

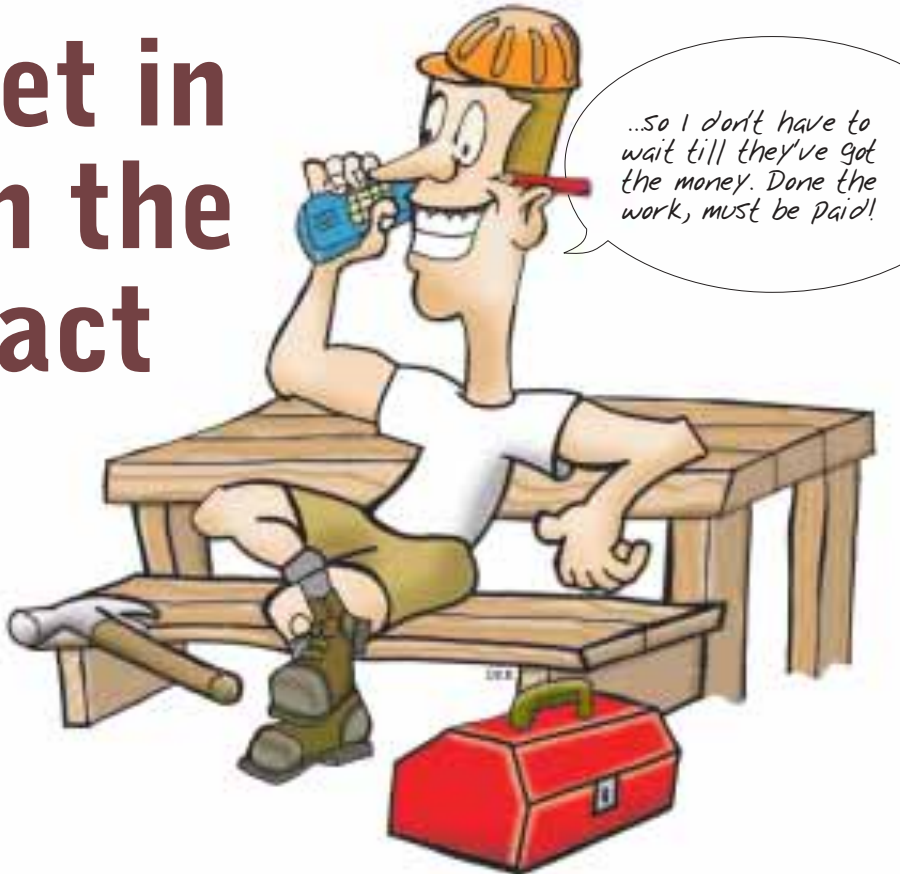
Builder's MATE



FREE TO ALL BUILDERS

March 2004
Issue 4

Get in on the act



Industry News

Book your place

If you'd like to become an adjudicator under the Construction Contracts Act, get your name down for the BRANZ Certificate in Adjudication course, run by BRANZ Construction Industry Training Enterprise (CITE). It runs for five days and the first one begins on May 3 in Auckland, though others are planned throughout New Zealand. For times, places and details about what the course involves, contact BRANZ CITE Education officer: fionamccoll@branz.co.nz or call 04-238 1291.

Get plastered!

Our new publication Weathertight Solutions Volume Two Stucco, is now available on CD. Like the ringbinder book, it provides an extensive range of details, covering most of the junctions and openings in stucco claddings likely to be encountered on buildings in New Zealand. \$35 (incl gst, plus p&p). Available from BRANZ online bookshop: www.branz.co.nz or call 0800 80 80 85, press 3.

The Construction Contracts Act has been in force for almost a year now. But how does it affect you?

The CCA was brought in to ensure you get paid for the work you've done and provides a fast-track way to resolve payment disputes (called adjudication).

What the act means

For the payee

(person doing the work)

- No more 'pay when/if paid' clauses from the payer
- A payment claim must be made in writing, indicating when the payment is due, the value and how the claim has been calculated

- Your claim must also state that it is made under the Construction Contracts Act and identify the job and the claim number
- On a residential contract the claim must be accompanied by a notice from the regulations outlining the process of payment (Form 1 from the CCA Regulations). Tel: Legislation Direct 04 495 2882
- If payment is not made on a commercial contract you can, having given five days notice, suspend all work on the project without incurring a penalty
- On a commercial contract you can put a charge on the building site land if it is owned by the person you are contracted to

Continued on p2

Inside: Win a Makita belt sander worth \$399!





