

DBH clarifies reroofing consent requirements (reproduced from Code words 30)

Under Schedule 1 of the Building Act 2004, a building consent is now required for all repair and replacement work (but not routine maintenance work) where the exterior envelope of a building (including a roof) has failed to meet the performance requirements of Clause B2 Durability of the Building Code. This Clause currently requires that a roof be durable for not less than 15 years from when it was first installed. The amendments to Schedule 1 mean that if a roof fails within the first 15 years, it did not meet its initial durability requirement. It therefore cannot be automatically replaced without a building consent. This is because a repaired roof which is using similar cladding, installed in the same way as the original roof, may also fail to meet the Code's not less than 15-year durability requirement. A building consent will help to ensure the roof will now perform to the expected durability standard. Therefore, the need to obtain a building consent does not apply for repair work or normal re-roofing where a roof is more than 15 years old. No building consent would be needed if a 'like-for-like' or similar roof cladding is being installed for such roofs.

When does the Building Code minimum durability period begin?

Since the introduction of the Building Act in 1992, the durability provisions under the Building Code begin from the date the code compliance certificate is issued.

Reminder

The requirements for H1 Energy efficiency Third Edition took effect for Climate Zone 1 on 30 September 2008. Climate zone 1 consists of Northland, Auckland, and the Thames-Coromandel districts in the North Island, the Kermadec Group of Islands, and other land territories, islands, and islets north of the 42nd parallel.

Is a deck a building?

Under sections 8 and 9 of the Building Act 2004 'building' means 'a temporary or permanent movable or immovable structure (including a structure intended for occupation by people, animals, machinery, or chattels)'. So a deck is a building.

Also included in the definition of a 'building' are:

- a mechanical, electrical, or other system
- a fence as defined in section 2 of the Fencing of Swimming Pools Act 1987
- a vehicle or motor vehicle (including a vehicle or motor vehicle as defined in section 2(1) of the Land Transport Act 1998) that is immovable and is occupied by people on a permanent or long-term basis
- a mast pole or a telecommunication aerial that is on, or forms part of, a 'building' and that is more than 7 m in height above the point of its attachment or base support (except a dish aerial that is less than 2 m wide)
- the moving and non-moving parts of a cable car attached to or servicing a 'building'.

A building element is defined as 'any structural or non-structural component or assembly incorporated into or associated with a building. Included are fixtures, services, drains, permanent mechanical installations for access, glazing, partitions, ceilings and temporary supports.

Timber floor overlays to concrete slabs

Calls are received consistently about failures of timber and timber composite strip flooring that has been adhered directly to a concrete floor slab. As all timber and wood-based products are hygroscopic they will absorb even the smallest amount of moisture and swell or cup, even when coated. This means that it is critical that the concrete is dry enough before the flooring is laid. In winter this may mean a drying time of months rather than weeks. BRANZ Bulletin 374 considers a concrete slab dry enough to lay timber when the relative humidity of the slab is 70% or less. E3/AS1 quotes a figure of 75% for resilient flooring such as vinyl; however, BRANZ believes that as timber is more susceptible to moisture-induced movement the slab should be drier – see BUILD 105 pages 25 and 26.

Other factors that can affect the performance of timber flooring are:

- the cleaning method – wet cleaning should not be used
- the coating applied

- the adhesive used – one recommended by the supplier should be chosen
- whether an allowance for movement around the perimeter of the floor is provided
- whether the flooring has been allowed to condition – it should be stored, block stacked, in conditions similar to those it will be subject to in use to allow the moisture content of the timber to equilibrate with that of the space. Timber flooring is generally drier than the space it will be installed in (storing it in a space that is too humid is not recommended)
- the board width – potential movement increases with board width.

Designers and installers should obtain a copy of the supplier's installation instructions, although we have heard that specific instructions are hard to come by for some products.

Fixing internal H3.2 timber

H3.2 treated timber installed in a dry internal environment can be fixed with bright steel nails – the key reference is the column for framing in 'closed areas' given in Table 4.3 of NZS 3604. As H3.2 timber is often wet, time must be allowed for it to dry before claddings, insulation and linings are installed.

Lapped joints in window head flashings

While installing head flashings (particularly into direct fixed sheet claddings) can be difficult, having a joint in the flashing is not recommended. The reason is that the overlap in the flashing is difficult to seal properly and water can track by capillary action through the lap and be transferred into the framing and the window and door jambs where timber joinery is used.

Roof slopes

Illustrations of recently built projects often show roofing that, for part of the roof area, has a roof slope below the minimum given in E2/AS1 for the profile. Typical of these are curved roofs and roofs to porches. The potential problems with a lower than recommended slope are:

- water migrating through the side laps because the slope does not drain the water away quickly enough and the profile fills with water (particularly when wind may be slowing the draining which is more likely where the slope is low)
- water tracking or being blown back under the flashing, over the end of the roofing sheets and into the roof or wall framing below.

BRANZ Seminars

Timber on Tour

Registrations are open for this seminar, which is designed for architects, designers and builders who work with timber framing and cladding.

Issues surrounding timber grading, classification, treatment and cladding are consistently high on the list of future topics suggested by previous seminar attendees and callers to the BRANZ helpline. Timber on Tour is a nationwide seminar suitable for most sectors of the industry. It will discuss:

- the reasons behind the changes in timber grading and treatment options
- the impact of timber treatments on other building components
- how to correctly identify timber grades and timber treatments
- the key reference documents
- where to access information on timber availability (for given sizes and treatments)
- the new BRANZ lintel calculation tool.

Venues and dates for the 1pm to 4pm sessions are:

November: 3 Invercargill, 4 Queenstown, 5 Dunedin, 6 Timaru, 7 Christchurch, 10 Whangarei, 11 Albany, 12 Ellerslie, 13 Manukau, 14 New Plymouth, 17 Greymouth, 18 Nelson, 24 Hamilton, 25 Tauranga, 26 Rotorua, 27 Gisborne, 28 Napier.

Visit our website for more details and to register online now – www.branz.co.nz (click on seminars)