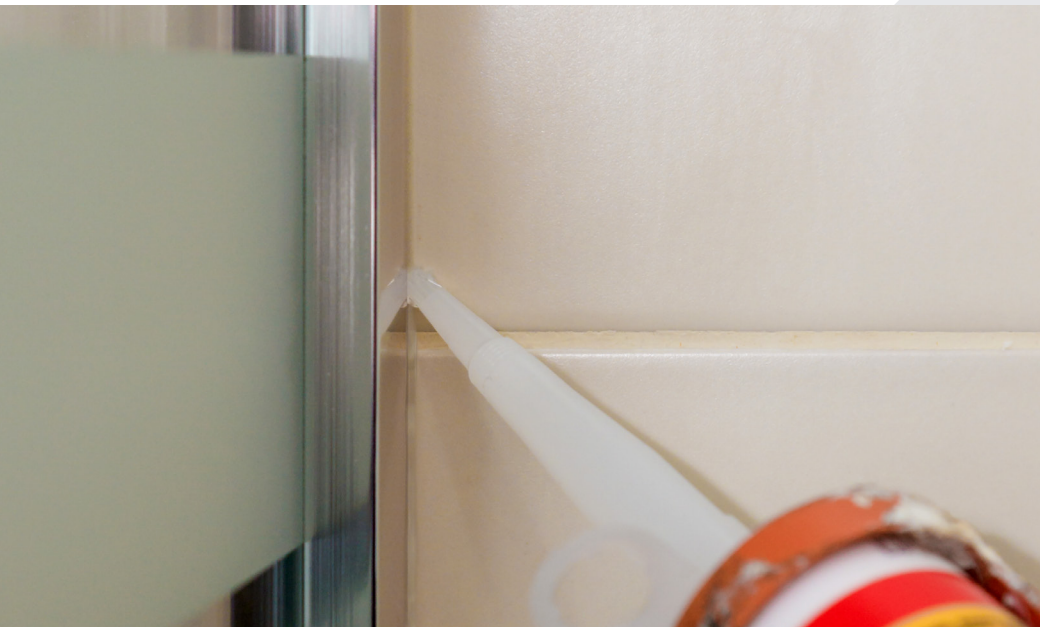


# builder'smate



## INDUSTRY NEWS

### Insulation funding extended to low-income homeowners

The Warm Up New Zealand: Healthy Homes insulation grants scheme has been extended to include homeowners who hold a Community Services Card and live in a home built before the year 2000.

The grants pay half the cost of ceiling and underfloor insulation for low-income homeowners (as well as low-income tenants who are already eligible). The money is available until the end of June 2018. More details: <https://www.energywise.govt.nz/funding-and-support/funding-for-insulation/>

### Earthquake-prone buildings

In July, new rules for managing earthquake-prone buildings came into effect. More details: [www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings](http://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings).

### Updated guide for internal linings

A new edition of the BRANZ Good Practice Guide *Internal Linings* has just been published. It sets out the requirements and installation processes so the completed installation achieves the expected quality level. Available as a print or digital book from the BRANZ Shop.

## SEAL OF APPROVAL

Sealants play a critical role in making joints weathertight and allowing movement. It is important to get the application right.

The sealant needs to keep joints closed during repeated movement – for example, as wall claddings heat/expand and cool/shrink over 24 hours. To do this, there needs to be good side adhesion and the correct width-to-depth ratio of sealant in a joint.

The four key steps to ensuring effective sealant performance are:

- choosing the right sealant for the job
- good joint preparation
- priming the joint substrate
- applying the sealant the right way.

Many sealant problems come from poor joint preparation and priming and poor sealant application, often leaving the sealant too shallow.

As always, read the manufacturer's use and application recommendations and follow them. There is little to gain and a lot to lose trying to save money through buying a cheap inappropriate product or skimping on application.

