GUIDELINE BRANZ
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MAY 2015

Fill the gaps

A recent fire in multi-unit dwellings has highlighted the need to ensure that fire spread between fire cells is prevented. In the recent case, the fire spread to the adjacent unit:

- over the top of the fire wall, through the unsealed gap between the top of the wall and the concrete tile roof
- around the end of the fire wall through the soffit.

C/AS2 4.5.7 (risk group SM) says vertical fire separations shall "terminate as close as possible to the external roof cladding and primary elements providing roof support with any gaps fully fire stopped". It then references Figures 4.2 and 4.3.

To avoid the passage of smoke through fire and smoke separations, gaps shall be filled with fire-resistant materials (C/AS2 4.5.9).

Building age is important when asked to repair

When carrying out repairs to a building, the age of the building is important. Let's take a building that has cladding leaks that is 12 years old. Because the building has leaked, it has not met the requirements of New Zealand Building Code clause E2 for the specified clause B2 minimum durability period of 15 years. In this instance, a consent would be required for the repairs. If, however, the same building was 25 years old, a consent would not be required (although, for a major repair, having a consent would be advisable).

Tie your load

In a report from Queenstown, steel beams were lost overboard from a truck on a tight corner. There have also been media reports covering items that have come off utes and trailers, creating a danger to other motorists. It serves as a timely reminder to ensure that all loads, whether on a truck, ute or trailer, need to be properly secured.

Installing timber bevel-back weatherboards

BRANZ research has shown that, for timber weatherboards, significant drying can occur as a result of air movement through the lapped joint. BRANZ does not recommend sealing the lapped timber weatherboard joint. Doing so may trap moisture within the lap, which will accelerate deterioration and prevent the drying that occurs.

Durability of flashings in drainage cavities in exposure zones D and E

Flashings installed in drainage cavities in exposure zones D and E must be considered as 'sheltered' when using E2/AS1 Table 20. This is explained in Note 9 to the table.

Heritage buildings

The Heritage New Zealand Pouhere Taonga Act 2014 defines an archaeological site as "any place in New Zealand, including any building or structure, … associated with human activity that occurred before 1900". This means any building constructed before 1900 is potentially of interest to Heritage New Zealand.

Demolition of such a building may not require a building consent. However, an authority from Heritage New Zealand and also a resource consent may be required. There may be additional restrictions imposed by the local council.

In Wellington, the District Plan defines areas of distinct character. In these areas, a resource consent is required for the demolition or removal of any building that was built or approved for construction before 1930.

If a previously unknown archaeological site is uncovered during earthworks, permission to continue may be needed. Work that could affect the site must stop and Heritage New Zealand contacted for advice on how to proceed.

For further information, contact your nearest Heritage New Zealand office or email archaeologist@heritage.org.nz.

Lateral support of timber floor joists

NZS 3604:2011 *Timber-framed buildings* requires timber floor joists to be laterally supported to prevent overturning.

Lateral support can be provided by:

- a continuous boundary joist no less than 25 mm thick that is the same depth as the joists
- full-depth solid blocking not less than 35 mm thick that fits tightly between joists
- herringbone strutting consisting of two pieces of 35 x 35 mm timber set diagonally in opposite directions between the top and bottom edges of the joists.

Locations where lateral support is required:

- At the ends of joists – boundary joist or blocking/strutting at 1.8 m centres. Where the subfloor support is provided by a foundation wall that is acting as a subfloor brace, blocking must be continuous for a minimum of 1.8 m.
- For ground floor joists along all lines of horizontal support (bearers or beams) –blocking/strutting at 1.8 m centres.
- At mid-span of joists – continuous blocking/strutting. Where floor joists span more than 2.5 m and the joist depth is 190 mm or greater (NZS 3604:2011 clause 7.1.2.3), continuous blocking is required.
- For mid-floor joists along the bracing line of all walls in the floor below that contain a wall bracing element.

Measuring distance from boundary for fire

If the wall is 1 metre or more from the boundary, no special requirements apply. The distance from the boundary is measured to the external face of the cladding (C/AS1 clause 5.1.1(a) Amendment 2).

BRANZ seminar: *Key to Quality*

Media reports and anecdotal evidence backed by recent BRANZ surveys highlight a number of documentation, quality and performance issues with new housing. These reports have increased in recent times with rising workloads, time constraints and decreasing skill levels in the industry.

NZIA President Pip Cheshire says, “It is time that we, the building industry, showed confidence and a commitment to ensuring the products of our labours are the best that science, industry and creative endeavour can deliver.”

But how bad is it really? How are we seen by our customers? Can we do better?

This seminar is primarily based on two BRANZ research projects designed to better understand the client and designer/builder relationships so that clients make better decisions. The first is a regular survey of new house owners’ levels of satisfaction, and the second has inspected 225 houses under various stages of construction. Problem areas and defects were recorded for each house and classified as either a performance defect or an aesthetic or finish defect. 81% of houses were considered to have performance defects, and 95% of houses had an identified quality defect.

This seminar will use a number of the real defects highlighted during the inspection survey to explore these issues:

- Why did the situation arise?
- How might you deal with the end result?

- What was actually wanted/specified/acceptable?
- Was what was specified buildable?
- Was sufficient detail provided?
- Did you have sufficient time?
- Who was responsible?
- What steps should you take to avoid it happening in the future?
- How prepared are you to effectively deal with building quality?

This *Key to Quality* seminar is a must for you if you are a designer, architect, builder, painter or other subtrade, building inspector or contract supervisor/manager.

Dates and locations:

Mon 29 Jun	Palmerston North	Distinction Palmerston North Hotel
Tue 30 Jun	Wanganui	Kingsgate the Avenue
Wed 1 Jul	New Plymouth	Quality Hotel Plymouth International
Mon 6 Jul	Invercargill	Ascot Park Hotel
Tue 7 Jul	Queenstown	Crowne Plaza Queenstown
Wed 8 Jul	Dunedin	Dunedin Centre
Mon 13 Jul	Gisborne	Quality Hotel Emerald
Tue 14 Jul	Napier	Napier War Memorial Conference Centre
Wed 15 Jul	Upper Hutt	Silverstream Retreat
Mon 20 Jul	Timaru	Landing Service Conference Centre (was The Function Centre)
Tue 21 Jul	Christchurch	Addington Events Centre
Wed 22 Jul	Wellington	InterContinental Wellington
Mon 27 Jul	Tauranga	Trinity Wharf Tauranga
Tue 28 Jul	Rotorua	Rydges Rotorua
Wed 29 Jul	Auckland – Central	Crowne Plaza Auckland
Thu 30 Jul	Auckland – Mt Wellington	Waipuna Hotel & Conference Centre
Wed 5 Aug	Christchurch	Addington Events Centre
Thu 6 Aug	Hokitika	Order of St John Hokitika-Hire Facility
Fri 7 Aug	Nelson	Rutherford Hotel Nelson
Mon 10 Aug	Whangarei	Forum North
Tue 11 Aug	Hamilton	Claudelands Conference & Exhibition Centre
Wed 12 Aug	Auckland – North Shore	QBE Stadium

Online registration will be available soon at www.branz.co.nz/seminars.