

BOTTOM PLATE FIXING PACKS

When ordering or purchasing bottom plate fixing systems, builders need to ask specifically for the 'Bottom plate fixing pack', which will include the required 50 mm x 50 mm washer.

The background to this is that a builder purchased a box of 'through bolts' (not the bottom plate pack). The only information on the box was:

- a reference to product testing
- the manufacturer's name
- the maximum spacings for the fixings.

On opening the pack he was concerned that the washers supplied were too small for the intended use. Since he had no other contact reference point he rang the BRANZ Helpline.

The specific manufacturer has advised the BRANZ Helpline that they have been in contact with their label provider and they will add their 0800 number to the next run.

NAILS AND THEIR DURABILITY

A 'frequently asked question' on the BRANZ Helpline is about the specific material and protective coating requirements for steel nails and screws used for framing and cladding. There are two key references in the NZBC and Approved Documents that deal expressly with these requirements: NZS 3604 Section 4 (Table 4.3) and Table 24 of E2/AS1.

For corrosion to occur there needs to be three conditions present (if any one is missing there will not be corrosion):

1. a corrosive agent e.g. a copper-based timber preservative (such as CCA), and
2. moisture, and
3. air.

Selection of appropriate fixing material types is determined by the location of the fixing in a building (sheltered, closed or exposed – see NZS 3604, Table 4.1, for the definition).

NZS 3604 also allows a choice in a number of instances, for example either epoxy powder-coated hot-dip galvanised steel or stainless steel for sub-floor fixings. BRANZ believes that where there are fixing material options under NZS 3604 designers should name the specific fixing type they want.

A number of new timber treatments which contain much higher levels of copper may, according to a research project just completed, result in an increased risk of fixing corrosion. Specifiers must ensure that fixings are correctly specified for the type of treated timber being used to reduce the potential risk of corrosion affecting the fixings.

ADDING TO GUIDELINE APRIL 06 ARTICLE ON DETERMINATIONS

We said that a determination can only be made to solve an issue or dispute about Building Code compliance. Reading through the determinations issued to date, that is exactly what they consider. However as one reader has pointed out, under the Building Act 2004, s188, determinations have a broader scope – refer s177 Application for determination.

We also said that a determination is binding, but it can be appealed on points of law only. The exact wording of s208 of the 2004 Act allows appeal against "a determination by the Chief Executive". It is also important to note that if a determination is to be appealed, they only have 15 days after the issuing of the determination to this. Under the 2004 Building Act the appeal is to the District Court.

WE DO SOME SILLY THINGS SOMETIMES

Aspects of construction recently reported to BRANZ have caused us some concerns.

1. The asbestos cladding of a seaside bach being removed by simply smashing out the existing cladding with a number of remnants left scattered along the base of the wall.
2. A pole structure accessed by the public where small round washers were used on the steel rod bracing straps and also for the bolts fixing the bearers to the poles – there were no 50 x 50 square washers used.
3. A ramp leading to the front door of an accommodation unit where the grooves in the timber decking ran parallel to the ramp.

FURTHER EDUCATION FOR DESIGNERS (SEE CITE BELOW AS WELL)

The American Society for the Advancement of Project Management ('asapm') professional qualification in project management is a fast-track, intensive, four day course + one day examination in Auckland from 4–9 September 2006 at the NZIA National Office, D72 Dominion Road, Auckland.

The course is aimed at building industry professionals of about 5+ years' experience who wish to enhance and develop their careers within a new, wider, managerial and business context. It is also suitable for those in professional engineering.

It costs \$4690 which is all-inclusive of tuition by UK experts, course materials (provided on CD), food and refreshments and 'asapm' examination and invigilation fees.

For further information and a registration form contact John Colville of JC Consultancy in the UK by email (johncolville@btconnect.com) or Belinda Sutherland (021 263 4751 or belindasutherland@ihug.co.nz).

CITE Future Events

- ★ **CITE Plumbing Inspection**
Week 1: 19–23 June – Auckland
Week 2: 17–21 July – Auckland
\$2,500 excl. GST (\$2,812.50 incl. GST)
- ★ **CITE Building Controls**
Week 1: 12–16 June – Christchurch
Week 2: 17–21 July – Christchurch
\$3,500 excl. GST (\$3,937.50 incl. GST)
- ★ **CITE Fire Design**
Week 1: 20–23 June – Wellington
Week 2: 25–28 July – Wellington
\$3,000 excl. GST (\$3,375 incl. GST)

Contact Natasha Breen, CITE Coordinator, phone 04 238 1291 or email BRANZCITE@branz.co.nz.

SEMINARS

Work is starting on the preparation for the next seminar series – *Building Blocks* – a presentation on solid masonry construction. Seminars kicking off in mid-June are: 20 Blenheim, 21 Wellington, 22 Kapiti, 26 Gisborne, 27 Whangarei, 28 Albany and 29 Auckland.

Online registration is now available on www.branz.co.nz. Please note that online registrations will close three working days before each seminar.

For more detail contact Gail King, Seminar Coordinator, phone 04 237 1170 or email GailKing@branz.co.nz.