From p1

For the payer

(that's person who is paying for the work to be done)

- No more 'pay when/if paid' clauses for sub-contractors
- The payer must reply to the claim with a payment schedule if they don't agree to the amount claimed
- The payment schedule must show how the payment has been calculated
- The payer must give reasons for the difference between the claim and the payment schedule
- The payer must give reasons for withholding any payment
- The payer must pay all undisputed monies within 20 working days of a claim being served (on a commercial contract)

Disputed payments

- An adjudication notice is served by the aggrieved party (claimant)
- An adjudicator must be agreed upon within five days or is selected by the authorised nominating authority (the only ANA at present is AMINZ) or nominating body
- Adjudicator must accept appointment within two days
- Claimant then has five days to submit adjudication claim
- Respondent has five days to submit adjudication response
- Adjudicator has 20 days to conduct investigation and provide a written determination
- Determination must be carried out and is enforceable by the courts (i.e: pay first, appeal later)



Hey! I don't agree with what you're paying me, so here's my Notice of Adjudication.

Employee or independent contractor?

Which one are you? Workers on building sites are hired as employees or independent contractors. It is important to know how the difference affects you.



"Now which hat should I be wearing?"

If workers dance to the boss's tune then they are employees and must be covered by an employment contract in accordance with the Employment Relations Act 2000.

Independent contractors, among other things, pay their own ACC and tax, can work for several employers at the same time, and don't get any holiday or sick pay.

Employees work the hours the boss sets down, use the boss's equipment, can only work for the boss and get holiday and sick pay.

Information for employers and employees is available at www.ers.dol.govt.nz or phone Workinfo on 0800 20 90 20.

The latest BRANZ book

Adjudication in New Zealand: Dispute Resolution under the Construction Contracts Act, will be published in March, price \$45 (inc gst). Order from BRANZ online bookshop: www.branz.co.nz or phone your order through on 0800 80 80 85, press 3.

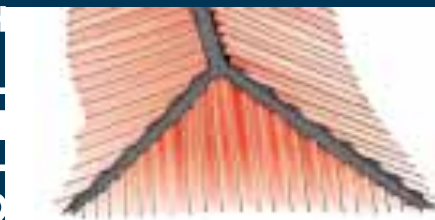
ADJUDICATION
IN NEW ZEALAND

Next time Small foundations – an easy lay
Next issue out May 1

Keeping up appearances

Neat workmanship for appearance's sake is the only requirement for the hip/ridge capping. Here's how to get a neat weathertight detail by providing a simple underflashing, which does the work of weatherproofing/water shedding.

STEP 1



Fit the roofing as normal, putting roofing underlay under the join using normal clearances.

STEP 2



Lay a zinc, aluminium or butyl rubber underflashing (about 600mm x 300mm) over the ridge junction and fold centrally over the join.

STEP 3



Bend the flashing down to match the roof slopes, gather excess material into a pleat and fold down to lie flat.

STEP 4



Lay hip ridges, lapping or cutting on an angle (mitre) to butt together. Trim underflashing to fit under hip ridges and fix ridge flashings to hip, dressing down soft edges.

STEP 5



Fit central ridge to form tight fit to hip ridges. Fix in place and dress down soft edge.

Tanked up

If you take your waterproofing seriously, then damp, mouldy basements are a big no-no. However, on all but the simplest jobs, it pays to call in the experts.

Basements or rooms below ground must be comfortable if they're to be used on a regular basis, so a continuous, impermeable waterproof layer – or tanking – must be added to the external faces of walls and under slabs.

The tanking can be a:

- a peel and stick sheet membrane
- a water-based epoxy coating
- a urethane liquid application
- a torch-on sheet material with welded joints
- a bituminous mastic asphalt
- a waterproof cementitious plaster.

If it's likely that water will be present in the adjoining ground, then specialised design and installation will be necessary and all products should be applied or installed by licensed applicators.



Figure 1: Section through typical tanked concrete wall

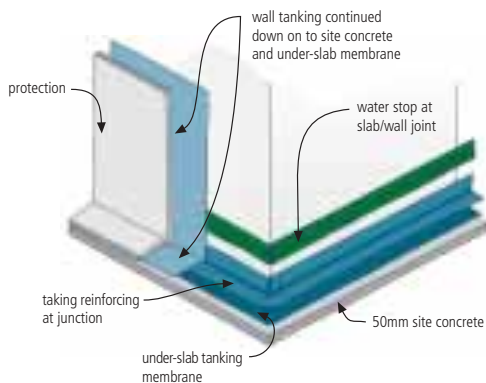


Figure 2: Typical tanked concrete wall showing waterproofing layers

Seek expert advice

The only waterproofing of walls that builders should do is apply liquid bitumen emulsion to the backs of retaining walls and basements, where there's little likelihood of moisture being present. A builder needs, however, to know when to seek expert advice.

Most importantly, tanking must be impervious, continuous and the joins well made. The join between the under-slab DPM (damp-proof membrane) and the tanking membrane on the wall is crucial for long-term watertightness, though this will be almost impossible if the underslab and wall tanking material are different.

Good protection necessary

It is easy for the DPM to get damaged during the building processes so it's important to ensure it is intact when it's joined to the wall membrane. Typical joining details are shown in Figures 1 and 2. These joints are areas of weakness and need careful attention.

