



GUIDELINE

MARCH 2004



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

FLOODED BUILDINGS

In February we announced that BRANZ Bulletin 308 was available free from the BRANZ website and gave some cautionary comment regarding the reinstatement of bracing capabilities.

Time now for a cautionary note regarding untreated timber framing and particleboard flooring. In keeping with the manufacturers' requirements, untreated timber must be allowed to dry as quickly as possible after being wet. Although inundated untreated timber is unlikely to deteriorate quickly, timber and particleboard flooring will, especially if left wet after flood water has receded.

Once a building is safe to enter, removing the mud and debris, floor coverings and wall linings is a priority when it comes to getting the drying process underway.

The rate at which the building dries should be as rapid as possible and doors and windows should be open during the day to allow maximum ventilation. At night, close the building and continue drying with a dehumidifier.

A dehumidifier can also be used in the final stages of drying until the framing timber is at a moisture content of less than 18%, as measured with a conductivity moisture meter. At this stage any signs of mould growth on untreated or treated timber can be removed by wiping the affected surfaces with a 10% bleach solution applied with a rag that's rinsed clean at regular intervals.

The timber should be allowed to surface-dry again before applying – as a further precaution – one of the proprietary brush-on surface treatments for timber, designed to help prevent decay.

BRACING RATINGS

Q. *A designer was consulting a manufacturer's bracing manual recently and discovered there were two options for bracing ratings, one for P21 ratings and one for EM3 ratings. For the selected wall type, EM3 provided better ratings – 125 bracing units (BUs) for wind and 80 BUs for earthquake. The P21 ratings only provided 90 and 80 BUs respectively. Why is this?*

A. The P21 method, which has been around for more than 20 years now, was introduced to evaluate the bracing of walls for lateral wind and earthquake loading under NZS 3604. EM3 is still being drafted and has not been incorporated into the amendments for NZS 3604, which means it is *not* part of the Acceptable Solution B1/AS1. Some manufacturers have already had products tested to the new procedure and are beginning to quote bracing ratings derived from an early draft of the EM3 evaluation method. **Until EM3 is referenced in NZS 3604, these ratings do not form part of the Acceptable Solution and a bracing design using them would be an Alternative Solution using specific engineering design.**

OUT OF PRINT INFORMATION

From time to time BRANZ gets requests for information that has long been superseded and is no longer in print. Requests for such information often lead to disappointment: BRANZ Publishing is not an archiving organisation and does not keep stocks of out-of-date information, including that from our own publications. However, out-of-print material is available at the National Library and many public libraries. It can also be viewed at BRANZ library where it is lodged as 'reference only', which means it cannot be removed.

BRANZ ACCREDITED ADVISERS

We are looking to increase our BRANZ Accredited Advisers network in several regions.

Criteria to become a BRANZ Accredited Adviser

BRANZ is looking for outstanding individuals who have a sound history of work experience in and/or qualifications related to the building industry. Applicants should preferably be already working in the field of building-related consulting or advice, but no longer actively engaged in designing, approving, building or certifying building work.

To find out more about our BRANZ Accredited Adviser network visit:

www.branz.co.nz/main.php?page=Accredited%20Advisers or contact jacklyons@branz.co.nz for further details.

Applications close on Friday April 16.

CITE TRAINING COURSES

April 2004

- BRANZ Certificate in Plumbing Inspection – Dunedin
Week 1: 19-23 April
Week 2: 24-28 May
Cost: \$2,500.00 excl. GST (\$2,812.50 incl. GST)
- BRANZ Certificate in Building Compliance for IQPs – Christchurch
27-30 April
Cost: \$1,350.00 excl. GST (\$1,518.75 incl. GST)

May 2004

- BRANZ Certificate in Adjucation
Auckland: 3-7 May
Wellington: 17-21 May
Christchurch: 14-18 June
Cost: \$2,000.00 excl. GST (\$2,250.00 incl. GST)

For more information on these courses, details of our early-bird specials, and registration forms, visit www.branz.co.nz (CITE Industry Training) or call Fiona McColl, CITE Education Officer on 04 238 1291 or email: fionamccoll@branz.co.nz