

BUILDER'S MATE

ISSUE 55 | August 2012



Timber slat deck connections

Adding a timber slat deck to a house isn't a difficult job. There are good guidelines in various BRANZ publications and DIY outlets, and provided the deck is less than 1.5 m above ground, it doesn't need a building consent.

But it is important to get the details of the connection between deck and house right. Get it wrong, and moisture problems within the wall framing and corroded fasteners could be the result.

Deck joists are fixed to stringers or ribbon boards. Stringers are fixed to a concrete foundation or concrete block wall; ribbon boards are fixed to timber piles or timber wall or subfloor framing. >

Win!

**A Distance Measurer
and a Digital Level**

0800 948 665
www.thetoolshed.co.nz



Worth
\$149.90!

The Tool Shed

INDUSTRY NEWS

BCITO Employer Grants

The Building and Construction Industry Training Organisation (BCITO) is giving out \$50,000 in grants to construction sector employers, to help them develop their businesses and provide training. 15 grants will be made this year.

LBP consultation

The Building and Housing Group within the Ministry of Business, Innovation and Employment is consulting on licensed builder practitioner (LBP) policy issues. Issues being looked at include the future role of the site licence, whether any new licences should be developed, whether any of the current licence competencies and performance indicators need to be amended, and whether any current restricted building work should be taken out of that category.

Consultation closes 3 September.

Latest BRANZ Books

- *Building Basics: Internal Moisture*
- *Good Practice Guide: Texture Coated Claddings (2nd edition).*

HAMMER 'N' NAILS

ARE YOU SURE YOU'RE
A PROPER BUILDER?
YOU KEEP TURNING UP
ON TIME!



Stringers or ribbon boards must be packed out from the wall cladding by a minimum 12 mm to allow drainage between the wall and deck.

Packers should be fixed on a mastic bed to seal to the cladding, with butyl rubber or EPDM washers in 3 places for best practice (Figure 1):

- between the packer and the cladding
- between the ribbon board or stringer and the packing
- between the 50 x 50 x 3 mm metal washer and the ribbon board.

(E2/AS1 specifies 50 mm x 3 mm EPDM washers, but only requires them between packer and cladding).

Under E2/AS1, deck ribbon boards/stringers cannot be fixed directly to EIFS, profiled steel or stucco claddings.

Where the cladding is installed over a drained and vented cavity the bolt fixings must be located at the batten position – if this does not occur the cladding will be deformed when the bolts are tightened.

Where decking timber or under-deck joists are treated with the copper preservatives CuAz (copper azole, preservative code 58) or ACQ (alkaline copper quarternary, preservative code 90), the fixings must be a minimum of 304 stainless steel. If the H3.2 decking and joists are treated with CCA (copper chrome arsenate, preservative code 01 or 02), hot-dip galvanised fixings may still be used in exposure zones B and C provided the nails have a coating weight of 320 grams/m². If you can't get fixings with this coating weight, use stainless steel fixings. In zone D, joists require stainless steel nails, decking can be fixed with galvanised steel (although BRANZ recommends stainless).

All structural fixings for decks must be a minimum of 304 stainless steel. (Note that 304 may get some tea staining, which looks a bit like rust. If the look of the fixings is important, use 316 stainless steel.)

Even if a deck does not require a building consent, its construction still needs to comply with the Building Code.

