



HELPLINE 0800 80 80 85 (press 1)

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**April 2014**

### **BRANZ Details**

As of 25 March, all Weathertight Solution Details have been replaced by updated BRANZ Details (excluding stucco details, which have been withdrawn). These are available as downloadable files from [www.branz.co.nz/branz\\_details](http://www.branz.co.nz/branz_details).

BRANZ Details have been updated to include sill support bars for aluminium windows installed into cavity claddings and increased flashing dimensions for use in the extra high wind zone of NZS 3604:2011 *Timber-framed buildings*. Also included are details relevant to the remediation of leaky homes.

Those who have retained copies of the previously purchased Weathertight Solution Details relating to aluminium windows in cavity timber and metal claddings and those where flashing covers are specified will need update the relevant drawings.

### **Heat pumps do not provide ventilation**

Recent media statements in response to fumes from a chemical spill and to a fire saw people being advised to turn off air conditioners to avoid the entry of the fumes or smoke into buildings.

For buildings that use reverse-cycle heat pumps to cool or warm spaces, such advice is misleading as these units do not introduce outside fresh air into a building – they simply heat or cool the existing air within the space and as such they cannot be used to meet ventilation requirements of buildings.

### **How important is our industry?**

We can often get bogged down in day-to-day activities but it is important to reflect on the industry we work in and how much the construction sector (heavy and civil engineering, construction services, non-residential building construction and residential building construction) contributes to the New Zealand economy. The data below comes from *The New Zealand Sectors Report 2013 – Construction*.

- Production from the construction sector contributed up to 52% of all gross fixed capital formation in the period 1992–2012.
- In the 3 years to 2012 (a quiet period in terms of activity), construction was a \$30 billion plus per annum industry.
- The construction sector contributed 6.3% of GDP in 2010.
- Despite the global financial crisis, there are 9,561 more construction firms in 2012 than in 2002, and the employed construction workforce is 30% larger.
- Construction firms account for 10.5% of all companies and 7% of employment – 87% of all firms employ nine or fewer workers.
- In 2011, workers in residential and non-residential building construction totalled 44,290, close to half of whom were self-employed.
- Total annual revenue for residential building construction has been around \$6.5 billion annually since 2010 and \$5.1 billion annually for non-residential building.
- The construction sector has a higher rate of firm births and deaths than is the case for the population of all New Zealand firms.
- Construction is heading for an unprecedented boom.
- Construction generated \$34.28 per hour worked in 2010 – \$14 less than the New Zealand average.
- The construction sector has the third lowest rate of innovation of all sectors of the economy but is average in terms of R&D activity.

## **Insulating existing external walls is NOT exempt from a building consent under Schedule 1 – exempt building work**

The Building Amendment Act 2013, enacted in November 2013, is the result of a comprehensive review of the Building Act 2004. As part of these amendments, Schedule 1 (exempt building work) has been reformatted, rewritten (there have been changes to the types of work that do not require a building consent under Schedule 1) and split into three parts:

- Part 1: Exempted building work (general work that is not covered by Parts 2 and 3 and includes a council's discretion to exempt any building work).
- Part 2: Sanitary plumbing and drainlaying carried out by people authorised under the Plumbers, Gasfitters, and Drainlayers Act 2006.
- Part 3: Building work for which design is carried out or reviewed by a chartered professional engineer.

One area that was **not** changed is the requirement to obtain a building consent where external walls of existing buildings are being insulated.

Get a copy of the new MBIE publication [\*Building work that does not require a building consent\*](#).

### **BRANZ seminars: *You Asked – 24 Critical Questions Answered***

During May, June and July, BRANZ will be presenting a series of seminars for designers, engineers, builders and BCAs providing a technical update and answers to important questions to the BRANZ Helpline:

