



CALL US ON 0800 80 80 85

www.branz.co.nz

Guideline September 2012

BIM Interoperability Group meets

The first meeting of the nascent National Technical Standards Committee took place recently, with representatives from Jasmax, Mainzeal, MBIE, LINZ, University of Auckland and the Productivity Partnership.

The aim of the committee is to promulgate data standards for use within the construction industry that will allow the data generated by modern design systems to be freely shared across different IT platforms. The view is that, if data is interoperable, significant efficiencies in its use can be realised, primarily through the elimination of duplicate data entry.

The committee's initial focus is on what standards will allow building information modelling (BIM) systems to talk with geospatial data systems and also prospective solutions for work being done by MBIE on online consenting.

The committee is planning to meet monthly and will alert the industry to regular updates on its work through BRANZ's Guideline publication and via the Partnership's website.

Compatibility – air seals and bitumen-based flashing tape

For construction that falls within the scope of E2/AS1, the most common form of air seal used is self-expanding polyurethane foam over a backer rod. Under E2/AS1, the use of a sealant is an option for buildings within E2/AS1's scope, but sealant use tends to be more common with larger commercial buildings.

A comment to E2/AS1 paragraph 9.1.6 Air seals states that... 'Some sealants can react with bitumen based flashing tape, preventing full curing of the sealant. Where necessary, consult sealant manufacturers for application requirements.'

It is also important that flexible flashing tapes are compatible with the flexible wall underlay they are being adhered to. Flashing tapes should meet the requirements of AC148:2001 *Acceptance criteria for flexible flashing materials*, and wall underlays should meet the requirements of E2/AS1 Table 23.

Specifying aluminium roofing

When specifying aluminium roofing, the New Zealand Metal Roofing Manufacturers Code of Practice Version 2 makes the following recommendations to ensure the material is correctly installed and potential material incompatibility is avoided:

- The supplier is consulted early to ensure the correct components and installation procedures are specified for the environment the roofing will be installed into.





CALL US ON 0800 80 80 85

www.branz.co.nz

- Avoid the use of galvanised or zinc-coated fasteners with the aluminium.
- Support roof underlay on polypropylene strapping – using galvanised netting to support underlay is not recommended.
- Provide a separating layer between the aluminium roofing and steel purlins.
- Eave flashings, where used, are aluminium of the same specification as the roofing.
- Gutters should have a high front profile to minimise the potential for salt-laden air to get in under the roofing.
- Avoid contact between the aluminium roof/flashings and steel gutters.

Ground clearances for brick veneer cladding with 100 mm slab rebate

The errata to E2/AS1 issued in December 2011 clarifies the separation requirements between the base of a veneer cladding and the adjacent finished ground level where the veneer cladding is installed into a 100 mm deep slab rebate. The requirements are:

- 25 mm clearance to a paved surface
- 100 mm to an unpaved surface (finished ground level).

In all cases, a minimum level difference between the finished floor level and the finished outside level must be 100 mm for paved surfaces and 150 mm for unpaved surfaces or natural ground.

In essence, this means that, where a 100 mm rebate is used, the floor clearance to unfinished or natural ground will be a minimum of 200 mm and 125 mm where the outside surface is paved.

Passwords and login on the BRANZ website

When using the BRANZ calculators Lintels and Beams or ALF 3.2, separate accounts will need to be set up for each tool as these programs access and store information on different servers. If you have set up an account on one server, say for ALF, unfortunately it will not be recognised when setting up a Lintels and Beams account.

Setting up a Lintels and Beams account



To use the Lintels and Beams Calculator, you must join My BRANZ on the BRANZ website. This will allow you to store your projects and recognise you each time you log in to the calculator.

To set up an account, use your email address and select a password. If you have more than one email address, remember which email address you used to set up the



www.branz.co.nz



CALL US ON 0800 80 80 85

www.branz.co.nz

account. You can use the same email address and password for your Lintels and Beams account and your ALF account, but remember that they don't link information so you can't move from one to the other without logging in separately.

Setting up an ALF 3.2 account

To set up an ALF account, go to <http://alf.branz.co.nz>. Alternatively you can access it



through the Toolbox on the BRANZ website. When ALF 3.2 opens, go to the box on the right-hand side of the screen called 'Create an ALF account' and fill in the required fields with the email address you want to use and a password. Note that this email address is where you will receive notifications of any projects you have been sent and any reset passwords. If your sign-up confirmation email lands in your Junk email or quarantine, save it as a safe sender to avoid later problems.

