommended to ensure that if there are conflicting requirements between the NBC and other rules, codes, standards, specifications or methods that there is a process through the NBC Advisory Committee to provide a timely position/opinion to resolve the conflict OR that the most restrictive requirement applies.</p>	<p>Comment added to the draft for the LC & Legal Draftsperson to address</p>	<p>Comment added to the draft for the LC & Legal Draftsperson to address</p>
160	<p>Part 2, 8 and 10: Could you clarify if there is a timeframe and procedure for providing notice to the public (and government stakeholders) and the minimum time required and process for the public (and government stakeholders) to provide comment/feedback on the NBC and any amendments; and the requirements for answering and posting responses to the public. At the moment it appears that the Minister can issue an amendment without public (and government stakeholder) consultation.</p>	<p>Comment added to the draft for the LC & Legal Draftsperson to address</p>	<p>Comment added to the draft for the LC & Legal Draftsperson to address</p>
161	<p>Part 2, 10 (1) (b) 10 (b) Several documents such as AS/NZ standards are not free of charge or can only be purchased for single users. How is this considered? For example will AS/NZ standards be freely available to the public through the Government of the Solomon Islands?</p>	<p>This issue has been raised several times with the AGC - the wording seen is as the AGC has recommended</p>	<p>No Action</p>
162	<p>Part 2, 10 Notice and Publication (2) (c): Could you clarify if this is downloading is free?</p>	<p>This issue has been raised several times with the AGC - the wording seen is as the AGC has recommended</p>	<p>No Action</p>
163	<p>Part 2, 10 Notice and Publication (2) (c): Could you clarify if there are cost limits set so that citizens who do not have internet and may not have the financial resources can access in paper form? i.e. The purchase charge should be fixed. (similar comment for 11)</p>	<p>This issue has been raised several times with the AGC - the wording seen is as the AGC recommends. Accessing costs currently TBC - note NZ standards free under NZ Aid - regional developments underway - to be addressed further in the short to medium term future</p>	<p>No Action at this time – marked for ongoing & future consideration</p>
164	<p>Part 2 10 (3) Could you kindly clarify if the notice of NBC and amendment applies to buildings that are permitted and under construction? or would these buildings be exempt? i.e. Grace to those projects</p>	<p>Clarified - only buildings approved after the Act has been gazetted or to whole existing buildings have 50% or greater renovations/repairs</p>	<p>No Action</p>
165	<p>Part 2, 12 (1) recommend rephrasing to "All building construction work must comply with or exceed the NBC" in order to accentuate that the NBC is a minimum standard and that higher performance can be proposed.</p>	<p>agreed - added to the final draft</p>	<p>Update NBC Bill</p>
166	<p>Part 2, 12 Operation of NBC: Are there any exemptions from this requirement anywhere in the Act, NBC, or other law/regulation. It may be prudent to verify if there are any exemptions and potentially repeal. Note: In some countries there are exemptions based on funding source (such as International funded projects) whereby the construction work is</p>	<p>Comment added to the draft for the Legal Draftsperson to address</p>	<p>Comment added to the draft for the Legal Draftsperson to address</p>

