

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

## BRICKBAT TO START OFF THE YEAR

We are still receiving comments from Building Consent Authorities (BCAs) and builders that the documents being submitted are of less than acceptable standard.

The onus is on designers to ensure that documentation fully and accurately describes the work to be carried out. This allows the BCA to fully assess the plans, and for the builders to be able to price and build with certainty and accuracy.

## WIDE TOP PLATES

In addition to the requirement to strengthen the top plate under clause 8.7.4.2 of NZS 3604, it is common to use 150 x 40 mm members as a secondary top plate when installing a ceiling lining over 40 mm thick battens. As the 150 x 40 mm is part of the wall framing it needs to be treated to the same level as the rest of the wall framing – if H3.1 is required under NZS 3602 for the studs etc then the 150 x 40 must also be H3.1.

## BRICK TIES TO BOTTOM COURSES

We have been made aware that a number of bricklayers are not following NZS 4210 when it comes to the spacing and number of brick ties, particularly at the bottom of veneer walls.

NZS 4210 Amendment 1 2002 requirements for locating wall ties are:

- a maximum spacing of 600 mm horizontally and 400 mm vertically
- one horizontal row of fixings within 300 mm or two courses of the top and bottom edges of any opening
- two rows of fixings in the first two courses of veneer panels resting on a damp-proof course or waterproof membrane (for habitable buildings under NZS 4229 and NZS 3604 slab rebates at the base of the wall must be waterproofed before erecting the veneer panel)
- one vertical row of fixings positioned within 300 mm of the edge of open end veneer panels (BRANZ recommends that fixings within 200 mm of open edges is more appropriate).

Where a wall has been constructed with ties differing from the requirements of NZS 4210, the local BCA may call for a producer statement from a registered engineer that the performance of the wall is not compromised.

## E2/AS1 ERRATA

On 1 December 2005 a revised Table 23 was issued by the DBH. The changes made were to include the less than or equal symbols before the performance requirements and to correctly align text in each of the columns of the table.

A copy of the revised Table 23 is available from the DBH website. Note that the erratum line down the right hand side of the revised table does not correctly identify the sections of the table that were modified.

As always, make sure you are working to the latest version of E2/AS1.

## GREEN BUILDING PUBLIC LECTURE

Professor Ray Cole from the University of British Columbia, a professorial Research Fellow at Victoria University, will be giving a public lecture in early March on the subject of the Green Building Council and the LEED building rating system. Professor Cole played an instrumental role in Canada's adoption of the rating system *LEED Canada for New Construction and Major Renovations Version 1.0* which is an adaptation of the US Green Building Council's (USGBC)

*Leadership in Energy and Environmental Design Green Building Rating System (LEEDTM)*. For further information see the website [www.nzgbc.org.nz](http://www.nzgbc.org.nz)

## CITE Future Events

- ★ **CITE Building Controls**  
Week 1: 13–17 February – Auckland  
Week 2: 6–10 March – Auckland  
\$1,200 excl GST (\$1,350 incl. GST)
- ★ **CITE Weathertight Design**  
Week 1: 27–29 March – Christchurch  
Week 2: 1–5 May – Christchurch  
\$3,500 excl. GST (\$3,937.50 incl. GST)
- ★ **CITE Building Compliance for IQPs / LBPs**  
1–3 March – Wellington  
10–12 April – Christchurch  
\$1,200 excl. GST (\$1,350 incl. GST)
- ★ **CITE Fire Design**  
Week 1: 14–17 March – Christchurch  
Week 2: 16–19 May – Christchurch  
\$3,000 excl. GST (\$3,375 incl. GST)
- ★ **CITE Plumbing Inspection**  
Week 1: 20–24 February – Wellington  
Week 2: 20–24 March – Wellington  
\$2,500 excl. GST (\$2,812.50 incl. GST)
- ★ **CITE Study Skills** – a new one-day course to provide skills for effective learning for those who have not participated in formal learning since leaving school  
8 February – Wellington  
27 February – Auckland  
\$250 excl. GST (\$281.25 incl. GST)

Early bird specials are available.

Contact Natasha Breen, CITE Administrator, phone 04 238 1291, or email [BRANZCITE@branz.co.nz](mailto:BRANZCITE@branz.co.nz).



## SEMINARS

First up for 2006 is *Profiled metal wall cladding* – learn the issues around selecting, detailing and installing profiled metal cladding. Presenters will be Des Molloy of BRANZ Ltd and Trev Ashman of Trev Ashman Roofing Consultants Ltd. Trev is an independent roofing consultant and a member of the Roofing Association of New Zealand (and its Technical Committee).

*Profiled metal wall cladding* seminars kick off in Nelson on February 27 and Blenheim on February 28. Other dates and venues for March are: 1 Wellington, 2 Kapiti, 6 Gisborne, 7 Whangarei, 8 North Shore, 9 Auckland, 13 Napier, 14 Palmerston North, 15 New Plymouth, 16 Wanganui, 20 Hokitika, 21 Timaru, 22 Christchurch, 27 Invercargill, 28 Queenstown, 29 Oamaru, 30 Dunedin.

Registration online is now available at [www.branz.co.nz](http://www.branz.co.nz).

Please note that online registrations close three working days before each seminar. For late registrations please email [SeminarRegistrations@branz.co.nz](mailto:SeminarRegistrations@branz.co.nz).

Contact Gail King, Seminar Coordinator (phone 04 237 1170).