To start a new project, view an existing project or one you've been sent, you must log in to your account. You can check you are logged in at the top right-hand side of the screen where it should say 'Hello' and your account name. When you are logged in, you can save and store all your ALF projects. If you start a new project while not logged in, it will not be saved.

Installing insulation

Ensuring insulation is well installed is an ongoing issue that needs to be addressed on site. We are still getting calls about poor installation quality where the material is installed with gaps between the insulation and the framing, or in some cases, insulation material has not been installed at all.

Gaps around the edges of the insulation lower the as-constructed insulation value of the wall or ceiling. Edge gaps of 1 mm give approximately 3% reduction in the R-value of the wall, while a recently measured 16 mm gap reduces the overall performance by around 50%. This reduction applies irrespective of the insulation material installed.

While owners are demanding and designers are specifying higher insulation values, these are not being achieved on site as a result of the poor installation – in some cases, the installation may not be meeting minimum code (H1/AS1 or H1VM1) levels let alone giving the owner the benefit they believe they have paid for. More information on achieving good insulation results is given in *Build* 130 Beware insulation tucks, folds and gaps (pages 68–69).



www.branz.co.nz



CALL US ON 0800 80 80 85

www.branz.co.nz

Being released shortly is the latest title in the Building Basics series – *Insulation* – which will be a key reference for specifying and installing insulation to maximise the benefit to the owner. As-built R-values for given levels of insulation within a range of construction types are given in the BRANZ [House Insulation Guide](#) (4th edition).

BRANZ seminars: Residential Retrofit and Renovation

Housing renovation is an enormous part of the building industry’s work in New Zealand as the housing stock continues to age, resulting in large numbers of dwellings requiring renovation and repairs to extend their physical life or to be adapted to incorporate the amenities required by changing family types and lifestyle. Compliance is a major issue that needs addressing along with insulation, glazing, weathertightness, incorporating modern facilities, energy efficiency and incorporating the new with the old. In brief, the seminar will give guidance on:



- what a good renovation incorporates
- energy efficiency in renovated houses
- eliminating existing building inefficiencies
- historical construction methods
- the renovation design and construction process to incorporate modern living
- what is involved in a residential renovation.

The seminar will be presented by Rosalie Stanley ANZIA alternating with Lloyd Macomber ANZIA, directors of Salmond Reed Architects (a 20-strong architectural firm specialising in conservation, restoration and adaptive reuse and renovation of old buildings) and BRANZ resident architect Trevor Pringle ANZIA.

Seminar dates and locations:

23 October	Palmerston North	Travelodge Hotel
24 October	Wanganui	Kingsgate Hotel The Avenue
25 October	New Plymouth	Quality Hotel Plymouth International
29 October	Napier	War Memorial Conference Centre
30 October	Masterton	Copthorne Hotel & Resort Solway Park
31 October	Wellington	Macs Function Centre
5 November	Invercargill	Kelvin Hotel
6 November	Queenstown	The Heritage Hotel
7 November	Dunedin	Forsyth Barr Stadium
12 November	Whangarei	Forum North
13 November	Mount Wellington	Waipuna Hotel & Conference Centre
14 November	North Shore	Millennium Institute of Sport & Health
15 November	Auckland City	Crowne Plaza



www.branz.co.nz



CALL US ON 0800 80 80 85

www.branz.co.nz

19 November	Nelson	The Rutherford Hotel
20 November	Blenheim	Marlborough Convention Centre
21 November	Upper Hutt	Silverstream Retreat
26 November	Timaru	The Function Centre
27 November	Hokitika	Beachfront Hotel
28 November	Christchurch	Christchurch Polytechnic and Institute of Technology (CPIT)
3 December	Hamilton	Claudlands Conference and Exhibition Centre
4 December	Rotorua	Rydges Hotel
5 December	Tauranga*	Trinity Wharf

Seminars run from 1–4pm except Tauranga which will run from 12.30–3.30 pm.

Online registration and more content detail are available on the [BRANZ website](http://www.branz.co.nz).

