Guideline

October 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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Framing centres for interior wood panelling

Depends on panel thickness

Where timber boarding is installed over framing to walls and ceilings, the recommended framing centres (from NZ Wood) are:

- up to 10 mm thick panelling – 400 mm maximum centres
- 11–15 mm thick panelling – 450 mm maximum centres
- panelling thicker than 15 mm – 600 mm centres.

Where the panelling is installed over a sheet lining material, a 600 mm framing centre is acceptable.

When timber panelling is installed directly to the framing, it is recommended that an air barrier (meeting the air barrier requirements of E2/AS1 Table 23) is applied to the framing and the joints are taped before the panelling is installed. The air barrier will stop the transport of moisture by any airflow into roof spaces and wall framing cavities.

Exterior private steps/stairs

Know the requirements

The definition in Building Code clause D1 *Access routes* for a main private stairway also includes all exterior private stairways. The design of exterior steps/stairs must comply with the requirements for a common or main private stair – that is, a 190 mm maximum riser and a 280 mm minimum tread.

Exterior stairs require treads that are slip resistant, and a handrail is required when there are more than two treads (or three risers).

Lintels and Beams Calculator

What the calculator can be used for

The BRANZ Lintels and Beams Calculator (in the Toolbox on the BRANZ website) is designed to allow the calculation of beam sizes where the span is outside those given in NZS 3604:2011 *Timber-framed buildings*. However, the beam sizes calculated are only applicable to buildings that are within the scope of NZS 3604:2011.

Beams that can be calculated using the tool are:

- lintel supporting roof only
- lintel supporting roof and wall
- lintel supporting roof, wall and floor
- veranda beam
- floor beam
- deck bearer or beam
- ridge or roof beam
- garage door lintel
- cantilevered lintel only.

In all of these instances, a uniform distributed load on the beam or lintel is assumed. The tool is not designed to calculate any other beam type or beams that support a point load.

Getting a lift

When is this a requirement?

Under clause D1, lifts in buildings are a compliant means of providing an accessible route to upper floors. Installing a lift is a requirement (D1.3.4 (c)) where:

- the building has four or more floors
- buildings are three storeys high and have a total design occupancy of 50 or more persons on the upper two floors
- buildings are two storeys high and have a total design occupancy of 40 or more persons on the upper floor
- an upper floor irrespective of design occupancy is to be used for the purposes of public reception such as a hospital, bank, local government office etc.

NZS 4121:2001 *Design for access and mobility: Buildings and associated facilities* is also cited as an Acceptable Solution for providing access for people with disabilities.

NZIOB survey

Enter the draw

The New Zealand Institute of Building is running an online survey to establish their brand awareness amongst industry practitioners (such as you).

The link below will take you to a short survey, which is hosted by an independent market research company. The survey takes 3–4 minutes to complete, and participants are eligible to win a $250 cash prize that will be drawn on Friday 4 November.

http://rnau.decipherinc.com/survey/selfserve/53b/161041?list=1&src=95&c=42&w=1&decLang=english

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BRANZ *Building Life Cycle Assessment* (free) seminar

Register now

Buildings account for 50% of the world's processed raw materials, more than 40% of energy demand and one-third of greenhouse gas emissions. Due to their long lifetime, buildings can leave a lasting legacy of environmental impacts for generations to come.

In order to better understand the life cycle environmental impacts of a building during design, a technique called building life cycle assessment (LCA) is finding increasing application in Australia, Japan, USA, Canada and some European countries.

Currently, building LCA is not well used in New Zealand. In order to help architects and other design professionals get to grips with building LCA, BRANZ with project partners has developed the New Zealand whole-building whole-of-life framework. The framework contains information and resources aimed at facilitating use of building LCA, with an initial focus on application to offices.

Topics to be addressed in this seminar will include:

- what building LCA is
- what the New Zealand whole-building whole-of-life framework is and how it can be used
- the link between environmental product declarations (EPDs) produced by construction product manufacturers and building LCA
- how building LCA is recognised in Green Star
- building LCA in Australia including example applications, the process that was followed and outcomes.

There will also be an opportunity to see a demonstration of *LCAQuick-Office* during the lunch break, a free Excel-based tool developed by BRANZ to help architects and other design professionals during concept and preliminary design of offices.

Presenters:

- Dave Dowdell – Principal Scientist Sustainability, BRANZ
- Richard Haynes – Group Leader of Operations & Development, eTool
- Alex Quin – Associate Director, Gresley Abas Architects
- Andrea Davison – Senior Technical Coordinator, New Zealand Green Building Council
- Brian Berg – Building Environmental Scientist, BRANZ

Dates and locations for this free seminar (all seminars 9:30 am–1:00 pm)

Monday	7 November 2016	Auckland Central	FULL
Tuesday	8 November 2016	Christchurch	Sudima Christchurch Airport
Wednesday	9 November 2016	Wellington	InterContinental Wellington

Online registration is available now.