

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

FIXINGS OF MASONRY VENEER WALL TIES TO TIMBER FRAMING

An irate caller to the BRANZ helpline recently complained that he was going around in circles trying to locate the fixing requirements (type/length etc) for masonry veneer wall ties. He had gone to Section 11 of NZS 3604 where C11.7.5.2 states: "Wall ties and their fixings, spacings and embedment shall be in accordance with the requirement of NZS 4210". So off to 4210 to Clause 2.9.5 "Tie anchorage, cover and fixing" which sets out all of the requirements except how to fix the tie to the framing.

Although the NZS 3604 referral to NZS 4210 seems a little misleading, the commentary clause to the 3604 reference (C11.7.5.2) actually provides us with the answer. It states: "The spacing depends on the mass of the veneer, the earthquake zoning and the type of tie. The ties are to be screw-fixed (i.e. non-impact method) using screw fixings supplied by the proprietary tie manufacturer. Reference to NZS 4210 is required".

Reference to NZS 4210 arises out of a need to consult Table 2.3 to determine the type of tie to suit both the seismic zoning and mass of the veneer. When the specified ties arrive they will be complete with the screw fixings specific to the tie type.

REGISTERED MASONS

After the January *Guideline* article on "Brick ties to bottom courses" we received the following comment from David Barnard, Secretary of the NZ Masonry Trades Registration Board. He states that ALL registered masons have a copy of NZS 4210, and when registered masons are used the problem of poorly installed ties would be reduced. Thanks David!

HAVE YOUR SAY

The Department of Building and Housing (DBH) is currently reviewing the NZ Building Code following the introduction of the Building Act 2004. A discussion document on the proposed scope and content of the revised Building Code is expected to be released soon. The proposals will have a considerable impact on the performance standards buildings must meet. This is the first review of the Building Code since it came into being in 1991. There have been technical updates and amendments, but nothing as far reaching as the review that is currently underway. They are seeking comments on the discussion document (which will be available shortly) and registrations of interest are being taken now. If you would like to receive a copy of this document please contact the DBH on 0800 242 243 or email info@dbh.govt.nz.

Standards New Zealand is currently developing a new standard for the fencing of swimming pools and is also beginning work on the revision of NZS 4251. Contact Standards New Zealand (0800 782 632) if you wish to be part of the public review of these drafts when available.

Also, please contact us if you would like to be considered as a peer reviewer for BRANZ publications (trevorpringle@branz.co.nz).

REMINDER FOR 'SPEC' BUILDERS

The Building Act 2004 introduced a number of changes that relate to residential property developers, including 'spec' builders. A residential property developer means any person who, in trade, builds or arranges to build a household unit for the purpose of selling it.

From 30 November 2004 it became an offence for a residential property developer to complete the sale, or allow a purchaser to take possession, of a household unit before a Code Compliance Certificate (CCC) has been issued. It also made it the developer's responsibility to fix any faults before sale.

Purchasers may agree to contract out of this requirement, but this can only be done by using a form prescribed in the Act. The form also clearly describes the consequences to the purchaser of buying a building without a CCC, for example, finance and insurance may be affected.

START PLANNING

From 30 November 2009 any 'restricted work' must be carried out or supervised by a Licensed Building Practitioner (LBP) – designers, site supervisors and some specialist trades, likely to be carpentry, external plaster systems, roofing, brick and block-laying, concrete and steel construction supervision and specialist facades.

Restricted work is so critical, because if done badly it has the potential to cause significant harm to people or costly property damage.

The licensing system aims to:

- set national standards of competence for people carrying out building work – design and construction
- increase consumer protection.

The DBH advises it is hoped the final licence classes will be defined during 2006 with standards and assessment processes following on.

Information presented to date by the DBH states that: "all plans submitted to building consent authorities for consent will have to list all Licensed Building Practitioners (LBPs) who are carrying out or supervising restricted work on the project".

While many of you will still be able to do building work without a licence, any restricted work must be done under the supervision of a licensed person. Keep watch on www.dbh.govt.nz for information over the coming months.

APPRAISAL OR TEST REPORT

An area of BRANZ expertise is in providing Test Reports and Appraisals. They have quite different purposes and value. An Appraisal evaluates overall performance, manufacturing and quality control processes and inspections of the product or system in use. By comparison a Test Report evaluates a specific aspect of a product, of a particular composition, at a point in time and within clearly defined boundaries and conditions. A Test Report is only one of the building blocks of a BRANZ Appraisal.

CITE Future Events

- ★ **CITE Building Compliance for IQPs / LBPs**
10–12 April – Christchurch
\$1,200 excl. GST (**\$1,350 incl. GST**)

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

SEMINARS

Profiled metal wall cladding – describing the issues around selecting, detailing and installing profiled metal cladding is well under way with Des Molloy and Trev Ashman. Dates and venues for April are: 3 Manukau, 4 Hamilton, 5 Rotorua, 6 Tauranga, 10 Masterton, 11 Trentham.

Register online at www.branz.co.nz. Please note that online registrations close three working days before each seminar. For late registrations please email SeminarRegistrations@branz.co.nz.

Contact Gail King, Seminar Coordinator (phone 04 237 1170)