- What is the content and importance of MBIE Advisory notes?
- For bracing, how are 'along' and 'across' defined?
- Why can't I substitute a similar product that I can get cheaper?
- Why is installing cladding over a cavity considered easier than direct fixing?
- Why is the scope of a BRANZ Appraisal important?
- How close to the edge of a slab can a fixing be?
- How much bracing is provided by existing construction?
- Why is an air barrier important in a wall cladding system?
- How do we know cavities work – the science behind cavities – the 4Ds?
- Why are multipliers used in NZS 3604 tables?
- How can I use the E2/AS1 risk matrix as a design tool?
- Are the 4Ds of weathertightness still relevant?
- What is the way to work out the loaded dimension and member spans?
- Why can my deck joists have a bigger span, and how do I calculate bracing?
- What do I need to consider when specifying wall underlays and flexible flashing tapes?
- Why do I have to use stainless steel with some new timber treatments?
- How can we use the benefits of diaphragms and dragon ties?
- What are the advantages and drawbacks of top venting of cavities?
- What are the differences between a wet cavity and a dry cavity?
- How were risk scores of the E2/AS1 risk matrix determined?
- How can I use E2/AS1 to support another way of detailing?
- What are the rules for tying down roof framing and lintels?

...and much, much more, including questions you wish to ask on the day – definitely a technical update and clarification session not to be missed.

### ***Presenters:***

**Greg Burn** – Structure Ltd. Greg has worked in a number of roles within the building industry for more than 30 years, and for the last 10 years, he has managed his own consulting business, which sees him involved

with many aspects of the industry, ranging from residential design to technical consulting and industry education.

His extensive knowledge and experience in the processes of building design and construction coupled with his understanding of building technology and New Zealand standards for residential construction and Building Code compliance have seen him involved in the presentation of a number of national seminars for BRANZ (including several in conjunction with the Ministry of Business, Innovation and Employment and Standards New Zealand). He has also run industry-based training courses and written a number of technical articles and books.

**Harry Dillon** – weathertightness specialist. Harry has over 20 years' experience in the construction industry, primarily in the area of weathertightness. Having been involved with the remediation of hundreds of compromised buildings, he has a comprehensive understanding of why buildings fail and how to practically utilise E2/AS1 to achieve Building Code compliance and robust, durable residential buildings.

Harry has been the guest speaker at a variety of industry conferences and was the main presenter for the recent Ministry of Business, Innovation and Employment national seminar series Weathertightness – An Induction Course for Builders. He has provided his extensive experience on a number of advisory panels and is the author of a series of articles that have appeared in trade and industry publications.

**Confirmed dates and venues:**

|                  |           |        |   |
|------------------|-----------|--------|---|
| Gisborne         | Monday    | 26-May | The Emerald Hotel                         |
| Napier           | Tuesday   | 27-May | The Mission Estate Winery                 |
| Palmerston North | Wednesday | 28-May | Travelodge Hotel                          |
| Invercargill     | Tuesday   | 3-Jun  | Ascot Park Hotel                          |
| Queenstown       | Wednesday | 4-Jun  | The Heritage Hotel                        |
| Dunedin          | Thursday  | 5-Jun  | Forsyth Barr Stadium                      |
| Rotorua          | Monday    | 9-Jun  | Rydges Hotel                              |
| Tauranga         | Tuesday   | 10-Jun | Trinity Wharf Tauranga                    |
| Hamilton         | Wednesday | 11-Jun | Claudlands Conference & Exhibition Centre |
| Whangarei        | Monday    | 16-Jun | Flames International Hotel                |
| Auckland         | Tuesday   | 17-Jun | Crowne Plaza                              |
| North Shore      | Wednesday | 18-Jun | North Harbour Stadium Function Centre     |
| Mount Wellington | Thursday  | 19-Jun | Waipuna Hotel & Conference Centre         |
| Nelson           | Monday    | 23-Jun | The Rutherford Hotel                      |
| Blenheim         | Tuesday   | 24-Jun | Marlborough Vintners Hotel                |
| Wellington       | Wednesday | 25-Jun | Mac's Function Centre                     |
| Timaru           | Monday    | 30-Jun | The Function Centre                       |
| Hokitika         | Tuesday   | 1-Jul  | Beachfront Hotel Hokitika                 |
| Christchurch     | Wednesday | 2-Jul  | Addington Events Centre                   |
| New Plymouth     | Monday    | 7-Jul  | Quality Hotel Plymouth International      |
| Wanganui         | Tuesday   | 8-Jul  | Kingsgate The Avenue                      |
| Upper Hutt       | Wednesday | 9-Jul  | Silverstream Retreat                      |

Seminars run from 1–4 pm at all venues and we would appreciate registration being completed by 12.50 pm. Online registration is now available on the [BRANZ website](http://www.branz.co.nz).