



Guideline

May 2016

Welcome to this update on technical and informative advice for the building and construction industry on issues relating to building controls and good construction practices.

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Residential internal stairs

What's the slip resistance requirement?

While there is no slip resistance requirement for floor finishes in D1/AS1, one specific clause does cover stairs. Clause 4.1.4 says: "Acceptable stair treads (see Figure 11) have: ... c) Slip resistant surfaces complying with Table 2 [of D1/AS1]."

Deck support posts

Design and treatment requirements

As we said in the April *Guideline*, NZS 3604:2011 *Timber-framed buildings* does not permit 100 x 100 mm deck support posts. Where such posts are used, the deck support must be specifically designed, and when in ground contact, H5 treated timber (which we have been advised can be supplied) should be used.

New work that does not comply

New policy coming

It is interesting getting feedback from people who have recently attended a number of open homes. They have seen new work, not necessarily carried out by a tradesperson, that does not meet the requirements of the Building Code, particularly with respect to safety from falling.

On this topic, Auckland Council has said that it will be cracking down on people who make additions to their properties without consent where consent is required. From 1 July, a new policy will come into play that replaces a patchwork of rules that existed before amalgamation.

Should we believe what we read?

Leaky homes

Community newspapers are great at getting out local information, but recently, there have been articles run in a number of community papers where a particular view has been expressed regarding leaky homes that is, in part, at odds with the opinion of industry experts such as the New Zealand Institute of Building Surveyors (NZIBS).

The article quoted an 'expert' who:

- correctly identified the need to maintain houses
- espoused the merits of targeted repair of leaky buildings
- advertised for a recently formed association that appears to have the aim of fostering the use of targeted repairs.

Unfortunately, the journalist who wrote the article did not:

- refer to essential reading such as the MBIE guide *External moisture – A guide to weathertightness remediation*
- seek opinion on repairing leaky buildings from the NZIBS or other recognised New Zealand construction industry bodies
- check whether the quoted expert had qualifications relevant to the inspection and diagnosis of leaky buildings.

Retrofitting reflective foil insulation to floors

Proposed ban from 1 July

The Ministry of Business, Innovation and Employment has begun consultation on a proposal to issue a ban under section 26 of the Building Act that will prevent people retrofitting residential buildings with foil insulation.

The proposed ban follows strong feedback raised by submitters during consultation on proposed changes to the Residential Tenancies Act 1986 (that will require insulation and smoke alarms in rental properties) on the need to eliminate the risks posed by foil insulation products.

The proposed ban will relate to the installation of foil insulation in existing residential buildings only – not to its installation in new buildings. The method of installing the foil in new construction is different, and there is usually no electrical installation in the building at the time the foil is installed. The ban is proposed to be in place by 1 July 2016 when the changes to the Residential Tenancies Act come into force.

BRANZ does not recommend the use of foil to insulate new suspended floors. It is almost impossible to create the still air space between the foil and the floor to provide the required level of insulation.

Check your socks – do you need to pull them up?

Falling short in construction quality

Ongoing media reports are highlighting areas of construction where we, as an industry, are falling short of what is expected of us in terms of construction quality. Such media reports are not a good look for our industry. American poet Henry Wadsworth Longfellow said: "It takes less time to do a thing right than to explain why you did it wrong."

Five things builders need to know about consumer law

Information from the Commerce Commission

The Commerce Commission, on its [website for builders](#), identifies the following five things builders should know regarding consumer law:

- Misleading your customers is illegal.
- Customers must be able to rely on your quotes and estimates.
- Misleading consumers about their rights is illegal.
- Unfair terms are not allowed in contracts.
- You need to keep up to date with important changes to the Fair Trading Act.

It also identifies the five things you need to know about competition law. The three most applicable to building practitioners are:

- price fixing and cartels are illegal
- agreements between businesses that substantially lessen competition are illegal
- trade association members need to take care.

BRANZ Answers 2016 seminar

[Register now](#)

Detailing or construction that is incorrect can have significant implications on the performance of the completed building. Many design and construction issues that arise could have been addressed if that design or construction was questioned.

The key to any question is getting the right answer. If a question has been asked, usually more than one person needs to hear the answer.

