



# Guideline

## July 2018

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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### **Choosing isn't always easy**

*What are the key questions?*

On reading a recently arrived magazine, we were intrigued by an advertisement for a newish building industry product that claims to have multiple interior and exterior applications.

The advertised product was described in glowing terms, which may be perfectly true, but before those glowing descriptions are accepted, we should dig deeper:

- What, if any, independent assessment of the performance for each of the identified uses has been carried out? In this case, CodeMark certification was mentioned but the specific certification conditions and uses they apply to need to be determined.
  - Is comprehensive technical and installation information available?
  - Is there a history of successful use, especially under New Zealand conditions?
  - Where is the product sourced from?
  - What are the delivery times?
  - What warranties are offered?
  - What are the limitations on use?
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### **New MBIE guidance**

*In case of emergency*

MBIE has recently released guidance on [managing buildings in an emergency](#).

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### **Construction noise**

*Knowing when to be quiet*

At times, construction can be inherently noisy. Most local councils have rules designed to limit after-hours noise generation.

For example, in residential areas within Auckland, the following applies:

- Monday to Friday:
  - 6.30am to 7.30am – low-level noise activities permitted (arrival, preparation for work).
  - 7.30am to 6pm – construction work permitted.
  - 6pm to 8pm – work can continue, but no noisy work (such as hammering, power tools, excavation).

- Saturday:
  - Before 7.30am – no activities permitted.
  - 7.30am to 6pm – construction work permitted.
- Sunday and public holidays:
  - No noisy construction work permitted.

Other areas have their own rules, which may be different – construction noise is permitted for much longer hours in Auckland’s CBD, for example. Check the specifics for the worksite you are on. Also check for any limits on the actual maximum noise level that is permitted from construction activities.

## **What is risk?**

*What is worth the risk?*

A risk can be defined as any exposure to possible loss.

These are some elements of risk associated with building work that are often ignored:

- Presence of (black) mould uncovered during remediation and renovation work – do we satisfy ourselves right up front that it is not toxic?
- Doing that small or not-so-small job for cash.
- Ignoring client call-backs – the risk here is more to your reputation.
- Despite there being strong and sustained growth in the building sector, according to some this is “the most dangerous time” in the construction cycle. That’s because more builders reportedly go bust in good times than in bad – costs are higher and margins often lower.
- Labour and material shortages and consequential time over-runs.

Some areas of risk are often ignored as they are not initially considered as a risk. One example is where designers or builders are asked (often by friends or family) to provide advice or carry out a task that is peripheral to their normal work. While many will readily agree, they should be aware of the risks of working outside their primary area of skill and knowledge.

One common request is “Can you just have a look at the house I am thinking of putting an offer on?” On the surface, the risk to you may seem to be low. But what if the house is purchased and is later found to have a significant fault that, given your experience, you should have seen?

Similarly, consider the risk if you’re called in to repair a single leaky window (which you do successfully) and you omit to mention that all the other windows are the same. If you do not identify the potential risk to the homeowner and more leaks occur later, the loss to you may be more than just your reputation.

## **Clarification – June *Guideline***

*Not as simple as we wrote*

In the June *Guideline*, we stated that “vertical timber shiplap profile timber cladding can be direct-fixed to the framing for building with a weathertightness risk score of up to 6 ... shiplap can be direct-fixed in all wind zones ...”

However, there is a rider from E2/AS1 Table 3 that should be have been applied to this statement. Table 3 states that “claddings on parapets, enclosed balustrades [which are unlikely on our low-risk building] and in Extra High Wind Zones, shall be installed over drained cavities”.

Note 5 of the same table requires claddings in extra high wind zones to be installed over a rigid underlay. Note 6 states that direct-fixed vertical corrugated steel is included as cavity construction. There is no exception for any other cladding type.

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## Deck loadings

*Read the right table*

NZS 3604:2011 *Timber-framed buildings* section 7.4 covers timber deck structures that are to be designed to accommodate a 2 kPa floor load.

