



GUIDELINE

MARCH 2005



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

TIMBER TREATMENT FOR ROOFS THAT COMBINE A SKILLION ROOF STRUCTURE WITH AN ATTIC ROOF SPACE

A number of roofs are being constructed using truss designs that have a portion of the roof constructed as a skillion roof, while the remainder is constructed with a ceiling or attic space. Timber members, such as top chords, may be continuous from top plate to the ridge.

When selecting the required level of timber treatment for roof framing, NZS 3602 has differing treatment requirements depending on the type of roof construction.

For skillion roofs the NZS 3602 requires timber to be treated to H1.2, while the treatment level for attic roof space framing timber is either H1.1 or untreated kiln-dried.

To meet the requirements of the standard either:

- use H1.2 treated timber for all timber members which continue through skillion and attic roof construction, or
- design the trusses with a structural break or connection, at the points where the treatment requirements change.

MORE ON TIMBER

NZS 3602 clause 110.3.1 requires that H3 treated plywood be used for flooring in wet areas (bathroom, laundry and kitchen) where an impervious layer cannot be accessed for maintenance (e.g. where a tiled floor finish is laid over a waterproofing membrane).

The commentary to the above clause also says that "adjoining timber framing and timber supporting these fittings should be treated". However, the level of treatment is not specified in the commentary. While a number of TA's are requiring treatment to H3.1, BRANZ's view is that using H1.2 treated framing around the wet area should be considered to provide sufficient protection against possible moisture damage.

BALTIC PINE

BRANZ understands that this timber is being imported and sold in the Auckland area. It may also be referred to as "fir" and "spruce". The timber, regardless of its treatment and markings, will be regarded as an Alternative Solution. Designers will need to ensure that they have accounted for this before submitting building consents where this timber is specified. If the timber is being used as a substitute, the substitution must be approved by the TA as an amendment to the consent.

AIR SEALS AND BACKING RODS FROM FEBRUARY GUIDELINE

A Guideline subscriber writes "*Backing rods are commonly of suitably sized PEF profiles and ought to be firm-to-tight fittings (otherwise they will not contain the sealant and/or might move during application). As such why not use a backing rod on its own and not bother with the extra sealant?*"

BRANZ replies: "E2/AS1 asks for either sealant or expanding foam installed over a back-up rod". Back-up rods used without expanding foam or sealant have been promoted in the past. However, the air seal ability may be lost where the rod is compressed and permanently deformed and over time becomes loose.

Again from our correspondent "*Even with the odd small chink (e.g. at some corners) where a little air could filter past this would seem highly unlikely to spoil the overall effect and should still provide a pressure break.*"

BRANZ replies: "In most New Zealand housing the internal linings form the primary air seal between inside and outside, allowing the drainage cavity, window trim cavities and the framing cavities to pressure equalise with the outside air pressure. A breach in the airseal of up to 5% of its length may not cause a problem in a well designed system. However not all systems are either well designed or well installed, therefore a continuous air seal is recommended around all penetrations through air barrier/wall construction."

BRANZ PLUMBING GUIDE

A number of people have asked whether they need to replace their old *BRANZ Plumbing Guide* with the recently issued revised and updated version. The answer is yes as it has been updated to incorporate recent changes to AS/NZS 3500.

BRANZ HOUSE BUILDING GUIDE CORRECTION

Figure 15.6 in the updated November 2004 edition of the *BRANZ House Building Guide* defines the width of roof edge zones as being 10% of the length of the roof slope. This figure has now been amended to 20% (0.2 x the roof dimension) to bring it into line with the current NZS 3604.

BRANZ CITE

The following BRANZ CITE courses are being held in the first half of 2005. Spaces are still available for the **Auckland & Wellington Weathertight Design** courses so register now. Don't forget early-bird discounts may apply!

* Weathertight Design

Cost: \$4,000 plus GST (\$4,500 incl. GST)

Auckland: Week 1: May 2-6 Week 2: June 13-17
Wellington: Week 1: May 16-20 Week 2: July 4-8

* Building Compliance for IQPs

Cost: \$1,200 plus GST (\$1,350 incl. GST)

Christchurch: April 5-7
Auckland: April 18-20 (note changed date)

* Building Controls

Cost: \$3,500 plus GST (\$3,937.50 incl. GST)

Auckland: Week 1: May 23-27 Week 2: June 20-24

Please contact Fiona McColl, CITE Education Officer, on 04 238 1291 or email branzcite@branz.co.nz for more information or visit the website: www.branz.co.nz (CITE Industry Training).

BRANZ SEMINAR SERIES

BRANZ and DBH present the Building Act 2004.

April: Napier 4, Gisborne 5, Whangarei 6, North Shore 7, Wanganui 11, New Plymouth 12, Taumaranui 13, Taupo 12, Invercargill 18, Balclutha 19, Cromwell 20, Trentham 22.

Please contact Gail King, BRANZ Seminars, on 04 237 1170 or email gaiking@branz.co.nz for more information or visit the website: www.branz.co.nz (Seminars).

Note: The North Shore seminar has limited space available.

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