



Guideline

July 2016

Welcome to this update on technical and informative advice for the building and construction industry on issues relating to building controls and good construction practices.

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An appreciation

Thanks for your support

BRANZ has almost completed the *BRANZ Answers 2016* seminar series, and we wish to acknowledge those of you who have taken time to attend. Numbers attending were much higher than we anticipated. We do appreciate your support, and the feedback provided will inform our future seminar programme. Keep a watch for the next seminar, to be delivered in August to October, which will be on membrane roofing.

Oops

Website problems

We have been having server issues with all of the BRANZ websites. We apologise for any inconvenience this may have caused. We are working to resolve the problems and restore the full BRANZ Find search and website functionality. As a result of this, we have implemented improved communication protocols to ensure that key stakeholders are notified of issues in a more timely manner.

Mirrors and glass wall cladding

When is safety glass required?

A common question in the recent Answers seminar covered the requirements for mirrors under NZS 4223.3:2016 *Glazing in buildings – Part 3: Human impact safety requirements*. Section 17 of the standard says:

- if the mirror is framed and hung on the wall, it is considered a chattel and is outside the scope of Part 3
- for mirrors fixed to a wall by fully adhering the glass to the substrate, ordinary glass can be used because the adhesive will hold the glass in place should it break
- for mirrors mechanically fixed or installed with a channel, safety glass is required.

As with all material selection, risk should be considered, and even though safety glass may not be required, it may be prudent to specify it. The standard also notes that the toughening process may distort images in the mirror.

Frameless and framed glass barriers

New rules from 1 June

From 1 June 2016, all frameless glass barriers (where there is no interlinking top rail) must be constructed from laminated toughened or laminated heat-strengthened safety glass. The laminated glass must incorporate a stiff interlayer designed to retain glass and prevent collapse if broken. (See NZS 4223.3:2016 section 22.4.3 and B1/AS1 Amendment 13 for more details.)

Framed barriers as defined in NZS 4223.3:2016 may be constructed with either laminated toughened glass or toughened glass. They must have an interlinking top rail that meets the load requirements for barriers given in AS/NZS 1170 *Structural design actions*.

Foil insulation ban

New rules from 1 July

The ban on the use of foil insulation as a retrofit floor insulation option and the repair of existing foil under floors came into effect 1 July 2016.

BRANZ does not support the use of foil in new suspended floor construction. MBIE is planning to remove foil as an option from Acceptable Solution H1/AS1 for new construction.

Amended carport exemption

Free-standing carports

The rules around exemption 18 for carport construction have been amended by MBIE. From 30 June 2016, the exemption applies to building work in connection with free-standing and attached carports that:

- are on ground level
- do not exceed 20 m² in floor area.

Previously, the exemption applied only to carports attached to a building but now includes free-standing carports.

Internal downpipes

Pressure testing requirements

Where a downpipe is located within a column or is located within the building envelope, it must be pressure tested using water (1.5 m water head) or air (25 kPa). The references are clause 4.3.2 of E1/AS1 and clause 8.1 of E1/VM1.

Safety glass marking

Requirements for individual panels

It is a legal requirement that all safety glass is permanently and visibly marked. This requirement applies where small panels are cut from a larger laminated panel with each individual unit marked. The marks must include:

- the manufacturer's or supplier's name, registered trademark or GANZ registered number
 - the code/words for safety glazing type (T or toughened, L or laminated, TL or toughened laminated)
 - a letter indicating grade of safety glazing (A or B)
 - the glass type (for example, F for float, S for sheet)
 - the applicable test standard (for example, AS/NZS 2208)
 - a number to indicate nominal thickness.
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Substitution – a reminder

Must be approved

We regularly hear of instances where specific components of a system are being substituted without authorisation. The most recent case involved the screw fixings for a plasterboard bracing system – those installed did not meet the system manufacturer's specification. The end result was a notice to fix from the local building consent authority.

Other recent examples BRANZ is aware of included changing, without authorisation, the specified:

- damp-proofing system for a basement wall
- wall underlay
- insulation material
- rebar grade.