Once the wall membrane has been applied and joined to the DPM it must also be protected from possible damage. Polystyrene sheet, fibre-cement board, ply or proprietary drainage mat material will do the job.

Some specialised protective materials interlock when joined to provide another waterproof element. Since the structure is buried, failures won't be obvious, so it needs to be permanent.



Figure 3: Drainage mat applied over tanking (photo courtesy of Maccaferri NZ Ltd)



Dribblings from the old Beezer

Hands-on builders are a skilled and knowledgeable bunch, but how much of the design and detail decision-making should they be making? The answer is - as little as possible.

The roles of the various participants in the game should be known and stuck to. You wouldn't want a Tall Black taking a drop-goal just because he was standing in the right place, would you? What I'm saying is, designers should design, and builders should build.

When I worked on site I used to say, 'We're paid to do, they're paid to think.' So often builders say the designer is just a young pup and wouldn't know how to answer their questions. Well, I say, by all means offer the designer an answer, but let him or her make the final decision. That way, the lines of responsibility remain clear.

If the Tall Black thinks it's a good time for a drop goal, he's in the wrong game.

Des Molloy, BRANZ technical writer

Product information

Another fine mesh

MPT Meshclad is a cavity-based exterior insulation and finishing system (EIFS) wall cladding. It has been BRANZ-appraised for use as an external wall cladding system for residential and light commercial timber and steel frame buildings built within the scope



limitations of NZS 3604 in regard to building height, number of storeys, shape and size. More info: Mineral Plaster Technologies Ltd. Tel: 09 572 0444.

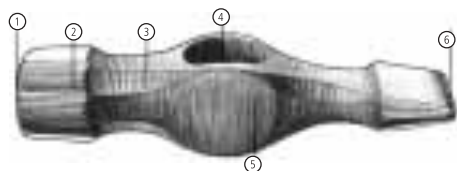
Can we fix it? Yes we can! Have you got a building problem you want solved? Write to Builder's Mate at Freepost BRANZ, Private Bag 50 908, Porirua City.

win!



a Makita belt sander worth \$399!

How much d'you know about hammers? We're going to test your knowledge with our quick and easy picture quiz.



Just tell us the correct names for the hammer head sections shown above, marked from 1 to 6. You could win a Makita 75mm-100mm 850 watt belt sander – worth \$399!

Terms and conditions: Entry is open to all New Zealand residents, except employees and immediate families of BRANZ Ltd., BRANZ Inc, BRANZ Pty and Makita. The competition will close at 9am on March 1 2004. The prize is not transferable. The judge's decision is final. No correspondence will be entered into. BRANZ may, from time to time, send you information about our products. You can contact us at any time if you do not wish to receive this information.

As usual, write your answers on the back of an envelope (don't forget to tell us where you picked up your copy of Builder's Mate) and post it, before May 1 2004 to:

Builder's Mate (Hammer competition)

Freepost BRANZ

Private Bag 50908,

Porirua City.

The winner's name will be drawn on May 1 and posted on BRANZ website as well as in the next edition of Builder's Mate – due out on May 1. We'll also publish details in the June/July edition of BUILD magazine, due out on May 31 2004. Subscribe today!

Winner of our Issue 2 competition in November was Fred Margetts of Remuera, Auckland. Fred wins a Makita circular saw worth \$270. Congrats Fred!

Blokes on the job



Ian Hill, building in Churton Park

Favourite tip Everything at eye level must be perfect.

Second-generation builder Ian Hill's father passed on this wisdom to him as an apprentice.



Gary Wellbelove, building in Khandallah

Favourite tool De Walt drop saw, because 'it's magic'.

Favourite tip Get it right coming out of the ground and the rest of your work will flow easily.



Steve Oliver, building in Seatoun

Favourite tool A 'catsclaw' pry bar brought back from North America. Steve likes it because it is small yet very strong and versatile. So popular with workmates that Steve has got friends in the US to send him some more!

get PLASTERED!

solutions for successful STUCCO



\$39.95
plus \$4.00 p&p

The latest addition to our range of Good Practice Guides is Stucco. First published in 1996 it has been updated to include the latest NZBC requirements and BRANZ recommendations. An easy to use practical guide - a must-have reference tool for everyone in the industry.



CDROM available
February 2004

\$85.00
plus \$8.00 p&p

The eagerly anticipated *Weathertight Solutions Volume Two – Stucco* is the second in the weathertight solutions series. This ringbinder is packed full of an extensive range of details covering the junctions of stucco claddings. For all those concerned with ensuring the weathertightness of their work this publication is an essential companion to the *Stucco Good Practice Guide*.



Order and make payment directly, by visiting our website:
www.branz.co.nz



Call and place your order with our friendly Customer Service Manager,
on: 0800 80 80 85 (press 3)

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

Know a bloke on the job? Send his photo, tip and favourite tool to us at BRANZ and you could win a \$50 BRANZ book voucher.