The correct choice of sealant depends partly on the material. For example, lightweight claddings may have faster/greater temperature changes ➤



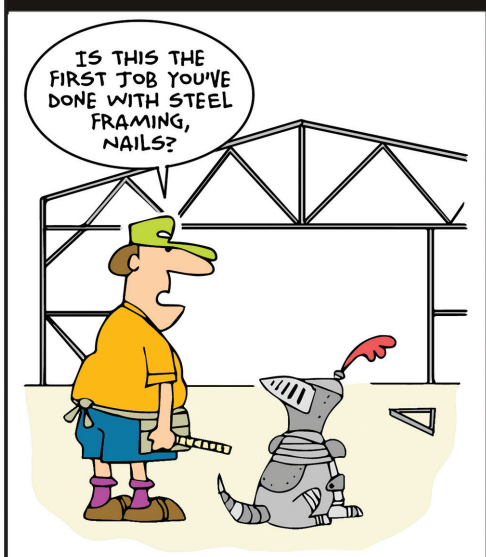
A ToolShed trade-quality planer

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## HAMMER 'N' NAILS



and rapid/larger movements. This creates more stress on sealant bond surfaces. Sealants with higher rapid movement capability or elasticity are best in these cases.

Before applying sealant, clean joint surfaces of dust and crumbly material and remove oil or grease. Repair damaged edges. The joint must be dry during sealant application.

Priming is often necessary for good adhesion and a durable sealant bond, especially for:

- high-movement joints
- joints exposed to high weathering/moisture
- locations that are difficult to access.

## Application

To be effective, the sealant must:

- completely fill the joint to the right depth
- be fully in contact with the joint sides for the full sealant depth

- not adhere to the back of the joint
- have no air trapped in it.

A bond breaker (tape) to small joints in thin claddings or a PEF backing rod to larger joints (Figure 1) can help control sealant depth and ensure only side adhesion occurs. This allows the sealant to stretch more easily.

Mask joint edges and apply sealant within the time noted on the primer container. Push the gun in the direction the sealant is being applied (Figure 2), forcing sealant into the joint, then tool for a smooth finish.

Tooling helps force sealant into the joint, ensures sealant wets the joint sides, brings air to the surface and gives the correct contour. Use the manufacturer's recommended solution to lubricate the tool and prevent sealant sticking to it. Remove masking tape after tooling.

Remember that some gaps must be left open, chiefly for ventilation and drying in a wall assembly. These include:

- at the base of cavities – a cavity closure or open perpends in brick veneer
- at the top of brick veneer – every third perpend (one course down) left open or a 5 mm gap to the soffit
- under brick sills more than 2.4 m wide (open perpends)
- across the face of a sill tray flashing when windows are installed in direct-fixed cladding
- in both direct-fixed and cavity claddings between the base of the cladding and:
  - a head flashing across openings
  - a horizontal joint flashing.

For more details, see BRANZ Bulletin 601 *Sealants for cladding joints*.

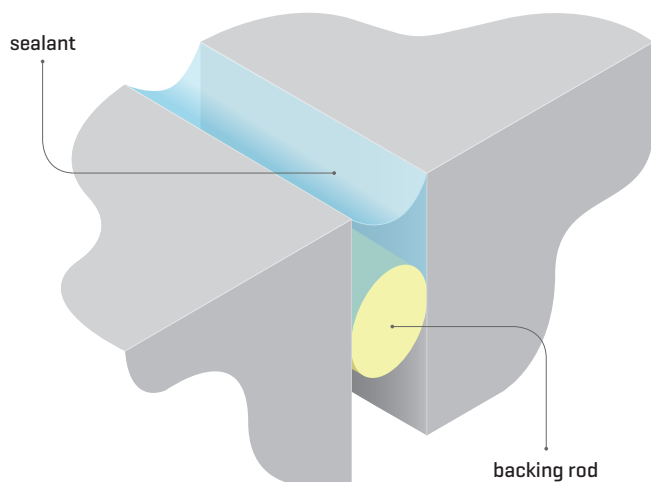


Figure 1. Install a backing rod to control sealant depth.



