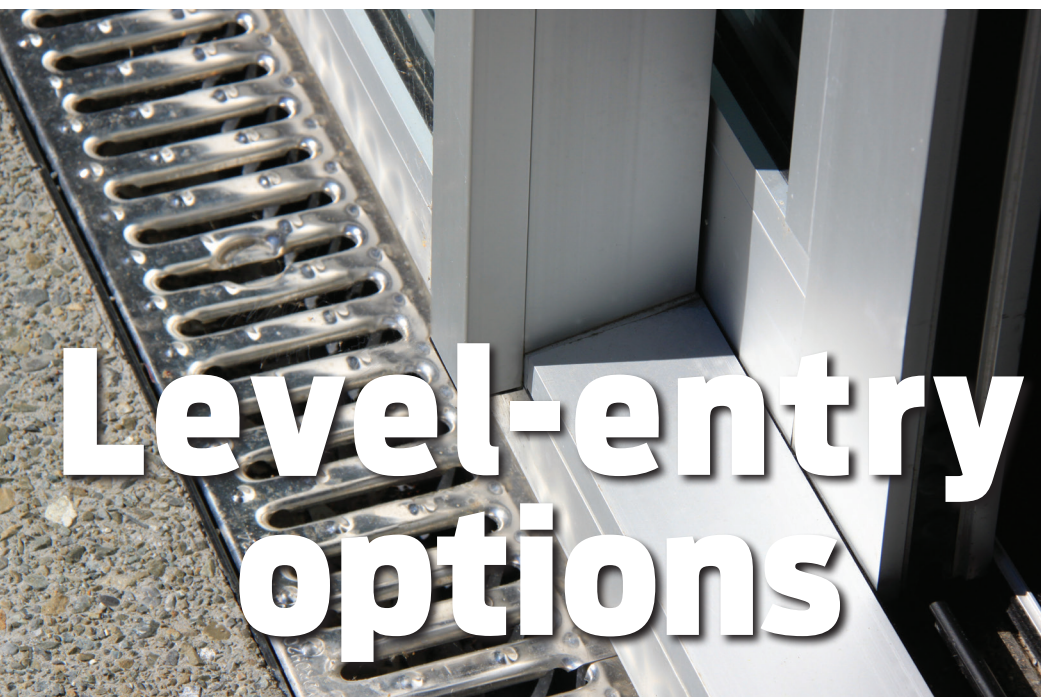


BRANZ

# builder's mate



## Level-entry options

Level entry into a house from a deck or paving needs careful construction to stop rain from getting into the dwelling.

The Acceptable Solution E2/AS1 has details for level entry from a deck (Figure 17A) and from a paved area (Figure 17B).

### Level entry from an enclosed deck

Figure 17A has two details – one for a tiled or paved deck and the other for timber decking. Each has a deck membrane underneath, which must be weathertight as described in paragraph 8.5, with no fixings penetrating it. There must also be a threshold height of not less than 100 mm so water on the deck cannot track back inside the building.

Paragraph 8.5.1 limits the Acceptable Solution to butyl or EPDM membranes installed over plywood substrates for decks with:

- 1.5° (1:40) minimum fall
- 40 m<sup>2</sup> maximum area
- no steps in level within the deck area except into gutters
- no downpipes discharging directly to the deck.

Decking surfaces must be spaced to allow drainage and must be removable to allow cleaning and maintenance of the waterproofing membrane. The timber decking can be fixed with stainless steel screws to allow removal. >



worth \$189!

## INDUSTRY NEWS

### Training bodies merge

Three training bodies have merged under the BCITO banner: the BCITO, the Joinery Industry Training Organisation (JITO) and DecorateNZ/FloorNZ. The ITOs had a long history of working together. New industries BCITO will be working with are architectural aluminium joinery, flooring, glass and glazing, timber joinery, kitchen and bathroom design and painting and decorating.