When sizing the framing members for a deck, use:

- for joists – Table 7.1(b) for SG8 graded, wet-in-service timber
- for bearers – Table 6.4(b) for SG8 graded, wet-in-service timber.

Note that:

- for joists – Table A7.1(b) gives spans for 2 kPa loads that are wet in service where SG6 or SG10 graded timber is proposed
- for bearers – Table A6.4(b) gives spans for 2 kPa loads that are wet in service where SG6 or SG10 graded timber is proposed.

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## BRANZ Seminars 2018

*Talking Timber*

This *Talking Timber* seminar will travel along the path of timber as it is prepared for a career in the building industry.

Starting off in the forest, we will explore the influences on timber as it grows and how this will impact on its properties as sawn timber. Once felled, the timber starts its processing journey where it is again subject to many influences.

Once in its sawn forms – framing and wall cladding – we will then traverse the treatment options for the end use, drying, storage (during transport and on site), installation and post-installation care. For timber weatherboard claddings, we will cover the requirements for a good installation including storage and transport, defects, suitable species, treatment, applicable codes and standards, installation and fixing, as well as appropriate coatings for the treatment and finally maintenance.

Topics the seminar will cover will include:

- history of timber use
- timber properties including:
  - influences on growing trees – root stock, pruning, wind, soils
  - sustainability, carbon sequestration
  - log characteristics – compression wood, corewood/outerwood, density, grain
  - moisture in newly sawn timber
  - shrinkage – when it occurs
  - minimising timber variation
  - certification
- applicable Code clauses (B1, B2, E2) and standards (NZS 3604:2011, NZS 3602:2003, NZS 3640:2003)
- framing including:
  - impacts on performance
  - species, durability, treatment options and hazard classes
  - benefits of kiln drying
  - grades and marking
  - moisture content (and correctly measuring this)
  - installation
  - permitted defects

- care on site
- cladding including:
  - reported cladding issues
  - durability – treatment options and hazard classes
  - species – radiata pine, cedar, redwood
  - profiles and samples
  - vertical versus horizontal
  - finger jointed versus clears
  - moisture content
  - timber surface finishes
  - coating options
  - care and handling on site
  - installation
  - maintenance
- new developments.

***Dates and venues***

Wed 1 Aug	Invercargill	Ascot Park Hotel
Thu 2 Aug	Queenstown	Mercure Resort Queenstown
Fri 3 Aug	Dunedin	Dunedin Centre
Wed 8 Aug	Tauranga	Trinity Wharf Tauranga
Thu 9 Aug	Rotorua	Millennium Rotorua
Fri 10 Aug	Hamilton	FMG Stadium Waikato
Wed 15 Aug	Christchurch	Sudima Christchurch Airport
Thu 16 Aug	Hokitika	Order of St John Hokitika
Fri 17 Aug	Nelson	Rutherford Hotel Nelson
Wed 22 Aug	Auckland – North Shore	QBE Stadium
Thu 23 Aug	Napier	Napier Conference Centre
Fri 24 Aug	Upper Hutt	Silverstream Retreat
Wed 29 Aug	Palmerston North	Distinction Hotel and Conference Centre
Thu 30 Aug	Kerikeri	Woodlands Motel and Conference Centre
Fri 31 Aug	Auckland – Central	Crowne Plaza Auckland
Wed 5 Sep	Timaru	Landing Service Conference Centre
Thu 6 Sep	Christchurch	Addington Events Centre
Fri 7 Sep	Blenheim	Scenic Hotel Marlborough
Wed 12 Sep	Auckland – South	Ellerslie Events Centre
Thu 13 Sep	New Plymouth	TSB Showplace
Fri 14 Sep	Wellington	Museum of New Zealand Te Papa Tongarewa

All seminars are 3 hours and run from 1.00 pm to 4.00 pm.

Online registration is [now available](#).

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