



Guideline

January 2018

Welcome to this update on technical and informative advice for the building and construction industry on issues relating to building controls and good construction practices.

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A correspondent wrote

A view we challenge

Here's what a designer wrote in response to the December *Guideline* article 'Underlays – be specific': "Hi there, please get in touch with the real world. You can specify any brand you like but the builder will use what he is familiar with or has arrangements with – e.g. building wrap! This is not a bad thing – think about outcome, don't try and control a process that you can't."

This feedback raises a number of issues:

- A material such as a specific wall underlay should be identified by the designer because of the specific properties/performance of that material. As an industry, we still need to move away from generic specifications to ensure all materials – not just wall underlay – are clearly identified. The days of the 'selected' wall underlay should be long gone.
 - An apparent lack of involvement by the designer in the construction phase of the project. Designers should be promoting the benefits of being involved during construction to their clients. It is a key aspect of ensuring that what is built is what was detailed and what the client expected.
 - The contractor is potentially in breach of their contract (with the owner) to build in accordance with the documentation.
 - Where the contractor makes the final selection, they are now responsible for the performance of that material or element.
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Free standards

Something free from MBIE

MBIE's Building System Performance branch has recently made the following standards/documents available for free online:

- NZS 3902:2004 *Housing, alterations and small buildings contract*
 - NZS 4218:2009 *Thermal insulation – Housing and small buildings*
 - NZS 4514:2009 *Interconnected smoke alarms for houses*
 - NZS 8500:2006 *Safety barriers and fences around swimming pools, spas and hot tubs*
 - SNZ HB 3604:2011 *Timber-framed buildings – Selected extracts from NZS 3604:2011*
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Notching and cutting 140 x 45 mm wall framing

No rules in NZS 3604:2011

While NZS 3604:2011 has notching and drilling limits for 90 mm deep wall framing, it does not give limits for 140 mm deep wall framing.

The limit for 90 mm framing is that the maximum size of the hole or notch is to be no more than 25 mm, which is 27% of the width of the stud. (The limit is 35 mm where not more than three consecutive studs are drilled or notched.) This means that, for 140 mm framing, the maximum size of a hole or notch would be 38 mm (27% of 140 mm).

All other requirements that apply to notching and drilling (such as spacing and location) given for 90 mm framing apply equally to 140 mm framing.

Contracts required for architects' services

Have it signed and sealed

From 1 January 2018, written contracts or terms of appointment are mandatory between architects and their clients, without exception. This new requirement has come into effect as a result of changes to the Architects' Code of Ethics.

The New Zealand Registered Architects Board (NZRAB) has stated: "Potentially, architects will be held to account under the NZRAB's disciplinary procedures if they accept a commission without meeting this requirement, i.e. not having written terms of appointment as stipulated in the Architects' Code of Ethics."

What's in a name?

Who can be an architect

In New Zealand, only a person who is a registered architect is allowed to describe themselves as an architect or registered architect in the context of offering or providing building design services (Registered Architects Act 2005). A registered architect is a person who the New Zealand Registered Architects Board (NZRAB) has registered and who also holds a current annual certificate of registration.

The names of registered architects can be accessed on the New Zealand Architects Register at www.nzrab.nz/search.

A person who designs buildings for a living in New Zealand but is not registered as an architect cannot describe themselves as an architect. These people can use titles such as 'architectural designer', 'building designer' or 'draftsperson'.

For more details, see this [NZRAB fact sheet](#).

Collated nails

Check collation method

A recent caller to the BRANZ helpline recounted an issue they had had when using wire-collated galvanised gun nails to fix cladding. While the nails were galvanised, the collating wire was not, and the small amount of collating wire that remained attached to the nails had resulted in some rust staining.

To avoid the potential for rust staining, the option is to use nails that are held together with paper tape. The proviso is that the nails provide an equivalent holding power to resist wind action on the cladding.

Universal design

It's not difficult

Our population is ageing, but how often is this considered during the design of a dwelling? It is often considered to be too difficult or the finished product will be one that won't appeal to purchasers.

It's time we rethink our approach by incorporating a few simple changes such as:

- level-entry showers
- wider corridors and doorways – 100 mm makes a big difference
- at least one level entry into the dwelling
- incorporating 1000–1500 mm of low or pull-out bench (with an open space beneath) in kitchens
- taller and deeper kick spaces to kitchen units to allow for wheelchair-bound users (consider drawers on castors to utilise the space between the floor and the cupboard)
- level handles to doors and taps/mixers
- a single-plane ground floor
- in 2-storey dwellings, an accessible bathroom and bedroom on the ground floor
- allowing sufficient width in bedrooms to allow for wheelchair access around the bed
- D-shaped drawer pulls that are easy to grasp and pull open
- preinstalled dwangs to allow the fixing of future grab rails.

Incorporating universal design features at the new-build stage is significantly easier and cheaper than modifying an existing dwelling later.

BRANZ seminars 2018 *Keeping Water Out*

Basements, Bathrooms and Decks

Basements, bathrooms (particularly tiled showers) and decks are known areas of higher risk in terms of potential issues related to water entry and/or migration to adjacent spaces.

This 21-centre seminar will cover the principles of:

- why we need to waterproof effectively
- the requirements of the Building Code Acceptable Solutions and standards
- waterproofing material options
- waterproofing extent
- key design parameters – the definition of wet areas and splash zones for bathrooms, slopes to bathroom floors and decks
- substrates and their preparation
- key waterproofing system application requirements such as application rates and curing
- key aspects of detailing
- drainage – behind walls, external for decks and internal for bathrooms
- inspection and maintenance
- for bathrooms – specific issues around freestanding baths, preformed showers, level-entry showers and finishes to walls.

This seminar is a must for architects, designers, BCAs, builders, tilers, waterproofers, roofers, building surveyors and house inspectors.

Presenters

Greg Burn – NZCD(Arch), DipBus (Marketing) – Structure Ltd
Des Molloy – the 'Old Geezer' returns again

Dates and locations

Wed 7 Feb	Timaru	Landing Service Conference Centre
Thu 8 Feb	Christchurch 2	Addington Events Centre
Fri 9 Feb	Blenheim	Scenic Hotel Marlborough
Mon 12 Feb	Tauranga	Trinity Wharf
Tue 13 Feb	Rotorua	Millennium Rotorua
Wed 14 Feb	Auckland – North Shore	QBE Stadium
Mon 19 Feb	Auckland – Central	Crowne Plaza Auckland
Tue 20 Feb	Hamilton	FMG Stadium Waikato
Wed 21 Feb	New Plymouth	The Devon Hotel
Mon 26 Feb	Kerikeri	Turner Centre
Tue 27 Feb	Auckland – Ellerslie	Ellerslie Event Centre
Wed 28 Feb	Wellington	InterContinental Wellington

All seminars run from **1.00–4.00pm**.

[Online registration](#) is available now.