### Good Repair Guides

BRANZ has published a series of Good Repair Guides that give the building professional descriptions of how to repair common problems in New Zealand houses. The series includes *Damp Subfloors*, *Horizontal Timber Weatherboards*, *Interior Painting*, *Repainting Textured Finishes*, *Timber Windows*, *Dealing with Mould*, *Improving Internal Ventilation*, *Profiled Metal Roofing*, *External Gutters* and *Aluminium Windows*. All can be bought online through [www.branz.co.nz](http://www.branz.co.nz).

### Zero Energy House

Want to know how to build a warm sunny house where winter power bills average less than \$2 per month? One Auckland house has achieved that. See [www.zeroenergyhouse.co.nz](http://www.zeroenergyhouse.co.nz)

WIN!

A ToolShed Trade Roller Stand

The ToolShed

0800 948 665  
[www.thetoolshed.co.nz](http://www.thetoolshed.co.nz)

## HAMMER 'N' NAILS



Figure 17A (a) shows proprietary chair supports on the membrane, while 17A (b) shows timber decking on H3.2 framing, supported off the deck membrane by H3.2 timber blocks on isolation pads.

A minimum 12 mm gap is required between the deck surface and the wall or balustrade cladding to prevent water being trapped.

## Level entry from ground-level paving

E2/AS1 Figure 17B (a) shows level entry from exterior paving onto a concrete slab, while 17B (b) shows entry from a timber deck onto a suspended timber floor.

The detail for entry from paving onto a slab includes:

- a channel across the door opening with:
  - a width to suit capacity
  - 150 mm minimum depth
  - 3.7 m maximum length
  - 1:200 minimum fall to a drainage outlet
- a grating over the channel that:
  - is supported independently of the door frame
  - is removable to allow cleaning
  - is specifically designed for imposed loads
  - has gaps sized to avoid wheelchair wheels or mobility aids being blocked or trapped
  - has a minimum 12 mm continuous gap from door frame and wall cladding to stop water being trapped and allow drainage.

Exterior paving must have a minimum 1:40 fall away from the channel for 1 m minimum distance.

Details outside these dimensions must be submitted for consent as an alternative method, which shows the:

- capacity designed for
- length and width of the drainage channel
- slope of the channel and the adjacent paving
- detail to allow the channel to be cleaned.

For all options, the paving or decking outside the level entry must comply with D1/AS1 access route requirements.

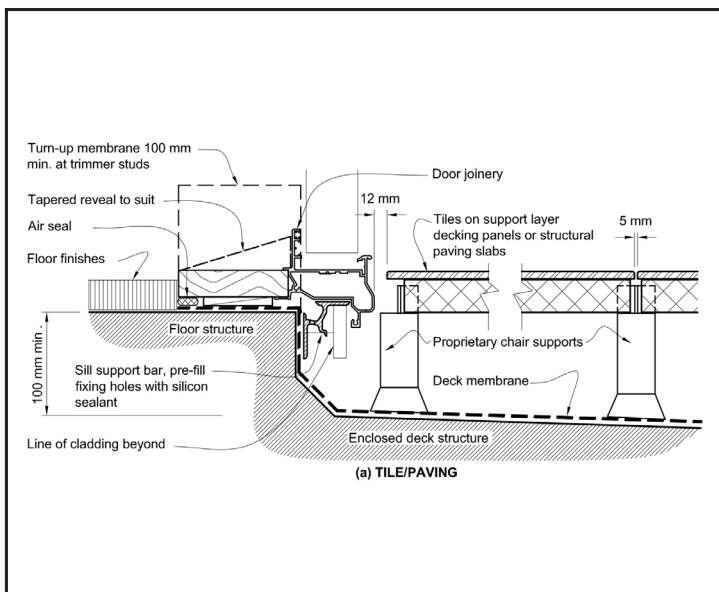


Illustration: Figure 17A(a) from E2/AS1.

