

BUILDER'S MATE

ISSUE 21 | JANUARY 2007



Let's get some order

Experienced builders keep a lot in their heads, like the order in which jobs have to be done. They know from experience where they will need to put in blocking before the cladding and linings go on. They know when a flashing has to go in. As construction practices change, so do the sequencing requirements.

We are getting quite good guidance from the Department of Building and Housing in that we now have a lot of Acceptable Solution drawings to follow. Often there are little nuances there to catch. For instance, when wrapping a building, the wall underlay must go all the way to the top plate. This means that soffit framing must not be installed until after the wall underlay is on.

Now that so many houses include cavities, there are a whole lot more sequences to be

planned. Does your cavity closure have to go in before your vertical battens? Usually, but not always.

When a wall cladding comes down onto a roof, there are more items to get in the right order. The roof underlay goes on first and is turned up the wall. The roofing goes on next and the wall-to-roof apron flashing follows, remembering that there will need to be blocking behind for fixings. The next sequence is the ➤

INDUSTRY NEWS

Houses to become more energy efficient

Better insulation, more double glazing and more solar water heaters are on the cards for new homes if Government plans announced near the end of last year come into force.

The Government issued a paper for comment, which set out its ideas for changing the Building Code. It suggests that most new houses should have better insulation than required at present, and double glazing (including skylights). These changes are likely to add up to \$5,000 to building costs, the paper says, but should reduce the energy required to heat the house by a whopping 30%. The biggest cost benefits will come in the South Island.

Also proposed is an Acceptable Solution for solar water heater installation. Providing this means that installing solar systems would be easier and possibly a little cheaper. About 3,500 are installed each year at the moment.



Win!

**A Robovector 5 Beam Laser Level
worth over \$500**





Wall underlay must run to the top of the top plate. (Note: the absence of framing at the end here will make closing the space tricky.)

Continued from previous page

wall underlay lapping down over the up-stand of the apron flashing with the cavity closure then installed, before the vertical battens and lastly the cladding. None of that is rocket science, but when you get it wrong you will waste time doing remedial work and curse your own stupidity.

Another thing to remember in construction such as this is the isolating layer that is

needed between timber that contains copper in its treatment and any metal flashings or cavity closures. No longer can you just whack a back flashing on after the battens are up. You have to pause and check whether the batten is H3.1 or H3.2, and the type of treatment used.

PRODUCT INFORMATION



The 3rd Dimension is a new service company that produces physical and/or interactive webpage 3D models of building designs. The company uses high accuracy laser digitising equipment, photogrammetry and rapid prototyping equipment – the same advanced technology that Mark Burry used in the design of Barcelona's Sagrada Familia cathedral.

www.3rd-dimension.co.nz

Dribblings from the Old Geezer



Construction following all the rules is a complex business and there are many times when we don't want all the BS, we just want the facts. "Just tell me what I *need* to know!" is a catch-cry from the trenches.

A front-line builder often doesn't want to fill his or her head with all the stuff that our legislators produce. What they want is a good potted summary of what is required.

The good news is that the Department of Building and Housing has produced just what is needed. It has come up with several guidance documents that serve to help all the participants in the complicated world of construction. Two of the most useful are *External moisture – An introduction to weathertightness design principles* and *Constructing cavities for wall claddings*.

Even better news is the cost. Amazingly, in these days of user pays...these are free! The Department really does want to help us and is making more and more good information available. So where is all this free stuff? www.dbh.govt.nz. Go get it team!

Des Molloy, BRANZ Ltd presenter



ADVISORY HELPLINES

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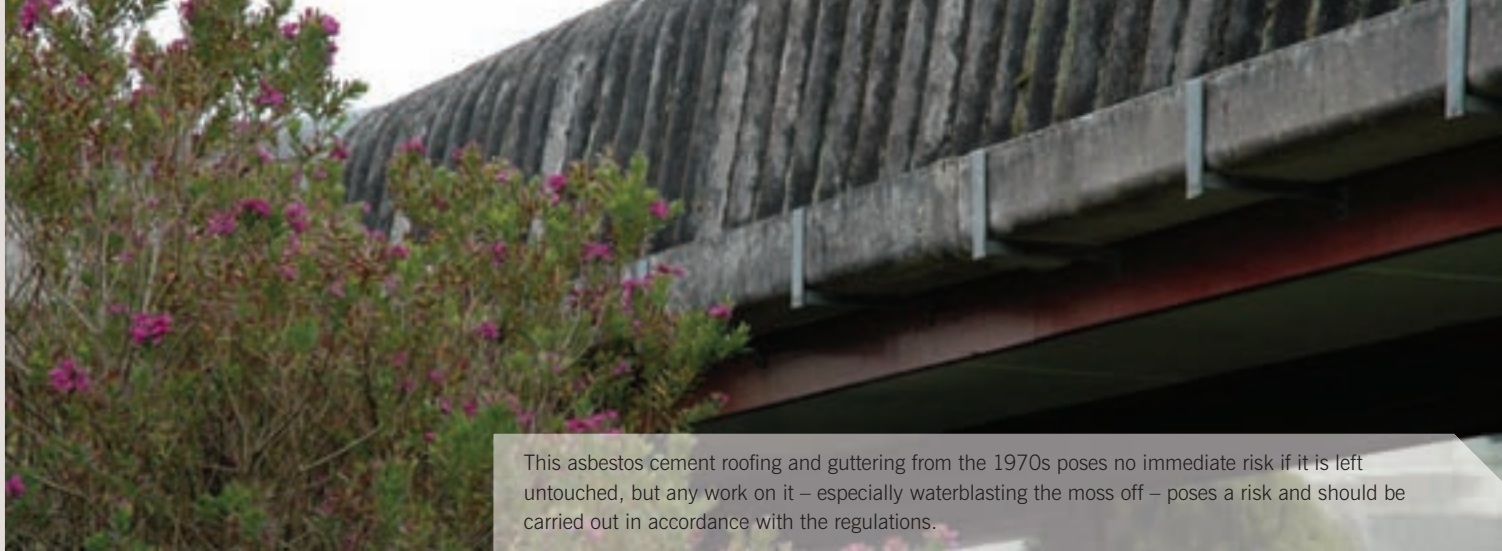
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Asbestos



