Guideline

October 2017

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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Can early close-in be achieved with flexible wall underlays?

The quick answer is NO

BRANZ has received several recent enquiries on the suitability of flexible wall underlay for use as a temporary wall cladding to achieve early close-in. Early close-in would allow internal works such as the installation of insulation and linings to be carried out before the wall cladding is installed. The ability to do this is sometimes considered important so project timelines aren't adversely affected by cladding delays.

While flexible wall underlays may provide a degree of temporary weather protection during early construction, they will **not** make the building weathertight. Some wetting of the underlying structure is always possible.

Water can still penetrate around the underlay fixings, and where the underlay laps the bottom plate, wind can cause the underlay to move, potentially exposing the framing to wind-driven rain. In addition, wind and site damage can create (often unseen) defects in the underlay, which can allow water to reach moisture-sensitive materials such as framing, insulation and linings.

Temporary claddings are also required to resist the wind face loads they will be subjected to during the time they are exposed. Temporary claddings require structural testing to a level consistent with the expected exposure period before the building cladding is installed. Flexible wall underlays are not assessed for face load resistance.

BRANZ does not support the use of flexible wall underlays as a temporary cladding solution due to the unnecessary level of risk it creates. Where required, a better solution is to use a proprietary rigid air barrier system specifically designed for this purpose.

A number of these proprietary systems are covered by BRANZ Appraisals, such as Ecoply Barrier, James Hardie RAB, BGC Durabarrier and the Aridon Smart Wall System. Refer to the relevant Appraisal and technical literature for specific installation details and requirements.

Doors, concrete slabs and flexible flashing tape

Details given in E2/AS1

Where aluminium-framed doors are installed into buildings with concrete slab-on-ground floors, E2/AS1 (pages 56 and 56a) shows the installation of flexible flashing tape:

- across the width of the opening
- turned up 100 mm each side of the opening.

The purpose of the flexible flashing tape is to provide protection to the exposed cut end of the bottom plate.

Other important aspects of the details are:

- an air seal between the bottom reveal and the floor
- the installation of a sill support bar.

An alternative option would be to install a metal flashing with stop-ends across the width of the opening. A sill flashing is a requirement for some claddings such as profiled metal and where timber windows are installed. Each end upstand would need to be taped to the trimming stud.

Waterblasters and building exteriors

Not a good combination

Waterblasters are commonly seen as the easy way to clean down a building exterior in readiness for painting.

However, the use of any water under pressure on the outside of a building can have a number of undesirable side effects such as:

- erosion or feathering of timber surfaces
- driving water through material laps and junctions, such as around an exposed rafter
- driving water around opening sashes in both timber and inward-opening aluminium or uPVC windows
- lifting off existing sound coatings
- driving water behind window flanges.

The preferred option for cleaning down a building is a low-pressure chemical wash (and a soft brush scrub) followed by a low-pressure rinse.

For some finishes, it is advisable to test the cleaning method on a small discreet area to check the effect of the cleaning method on the surface. For example, some chemical cleaners may be too harsh for unfinished softer timbers such as cedar.

Schedule 1 and pile replacement

What is the limit?

A question has arisen as to how many piles under a suspended floor can be replaced without the need for a building consent.

Where full or substantial replacement is being carried out, it is clear that a building consent will be required.

Where the repair is limited to isolated piles or a ‘few’ piles, guidance is given in MBIE Determinations 2013/58 and 2013/71 as to what is less than “substantial repair or replacement”. These determinations have set an upper limit, which allowed up to 20% of piles to be replaced before the need for a consent is triggered.