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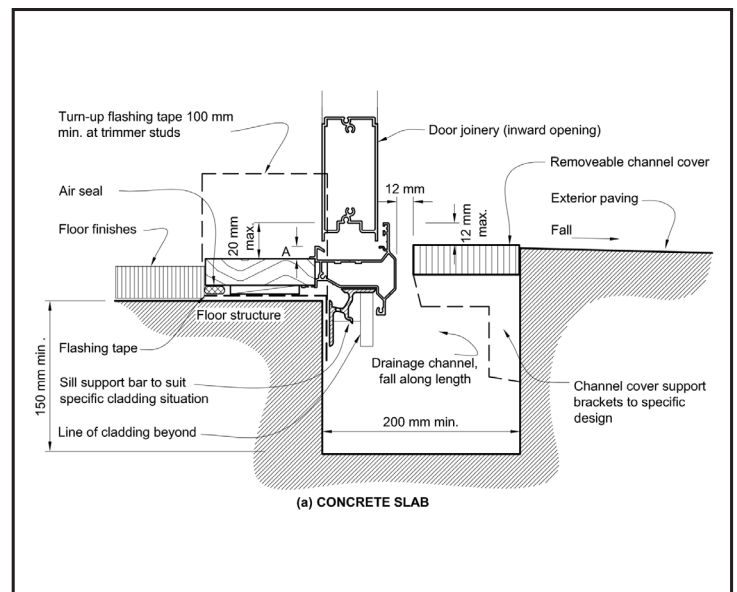


Illustration: Figure 17B(a) from E2/AS1.

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# Mouth piece

In my contracting days, I routinely ‘back-priced’ jobs as they progressed. It was a good way of honing my estimating skills and letting me know if I was on track. But, for me, back-pricing had a drawback. I was always conscious of time and resented interruptions that might impact on my income – especially when I had a good work flow or a lot to do. This meant I could feel impatient when clients asked ‘silly’ questions about things that seemed obvious or irrelevant, or when they just wanted to chat.

As Registrar I’ve been privileged to meet many people who run design and trade businesses. I’ve found that New Zealand operates a bit like a large village, and that most building-related businesses are small.

Some practitioners I’ve met never advertise; their work comes through ‘word of mouth’ and their clients wait for quite long periods rather than chasing quotes from designers or tradespeople they don’t know.

What are they doing right? Here are some thoughts:

- Always greet your client. Introduce your staff and subbies and encourage them to greet your client as well.

- Spend some time giving your client an overview of what you and your staff or subbies are doing. It’s best to assume they don’t know much – the days when Kiwis knew about building are long gone. But don’t talk down to your client – no one likes being patronised.
- Discuss changes and attend to problems when they arise. Clarify instructions or agreements so you and your client are on the same page.
- Keep the worksite tidy – it looks professional and inspires confidence.

Successful practitioners understand something fundamental – people want to feel good about paying the bill. Your client is spending a lot of money, and it’s your job to make sure they feel OK when they part with it.

Take the time to talk – it’s the cheapest and most reliable form of marketing you will ever do.

### Mark Scully

Registrar of Licensed Building Practitioners  
MBIE

# Weatherproofing a meterbox

Any penetration through the building envelope brings a risk of leaks, and meterboxes are no exception, but details are available that show how to design and install a meterbox penetration that reduces the risk.

Figure 69 of E2/AS1 covers meterboxes and similar penetrations through a cladding on a cavity. Wall underlay is turned into the trimmed opening, with flexible flashing tape at the corners. An air seal is fitted around all sides of the meterbox. The head flashing has a 15° slope and 35 mm cladding cover (EH wind zone 60 mm cover required).

Paragraph 9.1.9.3 of the Acceptable Solution requires flashing tape complying with paragraph 4.3.11 and sealant that complies with:

- Type F, Class 20LM or 25LM of ISO 11600, or
- low modulus Type II Class A of Federal Specification TT-S-00230C.