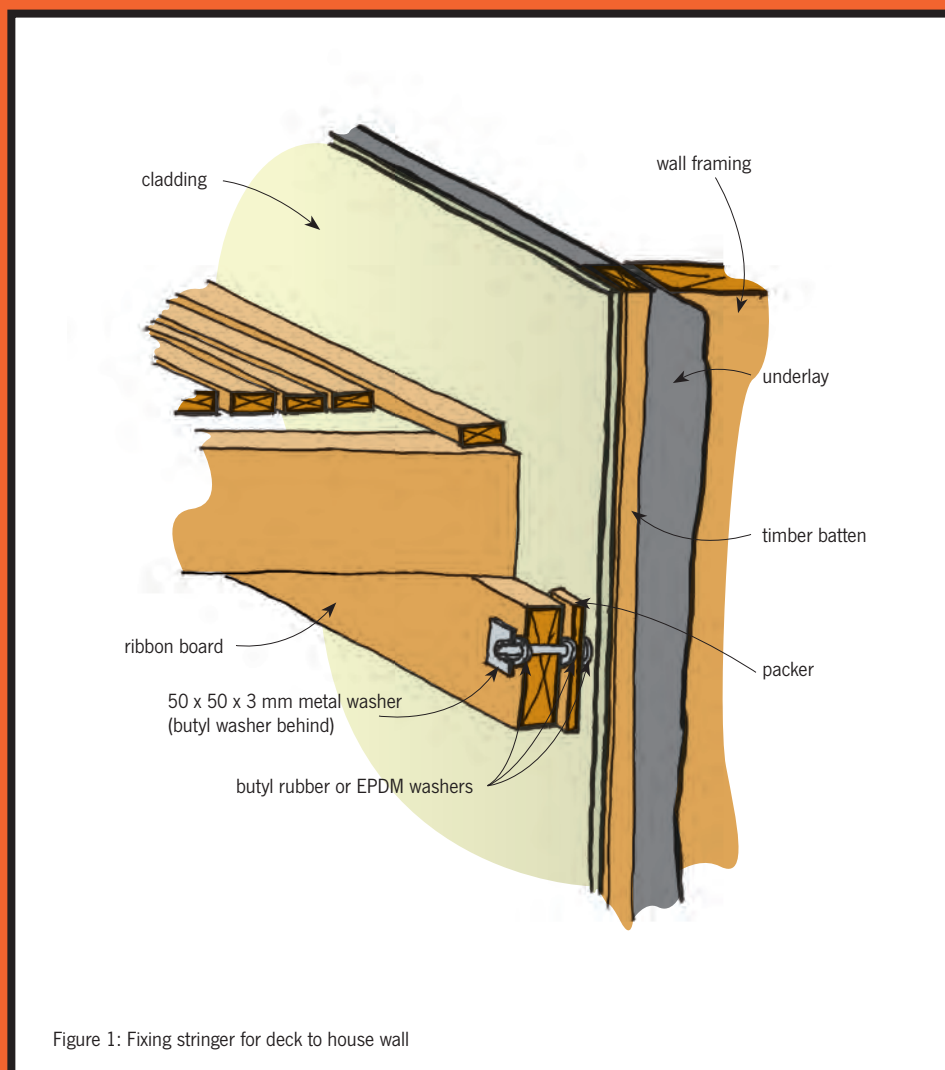


Figure 1: Fixing stringer for deck to house wall



Dribblings from the Old Geezer

I was going to write about how the regime of Licensed Building Practitioners and restricted work means that some practitioners now end up sharing responsibility for the work of others. This is not sinister, I was just going to remind the players to be vigilant. For instance, the LBP signing off the cladding joins the window installer in taking responsibility for their work and any possible resulting leaks. Woahh ... that could be scary! Yep, be careful out there.

What changed my mind on the topic, was undergoing a pre-employment medical and once again having my hearing checked. This showed significant hearing loss beyond what would occur during the natural aging process. Now, I've only infrequently been the actual guy on the screaming cut-off saw or angle grinder or chainsaw or jack-hammer. No, I've been the one in the site shed planning what has to be done or agonising over how much to claim for extras etc. Yet even as second-tier worker I find myself afflicted by this avoidable debilitation.

Hearing loss is not like a beer-gut. It is not something to be proud of, it is not a badge of honour and it is almost always irreversible. Unlike your expanding girth, where you can see it and maybe mitigate the results by going to the gym or cutting back on the booze, with your hearing, when it's gone, it's gone...end of story. Too late for me, but for the young pups of the industry, please, please wear your ear protection...do it for your future.

