



Guideline

September 2016

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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When is a lift (for vertical transport) required?

Know the rules

The document that determines when a lift should be installed in a building to provide vertical transportation is section 9 of NZS 4121:2001 *Design for access and mobility: Buildings and associated facilities*.

In general, lifts are required (clause 9.1.3.) for:

- buildings with four or more storeys
- upper floors of any building where public access is required to a reception area
- upper floors of public hospital areas, medical centres, dental surgeries and other primary healthcare facilities
- upper floors of public assembly spaces that can accommodate more than 250 people
- public libraries.

Clause 9.1.3.2 says that, where the above is not applicable a lift is not required, provided the ground floor is accessible and upper floors are accessible for ambulant disabled, for:

- two-storey buildings with a gross upper floor area less than 400 m²
 - three-storey buildings with a gross floor area less than 500 m² for the upper floors.
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New houses need ventilation

Let the homeowner know

BRANZ has had a number of helpline calls recently from builders who have been called back to a recently completed house by the owners who have concerns related to the condensation that is occurring. There is a legal obligation to provide maintenance information on materials and finishes. However, it's not common to inform new owners of potential issues that may arise when they move into a new more airtight house.

In a newly completed and occupied house, there is still a significant amount of moisture that is contained in the materials and finishes that needs to be dried out. It is also common for old habits such as drying clothes indoors to be transferred to the new dwelling.

Typically, condensation issues occur because of a lack of ventilation – new occupants don't open windows enough or utilise the extract systems provided. See the case study on page 47 of the about to be published *Build* 156.

Informing the new homeowner about the causes of moisture in newer more airtight houses and the need for ventilation may reduce the number of call backs.

Exempt building work – Schedule 1

What the Building Act says

The purpose of Schedule 1 of the Building Act is to exempt low-risk building work from requiring a building consent.

The Building Act provides for this through:

- section 41 – which exempts certain types of work from requiring a building consent
- section 42A – which imposes some general conditions and limits on the Schedule 1 exemptions, including who can carry out the work
- Schedule 1 – which lists a range of possible exemptions and describes when these could apply.

There are three parts to Schedule 1:

- Part 1: Exempted building work, listing work that anyone can carry out. This includes exemption 2, which gives territorial and regional authorities discretion to exempt any building work.
- Part 2: Sanitary plumbing and drainlaying carried out by a person authorised under the Plumbers, Gasfitters, and Drainlayers Act 2006.
- Part 3: Building work for which design is carried out or reviewed by a chartered professional engineer (IPENZ registered).

Completed exempt building work must:

- comply with the Building Code if it complied before the work
- if it was non-compliant before the work, at least continue to comply to the same extent
- not breach any other enactment such as the Resource Management Act 1991.

Two examples of exempt work under Part 1 are:

- replacing an old profiled metal roof (that has achieved Building Code durability and weathertightness requirements) with a new roof of the same profile
 - replacing old timber joinery with aluminium joinery (in the same position).
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Building work and restricted building work

When an LBP must be involved

The definition of 'building work' with respect to the New Zealand Building Code is very wide. Under subpart 2 of the Building Act section 7:

"building work—

(a) means work—

- (i) for, or in connection with, the construction, alteration, demolition, or removal of a building; and
- (ii) on an allotment that is likely to affect the extent to which an existing building on that allotment complies with the building code; and

(b) includes sitework; and

(c) includes design work (relating to building work) that is design work of a kind declared by the Governor-General by Order in Council to be restricted building work for the purposes of this Act; and

(d) in Part 4, and the definition in this section of supervise, also includes design work (relating to building work) of a kind declared by the Governor-General by Order in Council to be building work for the purposes of Part 4"

In forthcoming *Build* 156, MBIE, with respect to restricted building work (RBW), says:

- “If work does not require a building consent it is not restricted building work”
- “the work must be building work (construction, alteration or design) that affects the primary structure or the external moisture management systems of the building”.

What this means is that any building work carried out on the primary structure or external envelope that requires a consent and affects the moisture management system of that building is restricted building work. Such work must be done by an LBP with the correct trade licence.

BRANZ eLearning modules

Discount offer

BRANZ eLearning provides the building practitioner with an insight into or refresher to upskill a knowledge gap at a time and place that suits you. Each self-paced, interactive learning module takes approximately 20 minutes and includes a self-assessment component. Gain 100% in the questions at the end of the module, and you'll receive a record that can be submitted as part of your CPD activity log.



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BRANZ Answers *Membrane Roofing* seminar

Register now

Membrane roofing has been used in domestic and commercial buildings since the 1930s, but the membranes we use now have evolved significantly from those of previous years.

The performance of a membrane roofing system is heavily dependent on getting the material specification and installation correct. There is little leeway for error at any stage of the process. The aim of this seminar is to provide up-to-date information of the design, specification and installation of current roof membrane systems.

Topics to be covered in this 3-hour presentation will include:

- key Building Code requirements – B2, E1, E2 and relevant Acceptable Solutions
- relevant standards, codes of practice and Appraisals
- impacts on membrane performance – UV, internal moisture, movement
- substrate options
- membrane options – single ply, multi-ply and liquid applied
- warm roofs – benefits, design
- green roofs
- key design and detailing requirements – finishes, substrates, accessories, gutters, upstands, slopes, outlets and scuppers
- key installation requirements for membrane systems.

This seminar will be presented by BRANZ membrane specialist and Assurance Services (Appraisals) Project Manager Russell Clarke supported by Greg Burn (NZCD (Arch) Dip Bus (Marketing) – Structures Ltd) or Trevor Pringle (B Arch (NZIA) – BRANZ Principal Writer).

This BRANZ Answers *Membrane Roofing* seminar is a must for you if you are a designer, architect, builder, roofer, building inspector or contract supervisor/manager.

All seminars run from 1.00–4.00 pm – please be signed in and seated before 1.00 pm so the session can start on time.

| Date | Location | Venue |
|-------------|------------------------|---|
| Mon 26 Sep | New Plymouth | The Devon Hotel |
| Tue 27 Sep | Hamilton | Claudlands Exhibition & Conference Centre |
| Wed 28 Sep | Auckland – Central | Grand Millennium (formerly Rendezvous Hotel) |
| Mon 3 Oct | Invercargill | Ascot Park Hotel |
| Tue 4 Oct | Queenstown | The Heritage Hotel Queenstown |
| Wed 5 Oct | Dunedin | Dunedin Centre |
| Mon 10 Oct | Blenheim | Scenic Hotel Marlborough |
| Tue 11 Oct | Timaru | Landing Service Conference Centre |
| Wed 12 Oct | Christchurch | Sudima Christchurch Airport |
| Mon 17 Oct | Whangarei | Distinction Whangarei Hotel & Conference Centre |
| Tue 18 Oct | Auckland – North Shore | QBE Stadium |
| Fri 21 Oct | Wellington | InterContinental Wellington |

[Online registration](#) is available now.

Events

New Zealand Commercial Project Awards 2017

Be a part of this prestigious awards programme that sets the benchmark for commercial construction in New Zealand. Open to all project team members (constructor, architect, engineer and quantity surveyors etc.). Entries open 29 August – 30 October 2016. For more information, click [here](#).