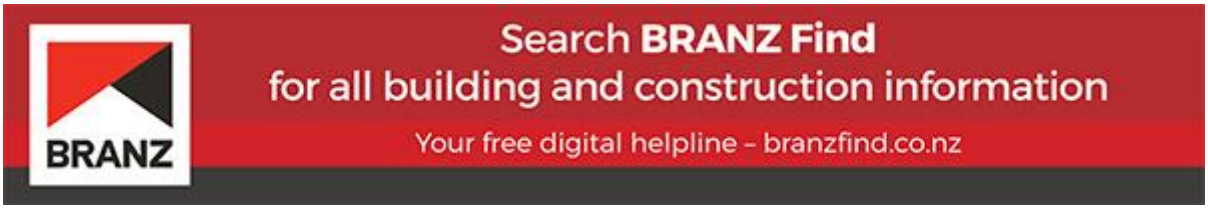
BRANZ Find – keeping track of what's new

The updater

BRANZ Find links to all BRANZ Appraisals, type tests and technical opinions. You can search for these certificates using the name of the Appraisal holder, the product name or year of issue. You can also search by the type of product that has been appraised or tested, such as cladding, insulation and so on.

These are some recently added BRANZ Find content links:

- Feedback is being sought by MBIE on proposed amendments to B1/VM1 and to ban loop bar connections of flange-hung double-tee precast flooring. Search "BC Update 223" in BRANZ Find for more details.
- Most of the new requirements under the new Health and Safety at Work (Hazardous Substances) Regulations come into force on 1 December 2017, but there are some exceptions to that. WorkSafe New Zealand has published a useful table that outlines commencement and transitional arrangements for the upcoming amendments. Search "WorkSafe transitional" in BRANZ Find to link to this information.
- In other industry news, Licensed Building Practitioners has published a practice note on supervision, and WorkSafe has published a quick guide for electrical safety on small construction sites.



BRANZ seminars 2017/18 *Keeping Water Out*

Decks, bathrooms and basements

Decks, bathrooms (particularly tiled showers) and basements are known areas of higher risk in terms of potential issues related to water entry and/or migration to adjacent spaces.

This 21-centre seminar will cover the principles of:

- why we need to waterproof effectively
- the requirements of the Building Code Acceptable Solutions and standards
- waterproofing material options
- waterproofing extent
- key design parameters – the definition of wet areas and splash zones for bathrooms, slopes to bathroom floors and decks
- substrates and their preparation
- key waterproofing system application requirements such as application rates and curing
- key aspects of detailing
- drainage – behind walls, external for decks and internal for bathrooms
- inspection and maintenance
- for bathrooms – specific issues around freestanding baths, preformed showers, level-entry showers, finishes to walls

This seminar is a must for architects, designers, BCAs, builders, tilers, waterproofers, roofers, building surveyors and house inspectors.

Presenters

Greg Burn – NZCD(Arch), DipBus (Marketing) – Structure Ltd
Des Molloy – the 'Old Geezer' returns again

November/December 2017 confirmed dates and locations

Mon 20 Nov	Napier	Napier Conference Centre
Tue 21 Nov	Palmerston North	Distinction Palmerston North Hotel & Conference Centre
Wed 22 Nov	Upper Hutt	Trentham Gardens
Mon 27 Nov	Invercargill	Ascot Park Hotel
Tue 28 Nov	Queenstown	Heritage Queenstown
Wed 29 Nov	Dunedin	Forsyth Barr Stadium
Mon 4 Dec	Nelson	Rutherford Hotel Nelson
Tues 5 Dec	Hokitika	Order of St John Hokitika
Wed 6 Dec	Christchurch 1	Sudima Christchurch Airport

February 2018 proposed dates and locations

Wed 7 Feb	Timaru	Venue and date TBC
Thu 8 Feb	Christchurch 2	Venue and date TBC
Fri 9 Feb	Blenheim	Venue and date TBC
Mon 12 Feb	Tauranga	Venue and date TBC
Tue 13 Feb	Rotorua	Venue and date TBC
Wed 14 Feb	Auckland South	Venue and date TBC
Mon 19 Feb	Auckland – central	Venue and date TBC
Tue 20 Feb	Hamilton	Venue and date TBC
Wed 21 Feb	New Plymouth	Venue and date TBC
Mon 26 Feb	Kerikeri	Venue and date TBC
Tue 27 Feb	North Shore	Venue and date TBC
Wed 28 Feb	Wellington	Venue and date TBC

All seminars run from 1.00–4.00pm.

Registrations will open on the BRANZ website on Monday 6 November.