This seminar aims to cover questions that have been asked of BRANZ recently. These range from the latest updates on newly released standard NZS 4223.3:2016 *Glazing in buildings – Part 3: Human impact safety requirements* to specific technical topics:

- Location influences on material durability
- Balancing concrete cover with bending steel
- Insulating existing external walls
- Waterproofing wet areas
- Achieving clearances
- Defining the thermal envelope
- Identifying Schedule 1 exemptions
- Avoiding apron flashing moisture traps
- How good are our consent documents?
- Constructing barriers
- Installing bevel-back claddings
- Role of CodeMark
- Detailing roof space ventilation
- Proving product provenance
- Using H3.1 treated timber outside.

This seminar, delivered by Greg Burn and Trevor Pringle, is a must for BCAs, architects, designers and builders. This 3-hour CPD/LBP points event will be delivered at 21 locations around the country between 7 June and 20 July.

All seminars run from 1.00–4.00 pm – please be signed in and seated before 1.00 pm so the session can start on time.

Dates and locations

Date	Location	Venue
Tue 7 June	Invercargill	Ascot Park Hotel
Wed 8 June	Queenstown	Crowne Plaza Queenstown
Thu 9 June	Dunedin	Dunedin Centre
Mon 13 June	Napier	Mission Estate Winery
Tue 14 June	Palmerston North	Distinction Palmerston North Hotel & Conference Centre
Wed 15 June	Upper Hutt	Trentham Gardens Functions & Events Centre

Mon 20 June	Nelson	Rutherford Hotel Nelson
Tue 21 June	Hokitika	Order of St John Hokitika
Wed 22 June	Christchurch	Sudima Christchurch Airport
Mon 27 June	Timaru	Landing Service Conference Centre
Tue 28 June	Christchurch	Addington Events Centre
Wed 29 June	Blenheim	Scenic Hotel Marlborough
Mon 4 July	Whangarei	Forum North
Tue 5 July	Auckland – Mount Wellington	Waipuna Hotel & Conference Centre
Wed 6 July	Wellington	InterContinental Wellington
Mon 11 July	Auckland – North Shore	QBE Stadium
Tue 12 July	Hamilton	FMG Stadium Waikato
Wed 13 July	New Plymouth	The Devon Hotel
Mon 18 July	Tauranga	Trinity Wharf Tauranga
Tue 19 July	Rotorua	Holiday Inn Rotorua
Wed 20 July	Auckland – Central	Crowne Plaza Auckland

[Online registration](#) is available now.

Better data for decisions on infrastructure

Managing building and 3-waters infrastructure

Work is under way to help organisations more efficiently manage building and 3-waters infrastructure across New Zealand. This will mean more consistent decision making and improved asset management. The Metadata Standards Project Team is making good progress on developing five national metadata standards for how data about light commercial and residential buildings and potable water, wastewater and stormwater (3-waters) are captured, described and stored.

“Anyone using data to inform funding and investment priorities; research; policy development and national, regional or local reforms, reporting and benchmarking; shared services and inter-organisational collaborations will benefit from the standards,” says Haydn Read, Programme Director. The standards will provide the infrastructure data guidance required by public sector agencies to improve the efficiency of asset management decision making and maximise the contribution that buildings and 3-waters make to the economy.

The Metadata Standards Project Team is led by Land Information New Zealand (LINZ), the Ministry of Business, Innovation and Employment (MBIE) and an Opus-led project team (comprising of Opus, Morrison Low and GISSA). Technical working groups, including representatives from local government, central government and the private sector, are working to detail the asset attributes to be used to build a common and standardised way of interrogating and analysing assets.

Work is progressing on as-constructed, asset condition, financial performance, level of service, risk, criticality and resilience, operational and maintenance works and costs, utilisation and demand schemas.

For further information on the project, refer to www.linz.govt.nz/about-linz/what-were-doing/projects/metadata-shared-data-standards-project.

Certified Builders Conference & Expo

Free Tradie Expo

If you are in Wellington on Thursday 26 May, visit the BRANZ stand at the Certified Builders [Free Tradie Expo](#) at TSB Bank Arena, Queens Wharf, from 3.30–5.30pm.