



GUIDELINE

FEBRUARY 2004



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

FLOODED BUILDINGS

The recent flooding in the lower North Island has created a large demand for repair work of flood-damaged buildings.

BRANZ Bulletin No. 308 *Restoring Flood-Damaged Houses* is now available for free download. You will find a link directly from the BRANZ Ltd home page at www.branz.co.nz/main.php

Note that the bulletin does not give any guidance on what to do about reinstating bracing panels. Clearly, flood damage to the lower section of all the walls in buildings will have a major impact on reducing the bracing resistance of the building. The best solution is to examine the bracing schedule on the Permit or Consent plans held by the TA and reinstate like-for-like, ie: the same sheets and fixings.

Where bracing panels are concerned, it is essential that the integrity of the whole panel is maintained. To maintain the performance of sheet bracing, the entire water-damaged sheet should be replaced – full height. For linings that are not part of the bracing requirements, it is possible to replace only a lower portion. However, the join between the top (old) and bottom (new) sheets must occur on a dwang or via an appropriate proprietary mechanism.

Where the bracing schedule is unavailable – typically for houses built before 1978 – the builder must carefully inspect the nature of those wall linings that are removed. The colour of paper-faced plasterboard, manufacturers' stamped identifiers on the reverse sides of sheets or panels, nailing patterns, cut-in or dog-leg bracing that is exposed, or straps on end studs etc, may all give a clue to the bracing role of linings. Where there is remaining doubt, a bracing schedule for the building must be re-calculated using NZS 3604 and reinstatement of linings carried out according to its guidelines. For unusual designs the bracing calculations will need to be done by a structural engineer.

The removal of bracing materials from buildings may require temporary bracing to be installed during the often-considerable time it takes for the building to dry.

BRANZ HELPLINE

A significant increase in calls to Eddie Bruce, our Helpline Operator has resulted recently from builders and designers being referred to BRANZ to provide details for cavities being demanded by the TA. Although BRANZ will, of course, assist where we can, we are not able to help all who seek our advice. The role of detailing is that of the designer, who will have the benefit of being familiar with

other relevant documentation, and the site. It is reasonable, however, that designers seek cavity detailing from TA's when they are a mandatory requirement of that TA.

SPOT THE CHANGES

The Building Industry Authority recently released an interim amendment to Clause E2/AS1 which covers, among other things, stucco cladding. Essentially the change is that E2/AS1 requires a cavity behind all stucco, regardless of whether it is applied over rigid or non-rigid backing.

BRANZ has recently revised and updated its *Stucco Good Practice Guide* and published *Weathertight Solutions, Volume Two: Stucco* to further help the industry understand stucco claddings. Both books are available now. You can order directly from BRANZ online bookshop: www.branz.co.nz or call 0800 80 80 85, press 3, to speak to our Customer Service team.

BRANZ CITE COURSES

NEWS FLASH - BRANZ Certificate in Building Controls now NZQA Approved)

March, 2004

- BRANZ Certificate in Domestic Sprinkler Design (NZQA Approved) – Wellington 23-24 March
Cost: \$850.00 excl. GST (\$956.25 incl. GST)

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)

Book early to receive early-bird specials!

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

BRANZ SUSTAINABILITY SEMINARS

The first seminar series of 2004 on sustainability – the Green Payback, offers practical information on how you and/or your company can benefit. Seminars are scheduled throughout the country from March 8 – April 26.

For details contact Gail King (04-237 1170).