Paragraph 9.6.8.5 covers penetrations in vertical profile cladding. It requires the heads of larger

penetrations such as meterboxes to be flashed in similar fashion to Figure 69, with head flashings adjusted to suit the profile and other flashings as per the window and door details in the Acceptable Solution.

Paragraph 9.6.9.6 covers penetrations in horizontal profile cladding. It requires all services penetrations through claddings to be flashed and sealed and the heads of larger penetrations to be flashed in a similar fashion to Figure 69.

Plastic duct outlets are available that can be quickly fitted to walls, but care needs to be taken to ensure that these are effectively weatherproofed.

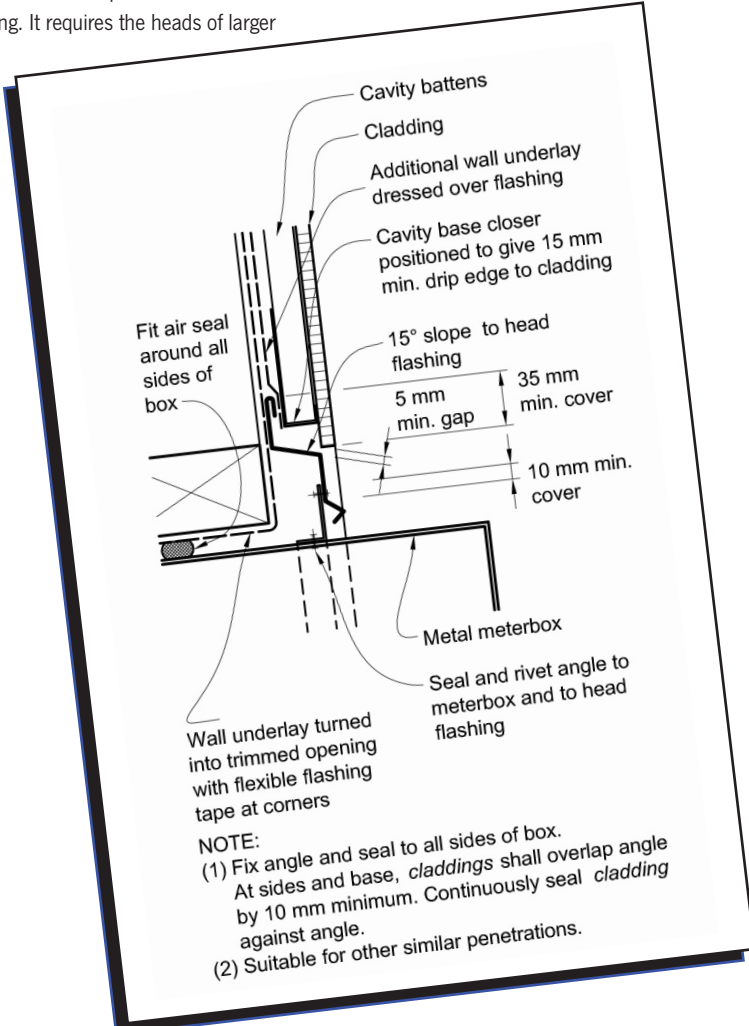


Illustration: E2/AS1 Figure 69 for L, H and VH wind zones.

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# build

“Do you get your free Build magazine?”



All building contractors who are in the business of building and have paid a Building Research Levy in the current year can receive BRANZ's *Build* magazine for free. This Levy is paid as part of the building consent fee on all construction projects over \$20,000. If you are missing out on your free copy of *Build*, call 0800 80 80 85 (press 2) or email vera.chan@branz.co.nz.



## ADVISORY HELPLINES

For the building and construction industry:

**0800 80 80 85**

For the homeowner and public enquiries:

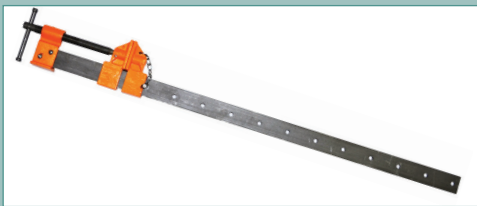
**0900 5 90 90**

Calls cost \$1.99 per minute plus GST

[WWW.BRANZ.CO.NZ](http://WWW.BRANZ.CO.NZ)

# Competition

Here's a tool.



