



# Guideline

February 2018

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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## **A correspondent wrote**

*A thanks methinks is warranted*

We appreciate those who wrote in supporting our stance in the January *Guideline*, particularly regarding the need for designers to clearly specify what they want a building to be constructed from.

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## **BRANZ CodeMark**

*Services expanded*

BRANZ is now an accredited product certification body for CodeMark for both the New Zealand Building Code and the Building Code of Australia. Where products or systems have CodeMark certification, building consent authorities (BCAs) must accept them as complying with the New Zealand Building Code when used in accordance with the certification.

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## **Looking after your clients**

*What clients want*

This good advice for builders (and designers) is from the Canadian Home Builders' Association. While its focus is the client, it outlines what the residential builder should be trying to achieve.

Expect the builder and/or sales and site staff to be:

- Open and upfront: good service begins with honesty, trust and good communication.
- Knowledgeable: good service depends on in-depth product and process knowledge.
- Prompt and efficient: good service sets and respects realistic timelines.
- "On your side": customer-oriented builders and staff work for you and with you.

Once your home is completed, expect them to:

- Give you a detailed orientation tour when you take possession of your new home, or shortly before, so you can inspect it thoroughly and they can explain how everything works.
- Explain what is covered by warranties, for how long, and how to request after-sales service.
- Explain what you can expect the first year, and a schedule of contact and check-ups.
- Ask you about your experiences with their company and your satisfaction with your new home, so they know what they are doing right and where there is room for improvement.

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## **Dwangs or noggs**

### **To install or not to install – what are the rules?**

Historically, dwangs or noggs were required to keep wet wall framing straight as it dried in place (although villas and bungalows with native timber framing were commonly built without dwangs or noggs). NZS 3604:2011 *Timber-framed buildings* allows timber-framed walls to be constructed without dwangs or noggs where there are:

- direct-fixed exterior claddings complying with E2/AS1 or
- direct-fixed interior linings complying with section 12 of NZS 3604:2011.

Exterior cladding may include:

- a rigid wall underlay or proprietary RAB mechanically fixed to the framing
- a cladding such as weatherboards or sheet materials (plywood/fibre-cement) mechanically fixed (screws/nails) directly to the framing (including where nominal 20 mm cavity battens are used).

Masonry veneer ties, clip fixings and adhesive fixings are not considered to provide a connection of sufficient rigidity to provide the lateral support to the studs.

Where sheet linings are installed horizontally, a number of suppliers require a single row of dwangs at the sheet joint in accordance with their installation details.

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## **Building alteration consents and consent amendments**

### **Always pressure to get going**

Builders often face pressure from a client to begin work on an alteration project or proceed with an existing consent amendment before the consent or amendment has been processed and approved by the BCA.

The short answer is wait. If work is done in advance of the approval, it may lead to additional work or rework being required to meet any BCA conditions placed on the consent or amendment.

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## **Roof underlays**

### **Check all requirements**

Acceptable Solution E2/AS1 allows the use of self-supporting roof underlays provided their span does not exceed 1.2 m.

For a metal roof installation under the New Zealand Metal Roofing Manufacturers Association's *NZ Metal Roof and Wall Cladding Code of Practice*, all metal roof underlay must be fully supported (tapes, wire mesh) when the roof slope is less than 10°. The rationale for this is to limit the possibility of the roof underlay sagging on lower-pitched roofs.

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## **Weatherboard fixings, seaspray zone**

### **Salted nails**

When fixing weatherboards in a seaspray zone, it is considered better practice to use stainless steel nails with an annular-grooved shank. This is to prevent rust spotting or rust bleed through the stopping and paint that can occur if galvanised nails are used. Some of the galvanising is typically removed when the nails are driven into the timber.

If stainless nails have been specified but not used, the installer faces the prospect of having to remove and refix the boards with the correct nails.

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## **BRANZ seminars 2018 *Keeping Water Out*** **Basements, Bathrooms and Decks**

Basements, bathrooms (particularly tiled showers) and decks are known areas of higher risk in terms of potential issues related to water entry and/or migration to adjacent spaces.

This 21-centre seminar will cover the principles of:

- why we need to waterproof effectively
- the requirements of the Building Code Acceptable Solutions and standards
- waterproofing material options
- waterproofing extent
- key design parameters – the definition of wet areas and splash zones for bathrooms, slopes to bathroom floors and decks
- substrates and their preparation
- key waterproofing system application requirements such as application rates and curing
- key aspects of detailing
- drainage – behind walls, external for decks and internal for bathrooms
- inspection and maintenance
- for bathrooms – specific issues around freestanding baths, preformed showers, level-entry showers and finishes to walls.

This seminar is a must for architects, designers, BCAs, builders, tilers, waterproofers, roofers, building surveyors and house inspectors.

### ***Presenters***

Greg Burn – NZCD(Arch), DipBus (Marketing) – Structure Ltd  
Des Molloy – the 'Old Geezer' returns again

### ***Remaining dates and locations***

Fri 9 Feb	Blenheim	Scenic Hotel Marlborough
Mon 12 Feb	Tauranga	Trinity Wharf
Tue 13 Feb	Rotorua	Millennium Rotorua
Wed 14 Feb	Auckland – North Shore	QBE Stadium
Mon 19 Feb	Auckland – Central	Crowne Plaza Auckland
Tue 20 Feb	Hamilton	FMG Stadium Waikato
Wed 21 Feb	New Plymouth	The Devon Hotel
Mon 26 Feb	Kerikeri	Turner Centre
Tue 27 Feb	Auckland – Ellerslie	Ellerslie Event Centre
Wed 28 Feb	Wellington	InterContinental Wellington

All seminars run from **1.00–4.00pm**.

[Online registration](#) is available now.