MID PROPOSED NEW NATIONAL BUILDING CODE BILL & NATIONAL BUILDING CODE – 2021

STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED	
	<p>exempt from using the NBC and can use an alternative. To prevent exemptions of this sort it may prudent to explicitly state in a (3) "All exemptions to the NBC are prohibited, unless a specific construction work area is not covered by the NBC; whereby a submission to and approval of the Minister & Building Code Advisory Council is required" (...on those lines). Note: By allowing different building standards or regulations it changes the disaster risk profile and construction uniformity - this should be prevented.</p>		
167	<p>Part 3, 14 (b) Functions of the Advisory Committee: Would recommend adding a line around supporting and advising the Minister to prepare and issue emergency and/or temporary amendments to the NBC if a risk to life/injury/death has been identified. (Usually this is after a disaster declaration, event, or new information has been obtained)</p>	<p>Comment added to the draft for the Legal Draftsperson to address</p>	<p>Comment added to the draft for the Legal Draftsperson to address</p>
168	<p>Part 3, 14 Functions of the Advisory Committee: It is recommended that part of the function of the advisory committee is to either advise the Minister OR to directly organize, compile, and coordinate all stakeholder engagement activities and feedback on NBC/NBC amendments.</p>	<p>Comment added to the draft for the MID & Legal Draftsperson to address</p>	<p>Comment added to the draft for the MID & Legal Draftsperson to address</p>
169	<p>Part 3, 14 (a) Functions of the Advisory Committee: Should this line be changed to have the following addition "...the Minister on the development, adoption, approval, publication, implementation, and monitoring of the NBC"? i.e. the Advisory Committee provides support at all stages.</p>	<p>Comment added to the draft for the Legal Draftsperson to address</p>	<p>Comment added to the draft for the Legal Draftsperson to address</p>
170	<p>Part 3, 14 (a) Functions of the Advisory Committee: Does the committee have any function to initiate or support procurement and consultancies that support NBC activities?</p>	<p>Comment added to the draft for the MID, LC & Legal Draftsperson to address</p>	<p>Comment added to the draft for the MID & Legal Draftsperson to address</p>
171	<p>15 (1) Membership of the Advisory Committee: It is recommended that a representative of the Ministry of Health & Medical Services since the NBC appears to deal with health, sanitation, and waste</p>	<p>Comment added to the draft for the MID, LC & Legal Draftsperson to address</p>	<p>Comment added to the draft for the MID & Legal Draftsperson to address</p>
172	<p>15 (1) Membership of the Advisory Committee: It is recommended that a representative of the Ministry of Environment Climate Change Disaster Management and Meteorology since the NBC needs to address multiple hazards, risks, and DRM/Resilience objectives of the country</p>	<p>Comment added to the draft for the MID, LC & Legal Draftsperson to address</p>	<p>Comment added to the draft for the MID & Legal Draftsperson to address</p>
173	<p>15 (1) Membership of the Advisory Committee: It is recommended that a representative of the Ministry or organization dedicated to electricity and/or energy conservation be included</p>	<p>Comment added to the draft for the MID, LC & Legal Draftsperson to address</p>	<p>Comment added to the draft for the MID & Legal Draftsperson to address</p>

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STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED	
174	15 (1) Membership of the Advisory Committee: It is recommended that a representative of Ministry of Finance and Treasury be included to ensure that any NBC activities and amendments make economic sense and have a business case and doesn't cause undue additional costs and complexity to the industry	Comment added to the draft for the MID, LC & Legal Draftsperson to address	Comment added to the draft for the MID & Legal Draftsperson to address
175	15 (1) Membership of the Advisory Committee: It is recommended that a representative of Solomon Islands Department of Fire and Rescue Services be included to ensure Fire safety	Comment added to the draft for the MID, LC & Legal Draftsperson to address	Comment added to the draft for the MID & Legal Draftsperson to address
176	15 (1) Membership of the Advisory Committee: What administrative staff will be available to support committee activities?	Comment added to the draft for the MID to address	Comment added to the draft for the MID to address
177	16 Term of Office of appointed member: It is recommended that there is criteria that the appointed members do not leave at the same time (they have differing terms that facilitates an alternating process to prevent institutional knowledge loss)	Comment added to the draft for the MID, LC & Legal Draftsperson to address	Comment added to the draft for the MID & Legal Draftsperson to address
178	15 Membership of the Advisory Committee: Is there any conflict of interest of the membership of the advisory committee when looking at 14 (c). Are there any persons involved in the building approval process that are members of the advisory committee	Comment added to the draft for the Legal Draftsperson to address	Comment added to the draft for the Legal Draftsperson to address
179	15 (1) (f) and 2 (b) Can you kindly clarify if the appointed member can be a contractor and/or material supplier? would recommend adding to (2) (b) (i) that the member can also be a construction contractor or construction material supplier. I.e. better representation from the construction industry. in (2) (b) (ii) would also add "building construction" and mechanical, electrical, and plumbing	Comment added to the draft for the MID to address	Comment added to the draft for the MID to address
180	Part 5: Are there any amendments or repeals to the Environment Act (Health Act) dealing with sanitation and waste, any laws/regulations dealing with fire, DRM, emergency response, climate change, disability, historic/heritage buildings?	Comment added to the draft for the LC / Legal Draftsperson to address	Comment added to the draft for the Legal Draftsperson to address
181	It is recommended that provisions are included in the Building Act (or similar) that control development in areas prone to natural hazards. Natural hazards are usually limited to: <ul style="list-style-type: none"> • Erosion (including coastal erosion, bank erosion, and sheet erosion) • Falling debris (including soil and rock) • Subsidence 	agree but think that the P&D Act would be the legislation to control development in 'unsuitable' areas FW / Alan McN to confirm.	MLHS to Note Legal Draftsperson to Note