Des Molloy

build

Repairing plasterboard after an earthquake

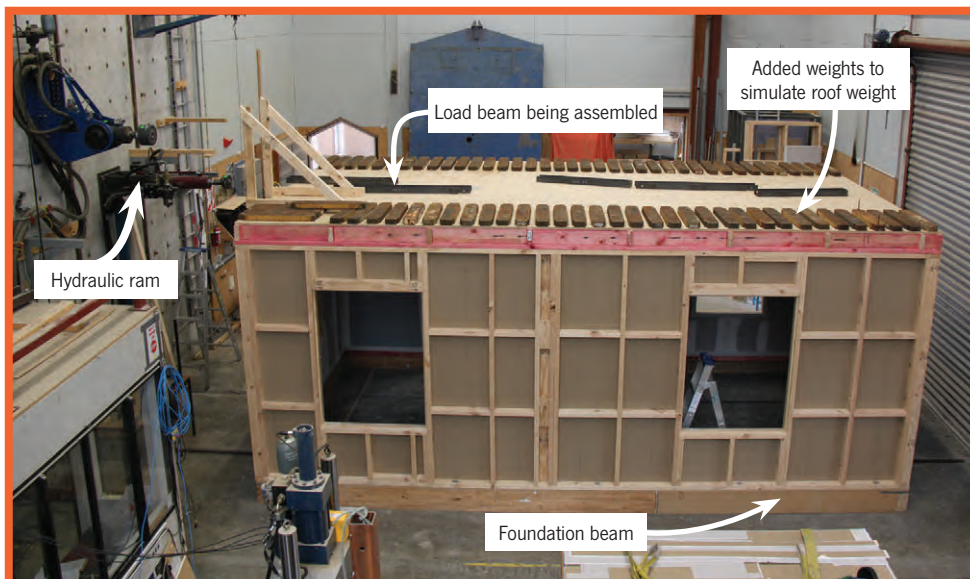
After the Canterbury earthquakes, some homeowners said their houses were noisier than before and moved more in strong winds and aftershocks, even though their houses had apparently suffered only minor damage.

The noise is mostly due to cracking and other damage to plasterboard-lined walls, including damage to their hold-down connections to the foundations.

BRANZ built a small test house in a laboratory and experimented to see how much more flexible houses become after shaking. Different repair strategies that help bring back strength and stiffness in wall linings were investigated:

- Simple cosmetic repair
- Cosmetic repair plus extra fastening screws
- New plasterboard over damaged board, and added wall hold-down anchors
- Removing all wall lining and replacing with new.

An outline of when and how to use each method, and expected results, is given in BRANZ Bulletin 548 *Repairing plasterboard after an Earthquake*. There is also a video clip on YouTube at <http://www.youtube.com/user/BRANZmedia> and in BRANZ Study Report SR265 which will shortly be freely downloadable from the BRANZ website.



Test building



Do you get your **free** *Build* magazine? 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 vera.chan@branz.co.nz.



ADVISORY HELPLINES

For the building and construction industry

>> 0800 80 80 85

For the home owner and public enquiries

>> 0900 5 90 90

Calls cost \$1.99 per minute plus GST

www.branz.co.nz

COMPETITION Win!



?

Here's a tool
What is it?



A Distance Measurer and a Digital Level

The 600mm level (\$99.90) displays 0–180 degrees, has measurement lock, battery voltage indicator, auto shut down, temperature display and LED back light. The second tool (\$49.90) measures 50 mm–16 metres! Calculates area and volume, stores data. Accuracy +/- 1.5 mm over 16 metres. Smallest unit mm. Auto turn off.

The prize is provided courtesy of The Tool Shed.

All you need to do to win is tell us the name of the mystery tool (above right).

Email your answer to 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 7 September 2012. Details will be posted on the BRANZ Ltd website (www.branz.co.nz) and in the next edition of *Builder's Mate* due out on 1 October 2012.

Terms and conditions:

Entry is open to all New Zealand residents except employees and immediate families of BRANZ and The Tool Shed shops. The competition will close on Friday 7 September 2012. The prize is not transferable for cash. The judge's decision is final. No correspondence will be entered into.

Worth \$149.90!



The winner of BM 54 was Trevor Shaw of Timaru. The mystery tool was a lazy tong riveter and the prize was a ToolShed Multi-function tool worth \$79.90.

What's wrong with these PICTURES?

1

GARAGE DOOR



2

FOUNDATION CONCRETE



Must have information for the building industry

BRANZ



BOOK
\$51.95 + \$8 p&p
EPUB (download)
\$51.95
COMBO (Book and Epub)
\$67.50 + \$8 p&p



BOOK
\$61.95 + \$8 p&p
EPUB (download)
\$61.95
COMBO (Book and Epub)
\$80.50 + \$8 p&p

Order online
www.branz.co.nz

or call
0800 80 80 85 (press 2)

www.branz.co.nz
04 237 1170

Although BRANZ has made every attempt to ensure the accuracy of its information, it provides generic advice only, and BRANZ accepts no liability for any loss or damage incurred. Opinions expressed in *Builder's Mate* do not necessarily reflect the views of BRANZ.

Standards referred to can be purchased from Standards New Zealand.
Tel: 04 498 5991 or www.standards.co.nz.

©BRANZ Ltd, June 2012.

1. The bottom of the garage door doesn't close properly because the concrete floor is not level. The rain will be driven inside. 2. The reinforcing steel is completely exposed – a serious durability issue that requires attention.

Answers: