

Build index updated

An updated and correct *Build* index is now available on the BRANZ website. You can also download many articles from past issues of *Build* – most are free.

Maintenance planning

Some BCAs are now requiring a maintenance schedule to be submitted with building consent documentation. Guidance on the preparation of such a schedule is contained on the BRANZ website – follow this link to download it www.branz.co.nz/cms_show_download.php?id=23.

Weatherboard fixing

BRANZ is aware of a number of situations where bevel-backed weatherboards are being fixed at the top of the board with a small fixing to hold the board in place before being nailed off with a fixing along the bottom edge. This method of double fixing substantially increases the risk of the boards bowing or splitting because of the double fixing restricting the movement that will occur.

Table 24 in E2/AS1 specifies the following for bevel-backed weatherboards:

- For **stained or bare boards direct fixed**, a single 65 x 3.2 rose head annular grooved nail at each stud crossing to give 30 mm framing penetration.
- For **stained or bare boards installed over 20 mm (nominal) cavity battens**, a single 85 x 3.2 rose head annular grooved nail at each stud crossing to give 30 mm framing penetration.
- For **painted boards direct fixed**, a single 75 x 3.15 jolt head nail at each stud crossing to give 35 mm framing penetration.
- For **painted boards installed over 20 mm (nominal) cavity battens**, either a single 90 x 4.0 jolt head nail to give 35 mm framing penetration or a 75 x 3.15 annular grooved nail to give 25 mm framing penetration at each stud crossing.

Note that Table 24 references NZS 3604 Table 4.3 for fixing type and durability.

Waterproof deck/wall junctions

At the junction of a waterproof decking system and the adjacent walls, the waterproofing membrane must turn up behind the wall underlay or rigid air barrier. It is not acceptable to install the wall underlay first and try and seal the junction with a flexible flashing tape as has been reported to BRANZ.

To do the work correctly to maintain drainage paths, either:

- complete the installation of the deck membrane before the wall underlay is installed, or
- if the wall underlay has been installed, it must be folded back up the wall until the deck membrane has been completed then folded back down over the upstand to give the correct lap.

Remember – under E2/AS 1 the membrane upstand required around the perimeter of a waterproof deck where it abuts a wall is 150 mm measured from the highest point on the deck.

Roof cladding replacements

A building consent is required for a roof cladding replacement when:

- the roofing material is changed
- the roofing has failed to meet minimum Building Code durability requirements.

If the roofing has met minimum durability requirements (of not less than 15 years) and it is being replaced with the same material and profile, a consent is not required.

Top of cavity

The top of the drainage and ventilation cavity behind any cladding material must be blocked off from any roof or soffit space above to prevent the migration of moist air from the cavity into these spaces which must remain dry.

NZS 4218:2009

NZS 4218:2009 can be used as a means of compliance for clause H1 *Energy efficiency* but it must be submitted for and consented as an Alternative Solution. BRANZ recommends using the latest version of the standard as it is a better solution because it reflects the most up-to-date energy efficiency thinking, and Appendix D gives guidance on dealing with the insulation of alteration projects.

Deck joist size selection

When sizing deck joists for a given span, the minimum live load to be designed for is 2 kPa. For joists that are wetted in service, use Table 7.1 (b) (2 kPa loading) from NZS 3604.

Stone veneers

BRANZ Bulletin 476 covers the installation of natural stone veneers. As natural stone veneers are not covered by a compliance document, their use must be consented as an Alternative Solution. The advice in the Bulletin only covers veneers that are constructed like a brick veneer where the veneer is tied back to the structure – typically timber (framing) – with brick ties and there is a cavity of not less than 40 mm wide (50 mm minimum is recommended by BRANZ). All details shown in the Bulletin follow the principles of a brick veneer with a drained and ventilated cavity and a structural veneer tie that allows movement between the veneer and the structural frame. Any other stone veneer system not following the brick veneer construction requirements would need to be specifically designed to show compliance, in particular, with Building Code clauses E2, B1 and B2.

Slabs on ground

For slab-on-ground construction to NZS 3604, the maximum depth or thickness of compacted granular fill that can be laid under the slab is 600 mm (the standard also specifies a minimum of 75 mm). Granular fill must be compacted in layers not exceeding 150 mm.

Where fill thicker than 600 mm is required, the underlying soils must be assessed for the higher loading, and the edge foundations must be designed as temporary retaining walls.

BRANZ Seminars 2009

Two years on from our **H1 Insulation Changes** seminar, it's clear from the calls to the BRANZ Helpline that many people in our industry are still coming to grips with the requirements these Building Code changes have brought about. Our upcoming **H1 Energy Efficiency** seminar will:

- help you apply H1 more easily in your everyday work
- explain the changes in the new version of NZS 4218
- clarify how H1 and NZS 4218:2009 fit together as a compliance route
- enable you to better produce or inspect consent documentation relating to H1.

Dates and locations are below. Registration is available now on our website (www.branz.co.nz/seminar_register).

Dates and locations		Dates and locations	
2 Nov Mon	Invercargill	18 Nov Wed	Nelson
3 Nov Tue	Queenstown	23 Nov Mon	Hamilton
4 Nov Wed	Dunedin	24 Nov Tue	Tauranga
5 Nov Thu	Timaru	25 Nov Wed	Rotorua
6 Nov Fri	Christchurch	26 Nov Thu	Gisborne
9 Nov Mon	Whangarei	27 Nov Fri	Napier
10 Nov Tue	Albany	30 Nov Mon	Palmerston North
11 Nov Wed	Manukau	1 Dec Tue	Kapiti
12 Nov Thu	Ellerslie	2 Dec Wed	Wellington
13 Nov Fri	New Plymouth	3 Dec Thu	Masterston
17 Nov Mon	Greymouth	4 Dec Fri	Trentham