



GUIDELINE

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FUNDED BY
THE BUILDING
RESEARCH LEVY

FREE MONTHLY UPDATE ON BUILDING ISSUES PREPARED BY BRANZ AND
FUNDED BY THE BUILDING RESEARCH LEVY

CHANGES ARE HERE

The April *Guideline* under the heading 'Did you know that' highlighted a number of small, but significant, sentences in E2/AS1 Third Edition (which becomes operational on 1 July 2005). These sentences could have a significant effect on the design and specification of buildings and/or material choices. Check Amendment 1 for changes to some of these requirements.

QUESTION TO THE BRANZ HELPLINE

"I am a professional designer based in the Auckland area where my drawings and specifications need to satisfy the requirements of a number of different Territorial Authorities. I, like many of my fellow designers, have struggled in recent years to keep up with the many changes that have occurred to the New Zealand Building Code (NZBC) and Approved Documents. Specifically though, I want to discuss E2/AS1 Third Edition which is to become an Acceptable Solution on 1 July this year.

What is not helpful to me is the confusion that BRANZ creates by publishing design details that purport to comply with E2/AS1 but are in fact different to E2. For example, E2/AS1 Figure 44 (b) 'Apron Flashings' shows a dimension of 35 mm minimum clearance between the bottom of the vertical leg of the flashing and the bottom of the cladding, and a minimum flashing upstand cover of 75 mm. Compare that with the 'New Edition' of the BRANZ Weathertight Solutions Volume One (horizontal weatherboards) detail 1.1.6.4 [where] we see that those dimensions are 20 mm and 70 mm respectively. Noting that the BRANZ New Edition is promoted on the basis that it has been 'completely revised to comply with E2/AS1,' can BRANZ explain how the details can be different and yet claim compliance with E2/AS1?"

OUR ANSWER...

What is evident in this question is a confusion between the performance requirements of Building Code Clause E2 and the Approved Document E2/AS1, which is one means of meeting the performance requirements – compliance with E2 is not the same as following E2/AS1.

The performance requirements of NZBC Clause E2 are met by our details, hence our claim.

Our details take into account many of the industry recommendations incorporated into E2/AS1, such as cavity construction and the risk matrix, and in this respect they follow the principles of E2/AS1 but are Alternative Solutions.

Our details follow good practice, and in some areas are more conservative than E2/AS1, and offer solutions for situations that are not covered by E2/AS1. Our publications also include suggested Alternative Solution details to cover situations not included in E2/AS1, such as the timber window details in the *Weathertight Solution* publications. They also offer more robust solutions and provide guidance for the situations where specific design is required.

The use of recommended details (both in E2/AS1, BRANZ details or a manufacturer's appraised cladding system) still requires the intelligent application of appropriate details in specific situations and design. What we give are some choices.

To provide additional certainty for designers, we have tested some typical cavity details which are outside the scope of E2/AS1 to demonstrate compliance with E2 using E2/VM1.

Remember E2/AS1 is a compendium of recommended details (by DBH) that a BCA must accept if the building being consented is within the specified scope of E2/AS1. Using E2/AS1 is not mandatory and therefore not the only means of compliance.

When a detail outside the scope of E2/AS1 is used the designer will need to identify, in the consent documentation, the compliance path being used to support and justify the Alternative Solution.

OOPS?

In the introduction to *BRANZ Weathertight Solutions Volumes One and Two*, the table explaining the wind exposure indicator has the H and VH column headings transposed – the tables with each drawing are correctly labelled.

CITE FUTURE EVENTS

CITE Adjudication

15–19 August – Auckland

\$2,000 + GST (\$2,250 incl. GST)

CITE Domestic Sprinkler Design

10–11 August – Auckland

\$850 + GST (\$956.25 incl. GST)

CITE Access, Egress and Barriers

1–3 August – Wellington

30 August–1 September – Auckland

\$1,200 + GST (\$1,350 incl. GST)

CITE Plumbing Inspection

Week 1: 25–29 July – Christchurch

Week 2: 22–26 August – Christchurch

\$2,500 + GST (\$2,812.50 incl. GST)

Early bird specials are available.

Contact Fiona Street, CITE Education Officer. Phone 04 238 1291 or email

BRANZCITE@branz.co.nz

BRANZ SEMINARS

Timber Topics seminar dates for late July and early August are:

July – Greymouth 11, Timaru 12, Christchurch 13, Invercargill 25, Alexandra 26, Oamaru 27, Dunedin 28

August – Manakau 1, Hamilton 2, Rotorua 3, Tauranga 4, Masterton 8, Trentham 9

Contact Gail King, Seminar Coordinator. Phone 04 237 1170 or register online at

www.branz.co.nz

THE DEFINITIVE GUIDE TO INTERPRETING THE BUILDING ACT 2004

30 August 2005 – Wellington

31 August 2005 – Auckland

1 September 2005 – Christchurch



Come to this seminar and get an up-to-date and concise overview of the Building Act 2004. This event provides practitioners with practical viewpoints and actual experiences from different professionals in key industry sectors. It includes a wide range of respected and experienced speakers from both government and industry including:

- Len Clapham, *Building Officials Institute of New Zealand*
- Anthony Gough, *Hereford Holdings*
- GHD Limited, *Simpson Grierson, Wellington City Council, Beca Carter Hollings & Ferner, and Christchurch City Council*

The seminar runs for a full day (9am – 5pm) and costs \$195+GST. All delegates will receive a free copy of 'Deconstructing the Building Act'.

To find out more or to register please visit www.brookers.co.nz.

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