Figure 2. Push the sealant into the gap, moving the sealant gun forwards over the extruded sealant – do not pull the sealant gun.



## Mouthpiece

## The benefits of product assurance

You've no doubt heard the expression 'dot your i's and cross your t's'. As a specifier or builder, it's important to know that the product manufacturer or supplier has carried out their duty and assessed the product against the requirements of the Building Code.

Manufacturers and suppliers are responsible for ensuring their product is fit for purpose and is suitable for use in New Zealand. Choosing the appropriate assurance path gives confidence that the necessary checks have been completed and the Building Code claims made for the product are supported by the appropriate technical information.

Should a product be tested, appraised or certified? This involves balancing the cost of the selected assurance path against the risk that it won't be accepted as Code compliant. Building

consent authorities look at risk from a different perspective – they consider the product's use in a particular building consent application. The more risk they perceive, the more certainty they will want around Code compliance.

Compliance can be demonstrated in a number of ways, from Appraisal or CodeMark certification to products being tested through industry-based schemes. Where there is a lower level of risk with a product, a statement of compliance with a product technical statement may be appropriate.

Product assurance is designed to make life easier. Getting to know the products you're using and the level of risk of each one will help guide your selections. Using products that have been through the appropriate assurance path will help protect you and your clients.

# HOW TO DODGE A DODGY PRODUCT

For over a year now, there have been numerous reports of an increase in the number of dodgy building products being brought into New Zealand.

In some cases, they are offered for sale at a fraction of the price of Code-compliant products. In one case, 100 mm wastepipe was reportedly sold for just \$1 a metre. In another, builders were cold-called by someone offering imported roofing for 40% less than the price of similar Code-compliant product.

Dodgy products found by council inspectors, trade industry bodies and government agencies have included:

- shower glass and shower doors
- tapware
- electrical wiring
- roofing tiles.

Plumbing products have been identified as a particular problem. New Zealand doesn't have protection like Australia's mandatory WaterMark Certification Scheme, which ensures that plumbing materials and products are fit for purpose.

One risk from substandard products is that a lot of rework may be required if the products have to be replaced. There have been cases where houses have had to be completely rewired or roofs reclad when poor-quality products have been used.

Another risk is that, where faulty products aren't spotted, they could cause problems for homeowners down the track.

The best ways to ensure you don't get landed with dodgy products are:

- buy from reputable New Zealand suppliers
- look for product assurance, such as a BRANZ Appraisal or CodeMark certification
- look for evidence of compliance with standards, such as Supplier Declarations of Conformity (SDoCs).

## SDoCs and electrical products

Government regulations require that certain medium-risk electrical products can only be sold with a Supplier Declaration of Conformity. In an SDoC, a New Zealand supplier or a New Zealand agent of an overseas manufacturer certifies that a product meets applicable standards.

Examples of medium-risk products that require SDoCs are:

- hand-held electric saws and drills
- many types of light fittings
- cables and wires
- switches, connectors and accessories
- power supply units
- transformers.

An electrician filling out a certificate of compliance [CoC] for an installation has to certify the electrical safety of fittings. They carry liability for this, but if they refer to an SDoC in the CoC, the liability for a product fault lies with the product supplier. It is not compulsory to cite SDoCs in CoCs.

# build

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All building contractors who are in the business of building and have paid a Building Research Levy in the current year can receive BRANZ's *Build* magazine for free. This Levy is paid as part of the building consent fee on all construction projects over \$20,000. If you are missing out on your free copy of *Build*, call 0800 80 80 85 (press 2) or email [buildsubs@branz.co.nz](mailto:buildsubs@branz.co.nz).

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## ADVISORY HELPLINES

For the building and construction industry:

**0800 80 80 85**

For the homeowner and public enquiries:

**0900 5 90 90**

Calls cost \$1.99 per minute plus GST

[branz.nz](http://branz.nz)





# Competition

Here are some tools



What are they?

