



GUIDELINE

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

WEATHERBOARDS OVER A CAVITY – FILLING THE GAPS

The recently published E2/AS1 calls for weatherboards to be fastened over a cavity when the risk score is 7+ for rusticated and 13+ for bevel-back. It further specifies the fasteners – 90 x 4 mm jolt-head galvanised nails – requiring the weatherboards to be attached structurally to the framing. At external corners the length of fixings needed to ensure penetration of the cladding and fixing into the structural framing can be difficult to achieve. A more workable approach has been developed and tested by BRANZ. The approach is based on using the cavity battens as structural components, and requires the battens to be kiln dried #1 framing grade radiata with a maximum thickness of 20 mm and a minimum width of 40 mm. The battens are fixed with hand-driven 60 x 2.8 mm jolt-head galvanised nails or power-driven 64 x 2.8 mm flat-head galvanised nails. The nailing is at a maximum of 300 mm centres staggered 12 mm either side of the batten centreline. The weatherboards are subsequently attached using 60 x 2.8 mm jolt-head galvanised nails for rusticated or 75 x 3.15 mm jolt-head galvanised nails for bevel-back, through the battens and into the mid-width of the studs. In this way the corner details can be constructed with much less risk of splitting battens compared with general methodology given in the Acceptable Solution. Look for more details in upcoming issues of BUILD magazine.

WIND BARRIERS AND E2/AS1 (THIRD EDITION 2004)

The requirement for wind barriers in conjunction with exterior claddings was first introduced with the re-write of New Zealand Standard NZS 3604:1999. Wind barriers were to be either rigid or non-rigid type, depending on the timber weatherboard profile being specified and the wind zone of the building site. They are specific to timber weatherboards only, and only apply when NZS 3604 is called up as the compliance document. **No other NZBC compliance document refers to wind barriers.**

NZBC E2/AS1 (third edition) which comes into effect on 1 July 2005, makes **no** reference to the need or use of wind barriers air barriers, especially to unlined gable ends, (air barriers yes – wind barriers no). The ‘second line of defence’ notion on which the need for wind barriers was based has been replaced with drained and ventilated cavities and air seals. Where a ‘direct fix’ option is permitted under E2/AS1, it is always in a low-risk situation where the need for a wind barrier (of a type other than a building paper underlay or wall wrap) is deemed unnecessary.

ROOF UNDERLAYS – WHERE DO THEY TERMINATE?

Calls to our Helpline service suggest that there is confusion about where the roofing underlay should be cut off. We recommend that the underlay should continue from the last purlins or batten over the fascia to an extent that will allow condensation or leaked water to run into the gutter, but not be so long that it is exposed.

WHO ARE WEATHERTIGHTNESS EXPERTS?

Where E2/AS1 requires specific weathertightness design, one option is to have details peer reviewed by an appropriate nominated expert. While the Building Industry Authority continues to consider the appropriate criteria for deciding who these people should be in terms of qualifications and experience, BRANZ recommends that if you need such an expert you should check with the TA giving the building consent that your expert will be acceptable to them. BRANZ offers a peer review service,

provided that BRANZ is accepted by the TA as an ‘expert’. BRANZ will be introducing a CITE *Certificate of Weathertightness Design* course in the new year.

BUILDING WEATHERTIGHTNESS – ACHIEVING SOLUTIONS

This is part two of two seminars by the Building Industry Authority and BRANZ on E2/AS1 – Making buildings weathertight.

The first seminar focused on the Acceptable Solutions included in E2/AS1. This seminar will primarily look at ways of achieving Alternative Solutions. Many buildings will include details, or be designed outside the scope of the Verification Method E2/VM1 or the Acceptable Solution E2/AS1, or will not be included in an Accreditation or Determination.

This seminar will focus on designing weathertight solutions and methods of assessing details for effectiveness in keeping water out. These methods can be applied to all weathertight details and will assist owners, designers, builders, subcontractors, building officials and certifiers to design and evaluate Alternative Solutions. It is imperative that every practitioner in the industry attends and understands the science, experience and level of certainty that can be applied to Alternative Solutions

For any information or registration details contact Gail King at GailKing@branz.co.nz or phone 04 237 1170.

CITE training

BRANZ Certificate in Building Compliance for IQPs
5–8 October in Christchurch
\$1350 plus GST (\$1,518.75 incl. GST)

BRANZ Certificate in Domestic Sprinkler Design
12 & 13 October in Christchurch
9 & 10 November in Wellington
23 & 24 November in Auckland
\$850 plus GST (\$956.25 inc GST)

BRANZ Certificate in Building Controls
Week 1: 18–22 October in Auckland
Week 2: 29 November – 3 December in Auckland
\$3,500 plus GST (\$3,937.50 inc GST)
Places filling fast for this course!

Early-bird specials may apply.

Please contact Fiona McColl, CITE Education Officer at FionaMcColl@branz.co.nz, phone 04 238 1291, if you require any further information, or visit www.branz.co.nz (CITE Industry Training).

Building Code workshops

Have your say about the review of the Building Code at two upcoming workshops.

How to improve the Building Code, as required by the new Building Act 2004, will be the subject of two important workshops to be run in partnership between BIA, BRANZ and MED on 4 & 5 November 2004 in Wellington.

One workshop will examine how the Code could be more user-friendly. The other will explore the standards New Zealanders expect for their buildings. For more information, and to register your interest, please contact Carolyn Pepper at the BIA on 04 495 2776, or email pepper@bia.govt.nz.