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STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED
<ul style="list-style-type: none"> • Inundation (including flooding, overland flow, storm surge, tidal effects and ponding) • Slippage <p>The definition of a natural hazard is not restrained by the requirements of the Building Code. Hence, the accepted practice of using the 1% probability of the occurrence (i.e. 1 in 100 years) of a natural hazard is the appropriate methodology to determine if the land is subject to a natural hazard. Furthermore, a minimum time period to assess whether land is subject to natural hazards is usually a minimum of 100 years. This is where the effects of long-term climate change to variables such as rainfall, flooding and sea level rise are addressed.</p> <p>It is common for policy to be more directive and encourage development to be proactively managed by:</p> <ul style="list-style-type: none"> • Locating new development away from areas prone to natural hazards • Consider responses, including managed retreat, for existing development • Protecting or restoring natural defences to coastal hazards 	<p>Summary: PRIF - it appears the Building Code is likely to meet the intended outcome. However, by not considering where it is appropriate to build is a significant gap. strongly recommending that this is addressed in parallel by refining the proposed Building Act. This is not likely to be a simple exercise but is essential to control future development and manage future infrastructure risk from climate change.</p> <p>It is noted that governments are currently developing legislation to manage existing infrastructure that is being affected by climate change to assist the implementation of adaptation solutions.</p> <p>A key issue is addressing existing use rights to manage the risk and this could potentially be addressed in the proposed Act as it will be needed in the future.</p>	
PACIFIC REGIONAL INFRASTRUCTURE FACILITY – NBC		
<p>182 Preface 2021 Version: It is recommended that the NBC not only apply to NEW buildings but also existing buildings (government owned, public buildings, public and private buildings that are identified in the SI Disaster Response plans classified as Shelters/critical/essential/lifeline facilities). i.e. Potentially review 1) if upgrading, improving and/or strengthening of existing buildings to fully comply with NBC is required within X years of NBC notice; in order to increase health, safety, amenity, and resilience (through a national program) OR 2) If when significant works are initiated for an existing building it triggers requirements that the whole building be upgraded/strengthened to meet the latest NBC OR 3) If when significant works are initiated for an existing building it triggers requirements to upgrade/strengthen the building to a certain level considering the design life that has passed (% of NBC). NOTE: It could be prudent to upgrade existing Post-Disaster/Shelters/critical/essential/lifeline facilities and essential government services structures to comply completely with the new NBC?</p>	<p>This is a good point and should be addressed under the regulations. Refer feedback item 124, The proposed wording from the Tuvalu NBC to be included in the regulations.</p>	<p>The proposed wording from the Tuvalu NBC to be included in the regulations.</p>