Where a substitution is proposed, it is necessary to have the change submitted for approval or rejection by one or more of:

- the BCA if an amendment to consent is required
- the supplier of the product or system
- the designer (or engineer)
- the client.

BRANZ Find – new additions

More links added

Over the last few weeks, a number of additions have been made to the [BRANZ Find](#) search tool on the BRANZ website.

These links have been added:

- Changes to the residential tenancies laws to introduce the compulsory installation of smoke alarms and insulation. You can search "residential tenancies" to find this information, which includes a link to the new regulations themselves (you may need to scroll down the page to find the link).
- Some materials available on the EQC website related to residential ground improvement and liquefaction. Search "EQC".
- MBIE Building Controls Updates issued in June and early July.
- Standard AS/NZS 60598.2.2:2016 *Luminaires – Part 2.2: Particular requirements – Recessed luminaires*.
- EECA publication *Criteria for SSL Commercial and Office Luminaires*. Search "luminaires EECA".
- Recently released BRANZ publications:
 - *Build* magazine 154 (June 2016)
 - *Builder's Mate* 78 (June 2016)
 - LEVEL Sustainability Building Series *Energy* (2nd edition) and *Windows* (2nd edition)
 - Bulletins – BU598 *Insulating glass units* (IGUs) and BU599 *Solar-control glazing*.

Level Sustainability Building Series *Windows* (2nd edition)

New publication

Windows can account for more heat gain or loss than any other element in an insulated building envelope. This fully revised and updated second edition covers types of framed windows, external doors, glass and accessories for buildings within the scope of NZBC clause E2 *External moisture* Acceptable Solution E2/AS1. [Click here for more information](#).

BRANZ Answers 2016 seminar final week

[Register now](#)

Detailing or construction that is incorrect can have significant implications on the performance of the completed building. Many design and construction issues that arise could have been addressed if that design or construction was questioned.

The key to any question is getting the right answer. If a question has been asked, usually more than one person needs to hear the answer.

This seminar aims to cover questions that have been asked of BRANZ recently. These range from the latest updates on newly released standard NZS 4223.3:2016 *Glazing in buildings – Part 3: Human impact safety requirements* to specific technical topics:

- Location influences on material durability
- Balancing concrete cover with bending steel
- Insulating existing external walls
- Waterproofing wet areas
- Achieving clearances
- Defining the thermal envelope
- Identifying Schedule 1 exemptions
- Avoiding apron flashing moisture traps
- How good are our consent documents?
- Constructing barriers
- Basement damp-proofing
- Installing bevel-back claddings
- Role of CodeMark
- Detailing roof space ventilation
- Proving product provenance
- Using H3.1 treated timber outside.

This seminar, delivered by Greg Burn and Trevor Pringle, is a must for BCAs, architects, designers and builders. This 3-hour CPD/LBP points event will be delivered at 21 locations around the country between 7 June and 20 July.

All seminars run from 1.00–4.00 pm – please be signed in and seated before 1.00 pm so the session can start on time.

Dates and locations

Date	Location	Venue
Mon 18 July	Tauranga	Trinity Wharf Tauranga
Tue 19 July	Rotorua	Holiday Inn Rotorua
Wed 20 July	Auckland – Central	Crowne Plaza Auckland

[Online registration](#) is available now.

Events

Constructive – NZ Construction Industry Forum 2016

Led by the Registered Master Builders Association (RMBA), Constructive is a national construction forum that will bring the industry together to discuss sector issues and create a platform for resolving those issues collaboratively.

Held in Christchurch on 21–23 September 2016, Constructive will be focusing on the lessons learned from the Christchurch earthquakes and the global financial crisis and how, nationally, the sector has had to react and adapt to survive and thrive.

The programme will consist of informative and interactive panel discussions with leaders from the industry in residential and commercial construction. They will share insights into the transformation of their businesses to meet the changing demands of the industry and, in some cases, launch into new markets.

Leaders from across the construction sector are invited to attend and participate. Delegates will gain knowledge on how to evolve and grow their businesses while meeting a broad cross-section of like-minded folk within the industry.

For more information or to register, [click here](#).

