GUIDELINE BRANZ

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DECEMBER 2012

It's Santa time yet again!

From all of us at BRANZ who help bring you *Guideline*, have a Merry Christmas and a prosperous New Year.

Certificate of design work

Design restricted building work (design RBW) is the design of elements that are critical to the integrity of the building. This includes the design of the primary structure and external moisture management systems for houses and small to medium-sized apartment buildings. It also includes the design of fire safety systems for small to medium-sized apartment buildings. It must be carried out by a licensed building practitioner who holds a design licence. Registered Architects and Chartered Professional Engineers may also carry out this work, as they are deemed to hold a design licence.

A certificate of design work is a statement by the designer that identifies the RBW and states that the design work complies with the Building Code. On site, the RBW must be carried out or supervised by an appropriately trade-licensed building practitioner.

A certificate of design work provided by the designer must:

- identify all of the design RBW they carried out or supervised – a full and accurate description is preferable and is in the best interests of the designer, especially where other designers were involved in the project, and although it is not necessary to replicate plans and specifications on the building consent application form, you must clearly reference your design documents
- state that the RBW complies with the Building Code or, if waivers or modifications of the Building Code are needed, what they are
- include the LBP number or your registration number if you are a Registered Architect or Chartered Professional Engineer.

Building seismic performance consultation

The Ministry of Business, Innovation and Employment (MBIE) is consulting on proposed changes to the system for dealing with earthquake-prone buildings – see www.dbh.govt.nz/consultingon-epbp. The proposals set out a consistent national approach to dealing with these buildings.

Essentially, the proposals would require all non-residential and multi-unit, multi-storey residential buildings to have a seismic capacity assessment done within 5 years. Owners of buildings identified as earthquake-prone would then have up to 10 years to strengthen or demolish these buildings.

The consultation document can be read online at www.dbh.govt.nz/consultingon-epbp-consultation-document or downloaded from www.dbh.govt.nz/UserFiles/File/Consulting/pdf/2012/building-seismic-performance-consultation-document.pdf.

Public information meetings will be held during February – details will be published on the MBIE website.

To have your say, please read the building seismic performance consultation document and complete the online questionnaire before 5pm Friday 8 March 2013.

Ground clearance for deck bearers

A common question is how close can a H3.2 deck bearer be to the ground when installed over timber piles?

NZS 3604 requires that the top of a timber or concrete pile must be at least 150 mm above the ground, which determines the clearance between the bottom of the bearer and the ground as being not less than 150 mm.

Where bearers are installed closer to the ground using an alternative foundation support detail such as concrete pads and stainless steel brackets, BRANZ considers it prudent to specify a higher level of treatment – H4 where the bearers are close to being clear of the ground or H5 if there is a risk of ground contact. In this situation, fixings and brackets attached to the bearers and piles are regarded as exposed and must be stainless steel.

The decking and joist fixings are required to be stainless steel when in exposure zone D and all zones when decking or framing material is treated with AZQ or CuAz treatment chemicals. Galvanised fixings to joists and decking are permitted in exposure zones B and C.

The moisture content of the decking at time of installation will determine the required gap between boards. If the decking has been supplied dry, the boards will swell and will require larger gaps. Also, wide boards will move more than narrow boards. The typical gap between 90 mm wide decking boards supplied wet is 3–4 mm. If possible, have decking on site a week or so before it is required to allow it to acclimatise to the as-installed conditions.

Using BRANZ Appraisals

When using a product that is covered by a BRANZ Appraisal, it is important that the scope section of the Appraisal is read to ensure that the intended use of the product will be within the scope of the Appraisal and therefore be covered by it. Use of the product in a situation that is outside the Appraisal scope means that it will not be covered by the Appraisal.

Appraisals typically have references to the manufacturer's details. However, not all manufacturers' details for a product or system that have a current Appraisal are necessarily included as a component of the Appraisal.

The product technical statement (PTS) that precedes the Appraisal when accessing the Appraisal via the BRANZ website gives the issue date of the referenced details for the Appraised product. Only the dated and noted details apply to the Appraisal.

Insulation over specification

BRANZ is aware of situations where an insulation product with a higher R-value has been specified to improve performance, but the insulation thickness is more than the available width of the space where it is to be installed. An example would be specifying a 115 mm thick insulation product for installation into a 90 mm wide framed wall. As the wall is completed, the insulation is compressed, and this will actually reduce its R-value and not give the performance stated by the manufacturer or expected by the client.

The practice may also:

- create difficulty in installing the lining and getting a tight fit to the framing
- bulge a flexible wall underlay across a drained and vented cavity
- result in popping of screws as the sheet adhesive will not be properly compressed.

Christmas gifts for the new-age builder

- Sunscreen incorporating a designer cologne
- Man tights or meggings with integral tool belt
- A radio tunable only to Radio New Zealand Concert
- Sports work boots or steel-capped jandals
- Low-profile tyres on 20 inch rims for the 4x4 ute

The designer's Christmas gift wishlist

- A European car with leather trim
- No more Building Code changes
- Streamlined (electronic) consents

BRANZ 2013 seminars: NZBC *Protection from fire* Acceptable Solutions

The aim of this seminar is to cover the significant changes in the new set of Acceptable Solutions for Building Code clause C *Protection from fire*. These became effective on 10 April 2012, with a 12-month transition period during which both the old document and the new set of documents are applicable. After 10 April 2013, the new compliance documents must be used. This seminar series will cover changes to the structure of the documents and the types of buildings for which the documents are applicable. The dates and locations for the seminar are as follows:

Monday 18 February	Auckland - North Shore	Spencer on Byron Hotel
Tuesday 19 February	Auckland - Ellerslie	Ellerslie Events Centre
Wednesday 20 February	Hamilton	Claudelands Conference & Exhibition Centre
Thursday 21 February	Tauranga*	Baypark
Monday 25 February	Napier	War Memorial Conference Centre
Tuesday 26 February	Wellington	Westpac Stadium
Wednesday 27 February	Christchurch	Sudima Hotel
Thursday 28 February	Dunedin	The Dunedin Centre

All seminars are from 1.00pm-4.00pm except the Tauranga* seminar, which is from 12.30pm–3.30pm.