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STAKEHOLDER FEEDBACK	COMMENTS	ACTION REQUIRED	
183	<p>Preface 2021 Version: Does the NBC apply to historic/heritage structures identified in the Solomon Islands? Should a guideline be considered to address any historic/heritage structures in relation to the NBC with the appropriate ministry and department?</p>	Not at this time - for ongoing consideration	No Action at this time – marked for ongoing & future consideration
184	<p>Preface 2021 Version: Does the NBC apply or address to new and existing traditional and/or vernacular structures? Are there specific definitions, limits in size/height, and/or basic performance requirements and inspection requirements for traditional and/or vernacular structures? Should a guideline be considered to address any traditional/vernacular structures in relation to the NBC with the appropriate ministry and department?</p>	<p>The code only applies to traditional and/or vernacular structures greater than 40m2 on registered land and public buildings on customary land. Clause A5 allows for the Approval Authority to exclude specific structural types. This could include traditional or vernacular structures of significant cultural heritage or function.</p>	No Action
185	<p>pg A-6 Mixed traditional-commercial material buildings: Potentially consider structural requirements for the main structure and health/sanitation/fire requirements only for traditional buildings that are occupied or inhabited (doesn't apply to non-occupied structures).</p>	<p>Use of Mixed traditional-commercial material buildings will be addressed under the updated and revised home Building manual. Updating the Home Building Manual is underway. This activity is scheduled to be completed in 2022.</p>	The updating of the companion manual – the 'Home Building Manual' - is underway
186	<p>Potentially also consider that traditional-commercial buildings have at least one room that is a "hardened safe room or core structure" for all occupants to shelter safely in for 24 hours if a cyclone event occurs (in line with DRM plans to save lives and prevent injury during hazard events, and provides some level of shelter while reconstruction/repair occurs - this could help decrease Government emergency response efforts and jumpstart community reconstruction - recommend opinion from Minister of MECDM). Potentially recommend a Guidelines for this type of construction. NOTE: For isolated communities or isolated island communities where disaster response is challenged it may be prudent to consider hardened safe rooms and/or hardened shelters</p>	Not at this time - for ongoing consideration.	No Action at this time – marked for ongoing & future consideration
187	<p>A-8 Significant Alteration: Recommend Splitting the definition into various parts 1) Cost of alteration as % of building cost 2) Significant Structural Alteration of the Gravity System and/or foundation system OR 3) Significant Structural Alteration of lateral system and/or addition of building mass globally or single story and/or change in the global demand-capacity ratio of the lateral system OR 4) Significant structural alteration that creates structural irregularities OR 5) Significant/Substantial Damage OR 6) Change of Occupancy or Class of structure OR 7) Change of fire spread / fire safety OR 8) Government funded or donor funded. See IEBC and/or California Existing Building</p>	Not at this time - for ongoing consideration.	No Action at this time – marked for ongoing & future consideration

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	Code for further guidance and criteria and different levels of intervention based on different levels of significant alteration.		
188	<p>A-9 Traditional material buildings: From a Dram and injury/life safety perspective it would be prudent to specify some structural and health/sanitation/fire requirements at a reduced or basic level. Recommend some level of inspection/enforcement that is positive and opportunity to engage communities to be hazard/risk informed. Recommend a Guideline for traditional material buildings be developed to not only document traditional materials and construction methods but also understand how to increase resilience to natural hazards. Potential opportunity for research to understand the fragility, strength, and performance of traditional material buildings.</p>	<p>Not at this time - for ongoing consideration.</p>	<p>No Action at this time – marked for ongoing & future consideration</p>
189	<p>A2.2 Under material durability, how is corrosion of metal elements considered? (corrosion due to atmospheric salt and/or proximity to volcanic corrosive features). Are there any corrosion maps and requirements?</p>	<p>Standards Australia and ATSM have metal corrosion standards. We are unaware of any corrosion mapping for the Solomon Islands. Under A2.2 durability definitions are purposely kept general. More specific definitions will be considered for future editions of the NBCSI</p>	<p>No Action at this time – marked for ongoing & future consideration</p>
190	<p>A-12 "In rural areas the NBC does not apply to traditional buildings" Is there a legal definition and/or map indicating what is considered a rural or urban area? This is the first mention of rural traditional buildings, noting that definition on A-9 does not include rural. Is it proposed that only rural traditional buildings are exempt from the NBC or is it all traditional buildings. A5.1 also appears to have a 1 storey limit and a 40 m2 limit. Recommend a review of the text to align what traditional and traditional-commercial buildings are exempt from NBC requirements.</p>	<p>This is an error, should read "The NBC does not apply to traditional buildings on customary land." The term "rural" will be deleted from the NBC.</p>	<p>NBC to be amended</p>
191	<p>Specification A1.3 pg A-18 Are there any standards or guidelines (with design parameters) for storm surge, flood design, tsunami, climate change, liquefaction, landside, and/or volcanic ash / flows? Will there be any guidelines produced for these hazards? Are there any hazard maps for these hazards with NBC design parameters? Do land use and zoning maps indicate these hazards and/or have NBC design parameters?</p>	<p>Refer item 12 - This is seen as a long-term goal i.e., SI has yet to reach this level of sophistication. It is proposed to include the addition of a sustainability chapter in the next edition of the NBC which will be prepared over the next few years.</p>	<p>No Action at this time – marked for development and inclusion in future revisions and actioning</p>
192	<p>B1.2 are there any other Importance Level 4 buildings that need to be considered that are part of the MECDM Disaster Response Plan. i.e Post-Disaster/Shelters/critical/essential/lifeline facilities and essential government services structures</p>	<p>A new clause is to be added on importance levels. Post disaster structures are included.</p>	<p>NBC to be amended</p>
193	<p>B1.3 For Wind speeds, does the wind speed consider climate change impacts to wind speed (generally an increase)? To what year? i.e. Which</p>	<p>BC to comment</p>	