What is it?

**Win!**

A ToolShed Trade  
Roller Stand



**Worth \$189!**

This very versatile trade roller stand is suitable for mitre saws, planers, sanders etc. At just \$189 (incl. GST) it is exceptionally good value for money against other brand-name stands.

The prize is provided courtesy of The ToolShed.

All you need to do to win is tell us the name of the mystery tool (above).

Email your answer to [buildersmate@branz.co.nz](mailto:buildersmate@branz.co.nz). Put "April Competition" in the subject line. The message should include your answer, your name, postal address and phone number. One entry per entrant please.

Don't forget to tell us where you picked up your copy of *Builder's Mate*! The winner will be the first correct entry drawn at 9 am on Friday 2 May 2014. Details will be posted on the BRANZ Ltd website ([www.branz.co.nz](http://www.branz.co.nz)) and in the next edition of *Builder's Mate* due out on 1 June 2014.



Winner of the February competition was Gareth Simpson of Rotorua. Gareth wins a DeWalt multi-tool and accessory kit worth \$369. The mystery tool was a paddle mixer for plaster, mortar etc.

#### Terms and conditions:

Entry is open to all New Zealand residents except employees and immediate families of BRANZ and The Tool Shed shops. The competition will close on Friday 2 May 2014. The prize is not transferable for cash. The judge's decision is final. No correspondence will be entered into.

# What's wrong in these PICTURES?



**1** DOWNPIPES



**2** SUBFLOOR

2. This house has a major underfloor moisture problem and no effective underfloor insulation. Urgent action required to deal with the moisture.

1. These downpipes release rainwater directly onto the roof below. They should have spreaders fitted.

**ANSWERS**

## BRANZ Maintenance Schedule

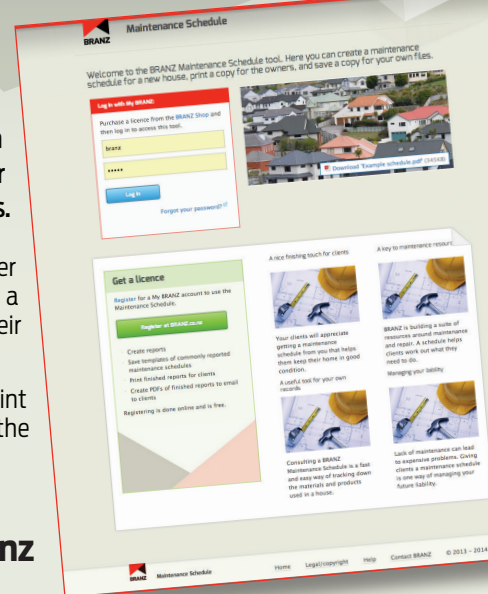
Maintenance Schedule is BRANZ's new, easy-to-use online tool for designers and builders to record the materials and finishes used within a building so they can easily inform the owner about the building's maintenance requirements.

When all information has been entered, the user can print a booklet for the building owner with a record of the materials and finishes used and their maintenance needs.

Users have up to 3 months to complete and print each maintenance schedule and can determine the level of detail provided for each schedule.

Coming soon. Fees apply.

[www.maintenanceschedule.org.nz](http://www.maintenanceschedule.org.nz)



Although BRANZ has made every attempt to ensure the accuracy of its information, it provides generic advice only, and BRANZ accepts no liability for any loss or damage incurred. Opinions expressed in *Builder's Mate* do not necessarily reflect the views of BRANZ.

Standards referred to can be purchased from Standards New Zealand. Tel: 04 498 5991 or [www.standards.co.nz](http://www.standards.co.nz).

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[www.branz.co.nz](http://www.branz.co.nz)