**WIN!**



## A Hitachi circular saw worth \$205

This 1010 w 184 mm circular saw has a nickel-plated base, harder than aluminium or pressed steel. Quality tungsten-tipped blade. Maximum cutting depth 68 mm at 90° and 46 mm at 45°.

The prize is provided courtesy of The ToolShed.

All you need to do to win is tell us the name of the mystery tools [above].

Email your answer to [buildersmate@branz.co.nz](mailto:buildersmate@branz.co.nz). Put "August Competition" in the subject line. The message should include your answer, your name, postal address and phone number. One entry per entrant please.

Don't forget to tell us where you picked up your copy of **Builder's Mate**! The winner will be the first correct entry drawn at 9 am on Friday 15 September 2017. Details will be posted on the BRANZ Ltd website ([www.branz.nz](http://www.branz.nz)) and in the next edition of **Builder's Mate** due out on 1 October 2017.



Winner of **Builder's Mate 84** is Mike Lean of Kaiwaka. The mystery tool was a biscuit joiner. Mike wins a ToolShed planer.

### Terms and conditions:

Entry is open to all New Zealand residents except employees and immediate families of BRANZ and The ToolShed shops. The competition will close at 9 am on Friday 15 September 2017. The prize is not transferable for cash. The judge's decision is final. No correspondence will be entered into.

## + BUILDERS' APPS



In this series, we introduce some great apps and tools for your smartphone. The apps can be found in the iPhone store and/or the Android store. If you know any you'd like to recommend, email us the details at [buildersmate@branz.co.nz](mailto:buildersmate@branz.co.nz).



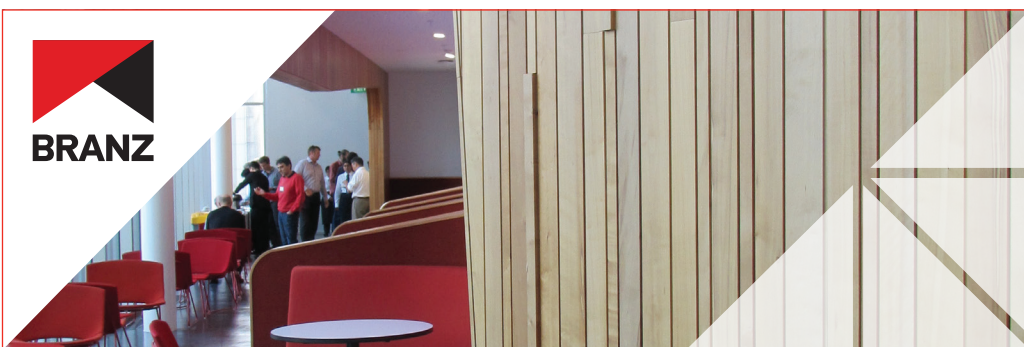
### FERGUS

This Kiwi-developed app for trade businesses has Auckland-based support staff. It integrates with Xero and MYOB Accountright Live. Features and costs are clearly set out at [www.fergusapp.com](http://www.fergusapp.com). Free trial available.



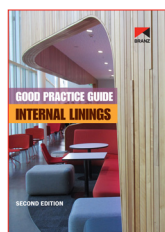
### DOCUMENT SCANNER

Scanning apps turn your smartphone into a portable scanner, allowing you to scan documents and save as PDFs. Look for one that captures multi-page documents and has optical character recognition.



## Good Practice Guide Internal Linings

[2nd edition]



Having the skills to fix and install internal linings ensures you're in high demand with clients.

This fully revised second edition covers most current wall and ceiling lining applications including lining selection, support systems and fixings. It also sets out the requirements and installation processes for all aspects of lining installation so that realistic finish-quality levels are met.

Packed with drawings and photos, this publication is an essential tool for designers, specifiers, builders, building officials and other related trades.

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Standards referred to can be purchased from Standards New Zealand. Tel: 0800 782 632 or [www.standards.co.nz](http://www.standards.co.nz).

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