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	IPCC model and horizon year has been used to determine increased wind speeds for design purposes?	
194	B1.3 (b) What is the return period is the VR of 69 m/s? What Cyclonic Region is the Solomon Islands Classified as? BC to comment	
195	B1.3 (b) (ii) and B1.4 (a) (ii) What is the Seismic Hazard Factor and Fault distance? Is there a table and/or map? BC to comment	
196	DD2 Access for people with Disabilities: Recommend considering ISO standards for accessibility. See ISO/IEC Guide 71:2014. The NBC provides for accessibility for people with a disability and uses the DFAT Accessibility design guidelines as the reference standard. ISO/IEC guide 71:2014 is considered overly onerous within the SI context.	No Action
197	DF5 and DF6 Are these sections in alignment with the Environmental Health (Health Act)? Are there any needs for changes to any laws or regulations to ensure alignment with NBC? To be cross checked	NBC DF5 and DF6 to be crosschecked with the Environmental Act to to ensure alignment with the NBC
198	DF7 and NF7.2 Do these IDF curves consider climate change (Either an increase or decrease in rainfall intensities)? Which IPCC model and horizon year has been used to determine rainfall intensity duration curves for design purposes? The IDF curves appear to be different between DF7 and NF7.2. Section DF7.1 and 7.2 use the curves from the old building code. which do not consider climate change. Also, we do not know for which location (country or town) the DF curves relate, and the Solomon Met Service were not able to provide maximum hourly rainfall data. Another aspect that should be looked is the practicality & costs of designing guttering systems using this methodology in Solomon Islands. We will recommend that the section on procedure for the design of gutters be updated during the next review to take into account climate change	No Action at this time – marked for development and inclusion in future revisions and actioning
199	DF5.5 Is there any need for "first flush systems" for rain water collection? Especially when structures are near coastal areas. "First flush systems" and "Leaf Beaters" will be mentioned in section DF5.5 and diagrams of typical systems provided	NBC to be amended
200	Is there a minimum building design life in the code (usually not less than 50 years)? BC to comment	
201	DFP8.1 and NFP 8.1 state that flood waters or waves from a storm or cyclone should not enter a building for return periods in excess of 1 in 30 years. The norm is usually for a 1 in 50 years (or 2%AEP event). Is 1 in 30 years too low? I also note that usually a freeboard is applied above this level (0.5m is common). WP to comment	
202	BP1.1 (d) directs the reader to NFP 9.1 – does this exist? This is an error. Should be NFP1.1 and NFP 8.1	NBC to be amended

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COMMENTS

ACTION REQUIRED

203	Does the Code address climate change particularly around inundation? This might be covered elsewhere but I would expect the effects of future climate change on rainfall, flood levels and sea levels be considered on the building design life. I expect wind loads will be progressively revised via 1170	Refer item 12 - It is proposed to include the addition of a sustainability chapter in the next edition of the NBC which will be prepared over the next few years.	No Action at this time – marked for development and inclusion in future revisions and actioning
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MALATIA CONSULTATION 14 OCT 2021

Detail Pending

MAKIRA-RENBEL-ISABEL CONSULTATION 27 OCT 2021

Detail Pending