GUIDELINE

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BRANZ

FOR VERTICAL WEATHERBOARDING, IT'S ALL ABOUT SINGLE LENGTH BOARDS

For designs to E2/AS1, the Acceptable Solution allows board and batten to be direct fixed for building faces with a risk score of 12 or less, while vertical shiplap is limited to a risk score of 6. Clause 9.4.5 of E2/AS1 requires vertical shiplap and board and batten to be in continuous lengths over a storey height but does not give a detail for the junction at each storey height.

NZS 3604 (section 11.5.2.4) requires that vertical board and batten be installed in continuous lengths to avoid the need for end to end joints but is silent on the requirements for shiplap.

BRANZ recommends that a continuous horizontal flashed joint be used at each floor level with both shiplap and board and batten vertical cladding. A scarfed joint that can be used with end joints in horizontal boards under E2/AS1 is not recommended for end joints in vertical boarding.

DOUBLE NAILING - AGAIN

We have raised the issue of builders incorrectly fixing weather-boards by double nailing each board at each stud. Timber is a material that takes on and releases moisture in response to changes in the relative humidity of the air (even when painted) and therefore shrinks and swells. Double nailing restricts this natural movement and can result in the boards splitting because they are not free to move.

The same requirement for a single nail to each member also applies to board and batten cladding.

DRY BEDDING - DURABILITY

In the August Guideline we addressed dry bedding of ties as an Alternative Solution to meet the structural performance requirements for veneer walls. Where dry bedding is proposed, the tie durability must also be accepted as an Alternative Solution. The reason for this is that the durability performance of ties is assessed using the procedure in NZS 4210 that specifies wet bedding of ties.

CLAUSE F4 SAFETY FROM FALLING

From 27 September, F4/AS1 Table 1 requires:

- the top of barriers 100 mm or wider to have a 30º top slope
- an increase in barrier height to 1100 mm generally – for barriers to domestic balconies and decks the dimension remains 1000 mm while for internal barriers within dwelling units the minimum height is now 1000 mm (increased from 900 mm)
- any barrier immediately adjacent to a seat on a deck or balcony must rise a minimum of 760 mm above the seat surface (Figure 6 F4/AS1)
- 900 mm high barriers to stairs and steps
- 800 mm for barriers within 530 mm of the front of fixed seating (e.g. in theatres).

FITTING FOIL TO THE UNDERSIDE OF JOISTS

A recent fatality has highlighted the need for care when fitting foil insulation to the underside of an existing floor so that the staples used do not puncture an electric cable and cause the foil to become electrically live.

THE COMING DIRECTION – OR IS IT ALREADY HERE?

The growing trend in the wider building industry is that information and knowledge transfer will be web-based. This won't mean that books and magazines will disappear, but a significant amount of the information we will need to digest to ensure we keep up to date will be supplied via the internet.

Builders, designers etc. will have to be comfortable with using computers as a key source of information.

FIXING PLYWOOD SUBSTRATES SUPPORTING WATERPROOF DECK/ROOF MEMBRANES

E2/AS1 gives some generic information only, however, membrane suppliers generally have specific fixing and treatment requirements for the plywood substrate used under their product. It is these requirements designers should refer to.

The DBH in Codewords No 16 clarified the confusion over E2/AS1 Paragraph 8.5.5.1 sub-paragraphs (c) and (d). The correct interpretation is that either primary or secondary framing supports must be at a maximum of 400 mm centres, and the plywood substrates must be laid with their grain or long dimension at right angles to the primary framing supports.

STONE VENEERS AND WALL TIES

BRANZ Bulletin 476 on Stone veneer construction is based on the principles of 'rain screen wall' or 'wet wall cladding' installations where the external stone veneer is installed over a 40 mm minimum drained and vented cavity. The stone acts as the primary or first line of defence against water ingress and the cavity is the secondary or back-up line of defence.

Flexible wall ties are required to secure the stone veneer to the structural wall. To ensure the flexibility of the ties is not compromised ties must be fixed to ensure they are face fixed to the framing and cross the drainage cavity. Wall ties must be fully bedded to a minimum depth of half the thickness of the mortar into the mortar joint and must finish no closer than 15 mm from the exterior face of the veneer.

Stone veneer that is laid against a sheet material backing and which has the ties fixed to the face of the backing do not provide the tie flexibility required (and are not covered by the Bulletin).

BRANZ SEMINARS

✶ Changing Housing Needs

A one-hour lunchtime seminar outlining recent research findings identifying the changes most likely to affect residential building design over the next ten years and beyond. Dates are: Tuesday 9 Oct – Christchurch, Wednesday 10 Oct – Wellington, and Thursday 11 Oct – Auckland.

This seminar has been accredited for 10 CPD Points by the Registered Architects Board

✶ Shortening the Odds: reducing your building risk

Specifically for builders, and to be held in 22 centres nationwide, the focus will be on practical building techniques for achieving weathertight construction and so reducing your risk of liability. Solutions for a number of high risk areas will be covered. The roadshow begins in November and December this year, and continues in March 2008.

✶ H1 Insulation Changes – joint presentation with the Department of Building and Housing

Revised regulations requiring higher levels of insulation in housing and small buildings come into effect from 31/10/2007. Unlike previous revisions of H1, these changes are major and will require substantial changes in practice. Aimed at architects, designers and building officials, this seminar will be held between 26 November and 10 December 2007.

This seminar is currently being accredited for CPD Points by the Registered Architects Board.

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

CITE COURSES

Don't forget that BOINZ are arranging the delivery of some CITE courses until at least the end of this year. For more information see the event calendar at www.boinz.org.nz or contact training@boinz.co.nz.

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