This asbestos cement roofing and guttering from the 1970s poses no immediate risk if it is left untouched, but any work on it – especially waterblasting the moss off – poses a risk and should be carried out in accordance with the regulations.

Asbestos is a killer. People who worked with products containing it are still being diagnosed with breathing-related illnesses or cancer. There is no known cure and the first symptoms may not appear for 15 to 20 years after exposure. Smoking increases the risk of disease among those exposed.

Asbestos was used widely from the 1920s to the mid-1980s in roof tiles, wall claddings, vinyl floor coverings, sprayed fire protection, decorative ceilings, roofing membranes, adhesives and even paints and gaskets. Asbestos, or materials containing it, are still acceptable today where it is bonded in a matrix, or encapsulated with an appropriate coating to ensure that no free particles can escape.

If products containing asbestos are in sound condition and left alone, they don't pose a big risk. The problem mostly comes when materials are cut, sanded, waterblasted or broken up, releasing fibres.

All three types of asbestos – white, blue and brown – are dangerous.

Work involving asbestos is now restricted by the Health and Safety in Employment (Asbestos) Regulations 1998. What you are planning must be notified to Occupational Safety and Health (OSH), and must be supervised by someone with a Certificate of Competency. You can't just say "it'll be all right, it's only a small job, I'll wear a face mask."

OSH has a 65 page document *Guidelines for the Management and Removal of Asbestos* telling how the work should be

done and the old asbestos disposed of. This can be downloaded from the website www.osh.govt.nz.

If you think something you want to work on may contain asbestos, two labs can test it for you: Dowdell and Associates, Auckland (09 526 0246) and Capital Environmental Services, Wellington (04 566 3311). For cladding or flooring, they will need a sample as big as a \$2 coin. For decorative ceiling finishes, they need at least a teaspoonful, including any sparkly elements. Samples should be obtained in accordance with the OSH guidelines.

We all know that knowledge is power...so get the experts in.

At a glance

Powder actuated tool charges – which colour is the one?

It is vital that you follow the manufacturers' directions so this is a guide only. It is also important that the tool is only used by a trained operator or under the guidance of one.

Remember to use a weak shot as your first shot.

Very weak
Brown

Weak
Green

Medium
Yellow

Strong
Red

Very strong
Purple



COMPETITION

?

What is the name of this pictured tool and what is it used for?



Win!
A Robovector
5 Beam
Laser Level
worth over
\$500



The prize is provided courtesy of The Tool Shed.

1. All you need to win is tell us the name of the mystery tool and what it's used for.
2. Send us your answer plus your name, address and telephone number on the back of an envelope. Post it (you don't need a stamp) to: Builder's Mate 21, Mystery Tool Competition, FREEPOST BRANZ, Private Bag 50908, Porirua City 5240. One entry per entrant please.
3. Don't forget to tell us where you picked up your copy of *Builder's Mate*! The winner will be the first correct entry drawn at 9 am on Friday 2 February 2007. Details will be posted on the BRANZ Ltd website (www.branz.co.nz) and in the next edition of *Builder's Mate*, due out on 1 March 2007.

Terms and conditions:

Entry is open to all New Zealand residents except employees and immediate families of BRANZ Ltd, BRANZ Inc, BRANZ Pty and The Tool Shed shops. The competition will close on Friday 2 February 2007. The prize is not transferable for cash. The judge's decision is final. No correspondence will be entered into. BRANZ Ltd may, from time to time, send you information about our products. You can contact us at any time if you do not wish to receive this information.



BUILDER'S MATE WINNERS

The winner of the BM 19 competition was Paul Reid of Glenfield, Auckland. Paul is pictured receiving his Unibench Premiere roller bench worth over \$799 at The Toolshed, Penrose, Auckland. The mystery tool was a cabinet scraper.

The name of the BM 20 competition winner, drawn on 1 December, appears on our website and will be in the next issue of *Builder's Mate*. The mystery tool was a holdfast which is used to hold material securely on a workbench while it is worked on.

BLOKES on the job

TERRY SKINNER

Working in El Nino, Mexico.



Favourite tool

Makita portable saw.

Favourite tip

Keep your worksite tidy.

JEREMY THORPE

of Lyall Bay, Wellington.



Favourite tool

String line, as it can't lie.

Favourite tip

Mark all your frame positions before you stand them up and start fixing them.

JULIAN THOMPSON

of Rotorua.



Favourite tool

Builder's bog.

Favourite tip

No hole is too small for builder's bog.

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biggest single investment
so it is vital to keep it in good condition.

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Standards referred to can be purchased from Standards New Zealand.
Tel: 04 498 5991 or www.standards.co.nz.

Know someone on the job? Send us details of his or her favourite tip and tool and you could win \$50-worth of BRANZ books.