BRANZ builder'smate



Effective waterproofing is vital for tiled showers and splashbacks and important to keep bathrooms, laundries and kitchens generally in good condition. Too often, poor waterproofing results in tiling failures, leaks and costly repairs. Even if you don't do the job yourself, it is still important to know how far waterproofing should go.

Water escaping from a shower and from around a bath, basin or the like can remain unnoticed for long periods and cause serious damage. Properly detailed and installed waterproofing is essential behind tiled surfaces with cement-based grouts because tiling is not inherently waterproof, and failure of tiled surfaces is a common problem in New Zealand.

Building Code clause E3 *Internal moisture* requires buildings to be constructed to avoid fungal growth on linings, water overflowing to adjoining units and moisture damage to building elements. Acceptable Solution E3/AS1 does not specifically define a wet area, but uses the terms 'subject to watersplash' and 'showers' when defining wet area requirements. Considering the risk of water damage, there are two types of areas:

- Those subject to frequent and heavy wetting, such as showers and open shower surrounds, and splash areas around baths and basins.
- Those subject to regular intermittent wetting, such as floors in bathrooms, kitchens and laundries and the walls behind baths, basins and tubs. Tiled entries also fall into this category when people enter the house during heavy rain.



INDUSTRY NEWS

Concrete masonry standard updated

NZS 4229:2013 *Concrete masonry buildings not requiring specific engineering design*, setting minimum requirements for the design and construction of reinforced concrete masonry buildings up to 10 m high, has just been published, replacing the 1999 version. Key changes:

- Becoming consistent with other standards, including NZS 3604:2011 and AS/NZS 1170, on earthquake zones, extra high wind zone, durability provisions, the definition of 'good ground' for the Canterbury earthquake region, requirements for concrete slab floors and foundations and so on.
- Retaining walls have been aligned with the New Zealand Concrete Masonry Association's concrete masonry manual.
- Masonry veneer wall covering (veneer tie requirements, dry bedding of ties and so on) is to be contained in Acceptable Solution E2/AS3. In the meantime, updated guidance is provided in Appendix E of NZS 4229:2013.

Start your own business

• The new BRANZ book *Building Basics: Your Business* looks at what you need to know before going out on your own. You can buy a copy at www.branz.co.nz.

HANNER 'N' NAILS

For both these types of areas, BRANZ recommends tiles be installed over a waterproofing system except where the substrate is steel-trowelled or polished concrete. (In E3/AS1, a waterproofing membrane is required for tiled shower enclosures where tiles are laid over an absorbent substrate such as fibre-cement or water-resistant plasterboard.)

As good practice for tile finishes, BRANZ recommends the installation of a waterproofing membrane:

- in bathrooms, kitchens and laundries, to all absorbent floor substrates
- in an open shower, to all wall tiles within 1.5 m of a fixed showerhead plus the length of the flexible shower hose – waterproofing should go to the ceiling where the showerhead is removable
- in an open shower over a bath, to all wall tiles as above or the length of the bath plus 300 mm for a fixed showerhead
- in an enclosed shower, to all floor and wall tiles
 waterproofing should go to the ceiling where a removable showerhead is installed
- for baths, waterproofing should extend at least 300 mm above and beyond the top of the side and ends of the bath
- for basins, waterproofing should go at least 150 mm above and past the hand basin.

(For more information, see BRANZ Bulletin 518 *Wet area tile waterproofing.*)











Mouth piece

'Building controls' is often described as building and construction's enforcement area. While not a too inaccurate description, it is in my view more about getting a quality result, ensuring all involved in the design and construction process understand and comply with building code requirements and manufacturers' specifications.

The Building Act 2004 was a response to accountability and quality issues across the design, regulatory and construction sectors. A subsequent legislative response was the Building (Accreditation of Building Consent Authorities) Regulation 2006 that required territorial authorities (TAs), regional authorities (RAs) and private bodies to register as and establish building consent authorities (BCAs) in order to undertake regulatory building control functions.

A number of the 2006 BCA Regulations focused on employee competence training and technical leadership. One required building controls officials (BCOs) to have an appropriate qualification. This was highly appropriate, as although BCOs might share design and construction knowledge with others in the industry, the way BCOs apply their knowledge is unique to the building control profession. Additionally, the specific technical nature of building controls work does not fit within the normal compliance audit process definition. By targeting the consenting and inspection areas of the built environment first, the regulator's message was clear – compliance does matter, as does responsibility and accountability all the way down the design and construction chain.

Building controls officials have to have or be working towards an appropriate building controls qualification with effect from 1 December 2013. The outcome will be standardisation of skills and knowledge across the BCA sector, leading to higher levels of interpretation and decision making in the consenting and inspection process. As the emphasis on lifting the game on quality outputs across the building sector increases, the benefits nationally will be significant.

Nicholas Hill

Chief Executive Building Officials Institute of New Zealand

Risky business

It can be tempting to do a quick and cheap job for a good client or a mate or to have a go at something outside your area of expertise. But get it wrong and the costs to you can be huge, even if you haven't charged or haven't charged much. Understanding the risks and how to protect yourself is crucial.

Take the case of a builder who was paid \$280 for a quick check of a Wellington house. His report didn't identify the house as a possible leaky home. When big problems came to light, the owners sued the builder. A High Court judge ordered the builder to pay \$180,000.

There have been other cases where courts haven't hesitated in ordering builders, house inspectors and others to pay large sums of money to clients for a job not done properly.

So how to protect yourself? There are three ways:

- Don't go outside your area of expertise. If friends ask you for a favour, don't be tempted to work outside your area of experience or insurance cover. You could be risking more than just a friendship.
- 2. Do the job thoroughly. For example, NZS 4306:2005 Residential property inspection

suggests minimum content for a pre-purchase inspection report. The standard isn't mandatory – but it would be wise for an inspector to at least comply with it. The same applies in other areas. (See BRANZ Bulletin 559 *Pre-purchase inspections* for more details on house inspections.)

3. Get the right insurance. Professional indemnity insurance gives protection for those held responsible for a service that did not have the promised results or who failed to provide a service and someone incurred financial loss. Public liability insurance protects against damage to third-party property and personal injury caused by negligence.

Other types of cover include statutory liability insurance and licensed building practitioner (LBP)

insurance. (For more details, see the article 'Protecting your business' in *Build*133, Dec 2012/Jan 2013.)

"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.

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Competition Here's a tool. What is it?



Worth \$389!

This is a 900 w premium plunge and fixed base router combination. Selected speed is maintained under any load for a consistent finish. Compact, lightweight design that increases ease of use and user comfort.

The prize is provided courtesy of The Tool Shed.

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. Put "June 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 5 July 2013. Details will be posted on the BRANZ Ltd website (www.branz.co.nz) and in the next edition of Builder's Mate due out on 1 August 2013.



The winner of the April Builder's Mate, issue 59, was Matthew Nant of Whenuapai, Auckland. The mystery tool was a respirator face mask. Matthew wins an Arges high torque D handle drill worth \$169.

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 5 July 2013. 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?**



sealant joint to maintain weathertightness. case there is a reliance on a poorly made 2. A messy penetration construction. In this

SNSWERS

giving a poorer result. been followed, making more work on site and dimensions of the existing blocks) has not

1. Modular design (design based on the



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