



GUIDELINE

NOVEMBER 2005



FUNDED BY
THE BUILDING
RESEARCH LEVY

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

KEEPING UP WITH IT

We find it amazing and disconcerting that a significant number of building industry professionals are not working from the latest version of Standards. For example, how many of you have the December 2000 amendment to NZS 3604. This amendment, among other things, made significant changes to Section 4 of the Standard. It is available for download as a PDF file from the Standards New Zealand website: www.standards.co.nz.

DBH GUIDANCE ON SUBSTITUTION

DBH Guidance Note No 29 (2 September 2005) contains a summary of *Managing variations and amendments to building consents*. It states mid-way down the second page that: "*product substitution is common in New Zealand and should not require an amendment to the original building consent as long as the building work will continue to meet the requirements of the Building Code*".

In effect this is saying that builders can use whatever they like, as long as the work continues to meet the requirements of the Code. In BRANZ's view, this is an over-simplification and ignores the following contractual and Code compliance issues.

Building projects are subject to contract law where the builder contracts to construct a building following the plans and material specifications – BRANZ believes that designers must clearly identify materials to be used in construction. It is therefore the owner's right to expect that the materials specified and drawn **will** be used – it is not the builder's right under the contract to substitute products without proper authorisation through a contract variation.

When issuing a building consent under the Building Act 2004, the BCA is approving construction as per the consent documents. If not built in accordance with the consent documents, they may well be within their right to refuse to issue a Code Compliance Certificate.

MOULDS

While on the subject of warnings, as a consequence of a leak in a building, there is often black mould growing on the deteriorated timber and on the back of the lining materials.

When working where a leak is suspected, proceed slowly, preferably investigating from the outside where possible. This may not be possible for a plumbing or bathroom leak. Carefully remove only a small portion of the lining to determine what type of mould is present within the wall cavity. Do not rip into demolition with a crowbar, because all this does is spread the mould spores.

Mould needs to be treated with caution when first discovered. It may be just a black mould or it may be a toxic mould called stachybotrys. A sample should be carefully taken and sent for analysis. To take the sample:

1. Wear a mask or breathing filter and disposable gloves, and ensure bare skin is covered (preferably with disposable overalls).
2. Get a strip of adhesive tape about 100 mm long.
3. Place it carefully over the mould and press firmly, taking care not to disturb the adjacent mould spores.
4. Lift the tape off and seal it in a plastic bag.
5. Reseal up the opening with plastic and tape.
6. Send it to a testing laboratory such as Biodet (09 529 1563).

MASONRY TILE ROOFS

Did you know that under E2/AS1 Third Edition the mortar bedding to ridge tiles is required to be installed with weep holes at the pan of each tile (Figure 23 and Clause 8.2.6). Create the weep hole by placing a 100 mm nail in the mortar during laying, and remove the nail once the initial mortar set has occurred.

FREE DOWNLOADS

The Department of Building and Housing's Compliance Documents (formerly known as Approved Documents) and the Building Code Handbook are now available for free download as PDF files from the DBH website:

www.building.dbh.govt.nz/e/publish/compliance_docs_approved.shtml

CITE FUTURE EVENTS

The course programme for 2006 will shortly be available on the BRANZ website: www.branz.co.nz.

New courses added to the CITE programme include:

- Education gateway – a one-day course designed to help you get back in the study mode
- Specification writing
- Sustainability.

Contact Natasha Breen, CITE Administrator. Phone 04 238 1291 or email: BRANZCITE@branz.co.nz.

SEMINARS

Next year the proposed seminar topics are:

- Autumn: profiled metal wall cladding
- Winter: masonry construction
- Spring: compliance issues.

Proposed dates and locations are available on:

www.branz.co.nz.

For further information, particularly about possible participation through sponsorship, contact Gail King, Seminar Coordinator (phone 04 237 1170).