

November 2013

Editorial



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Christmas is almost here and another year has all but passed. Trading conditions have been tough but appear to be improving.

Most builders have indicated that they have a good amount of work going into the new year. Some commercial work is also about to kick-off, so the outlook is much better than in the last few years. Let's hope the difficult years are behind us.

As most of you will know, Jeff Jamieson, Team Leader Building Services, retired mid-year, and at this stage most of us are doing a bit extra of Jeff's work. Early next year, we hope to be using new technology, which should result in substantial time-saving.

Most of the team have been involved in audits over the last couple of months, which also include reporting on the number of Building Consents which go over the 20 days allowed under the Building Act. We apologise for the additional time taken to approve some Building Consents.

Getting back to Christmas, it's looking promising for another hot dry summer so to all of you, enjoy and have a great Christmas and a safe New Year and we will see you in 2014.

Dave Hall
Acting Team Leader Building Control

Site safety & excavations

Site Safety

It's great to see the edge protection safety rails being installed on new buildings, but remember to watch out for horizontal steel bars that project from under the soffit. These bars could be walked into, particularly if they are on uneven ground. Some fluorescent paint on the ends may help.

Excavations

Site excavations need to allow sufficient space outside of building perimeter for scaffolding and also to provide a level building platform. Even the drain layers need space to excavate trenches without undermining foundations.

Swimming Pools

Summer's here and it's time to check your swimming pool fencing and gate and carry out any maintenance required.

If your pool fence uses the boundary fence for some of the enclosure, check your neighbour's side for anything that may be climbable etc.

Make sure that all chemicals are kept in a locked cupboard or similar as most could kill a child if ingested.



New publications from Standards New Zealand

NZS 3916:2013 Conditions of contract for building and civil engineering—design and construct

This new standard is similar to NZS 3910:2013 Conditions of contract for building and civil engineering construction, but has been adapted to cover situations where the contractor is responsible for design as well as construction. It provides a standard form of general conditions of contract for incorporation into construction contract documents for a wide variety of building and civil engineering projects. Contracts based on this standard will be comprehensive but at the same time easy to understand and will reflect fair risk allocation between the parties. It contains essential commercial provisions aligned with the requirements of the Construction Contracts Act 2002.

NZS 4541:2013 Automatic fire sprinkler systems

This new standard provides an integrated set of rules for the design, installation and maintenance of sprinkler systems to reliably protect against the loss of life and minimise property damage from fire. It replaces NZS 4541:2007.

NZS AS 1884:2013 Floor coverings—resilient sheet and tiles—installation practices

This new standard provides minimum requirements for the installation and application of resilient floor coverings for New Zealand conditions to ensure that the installed product is fit for purpose and complies with New Zealand law and the New Zealand Building Code. In addition to the revisions for the New Zealand adoption, this edition includes separate sections to explain:

- The minimum requirements for the installation of different resilient flooring products
 - The requirements for different types of underlayment and subfloor preparation
 - Additional guidance on moisture testing of subfloors
- Clear guidance on the treatment of joints in concrete subfloors.

It is based on AS 1884-2012 but adapted for New Zealand conditions.

Timber pile markings for anchor piles

Anchor piles must be branded with an 'A' mark to comply with clause 4.4 of NZS 3605:2001 Timber piles and poles for use in building. The marking must be:

- One-third of the length from the top and facing the top, or
- Within 50mm of the treatment brand facing the top, or
- It can be incorporated within the treatment brand.

NSS 3604:2011 clause 6.4.3.3 requires timber piles to comply with NZS 3605:2001.

Stud Height Definition

Stud height is the height measured from the top of the floor surface to the underside of the ceiling or, if there is no ceiling, to the upper surface of the top plate.

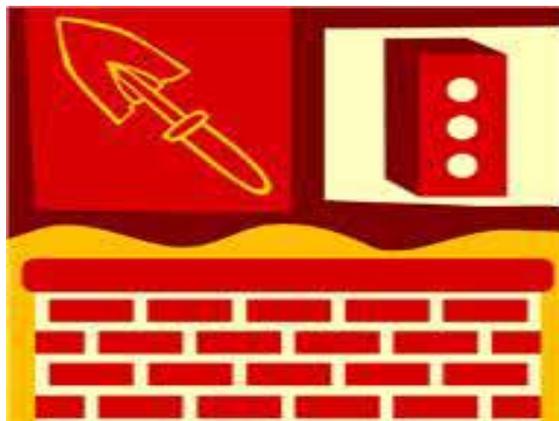
Where studs form a parapet and have a stringer attached to support a roof or ceiling, use the height from the floor to the top of the stringer to establish the required stud size in Table 8.2 in NZS 3604:2011.

Also note that with trimming studs, where the top of the lintel is more than 400mm below the top plate, an additional trimming stud is required (Figure 8.5). The minimum thickness of the trimming stud is determined by Table 8.5.

NZS 3604 and deck bracing

Where a deck is attached to the adjacent building and is no more than 2m wide, the foundations do not require any bracing. Where the deck is wider than 2m, subfloor bracing (anchor, braced or cantilevered piles) will be required.

To work out the amount of bracing you need, refer to 'NZS 3604:2011 Timber-framed buildings Table 5.8' for single-storey buildings. Use a light subfloor cladding, light wall cladding and light roof options for a 0-25degree pitch roof. Because the deck is not subject to the same windage as a full-height building, use half the demand (in bracing units per square metre) given in the table, then multiply that figure by the soil class for the appropriate earthquake zone. Bracing lines must be at 5m maximum centres for subfloors.



Building Act Schedule 1

Schedule 1 in the Building Act 2004 identifies work that may be carried out without a building consent.

Amendments to Schedule 1 were published on 23 December 2010.

MoBIE has a guide to building work that does not require a building consent available on its website, with examples and explanations of work that requires a building consent and examples where a consent would not be required.

The document can be downloaded from www.dbh.govt.nz/bc-no-consent.

Irrespective of the need for a building consent, all work carried out must comply with the Building Code clauses relevant to that work.

Build 138 correction

In the recent Build 138 magazine article 'Concrete slabs and control Joints', Figure 2 on page 25 has the damp-proof membrane (DPM) shown above the insulation, which is the wrong location. The correct location for the DPM is under the polystyrene insulation so that the insulation remains dry in service and maintains its effectiveness. Thank you to those who pointed this out to us.



WDC— QUARTERLY NEWSLETTER FOR THOSE IN THE BUILDING INDUSTRY

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