

Editorial

Hello and welcome to Wairoa District Council's October edition of the Building Sector News.

In this issue we focus on:

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Upcoming Training

Timber on Tour

Registrations are open for this seminar, which is designed for Designers, Building Officials and Builders, who work with timber framing and cladding.

The most pressing timber issues will be identified and the latest information on them presented to attendees.

Venues:

The Emerald Hotel Gisborne 1-4pm Thursday 27 Nov 08
- or -
Napier War Memorial Conference Centre, Napier 1-4pm, Friday 28 Nov 08

Cost: \$85

Attendees will come away with a better understanding of:

- the reasons behind the changes in timber grading and treatment options
- the impact of timber treatments on other building components
- how to correctly identify timber grades and timber treatments
- the key reference documents
- where to access information on timber availability (for given sizes and treatments)
- the new BRANZ lintel calculation tool.

For all seminar enquires or to book phone BRANZ 04 237 1170 or email SeminarRegistrations@branz.co.nz

New Building Act exemptions mean fewer projects require building consent: - Amendment to Schedule 1

The types of building projects not requiring building consent have been increased due to new changes to Schedule 1 of the Building Act 2004.

Effective from **16 October 2008**, the exemptions are part of a range of government initiatives to streamline the building and consent process by removing work of a low risk or minor nature from the consenting process.

Examples of building projects which no longer require a building consent include:

- Removal or alteration of a wall that is not a structural or bracing element.
- Awnings, pergolas or a veranda over a deck (15 sq m maximum).
- Installation or replacement of windows, exterior doors or roof windows, provided that structural elements are not modified.
- Alteration of dwellings to improve access for persons with disabilities, including doorway modifications and access ramps, but excluding wet area accessible showers.
- Internal shop or office fit out where the work does not modify, or require modifications to, any specified systems or means of escape from fire.
- Alterations to existing plumbing in bathrooms, kitchens, laundries and toilets, including minor drainage alteration (e.g. shifting a gully trap) but excluding new connections to services. Any such alterations must be carried out by a registered plumber in accordance with the Plumbers, Gasfitters and Drainlayers Act 1976.
- Erecting tents and marquees of up to 100sq m where they are for private use and up to 50sq m where they are intended for public assembly.

However, while the Building Act provides for the above exemptions, the work must still comply with other legislation, such as the New Zealand Building Code, the Resource Management Act, the Plumbers, Gasfitters and Drainlayers Act, the Electricity Act, the Health Act and local government bylaws.

The Department of Building and Housing advises owners and builders to read Schedule 1 in full to assess whether or not their work requires consent before starting work on projects of this kind - and to be aware that in specific situations it may be necessary to seek independent technical and/or legal advice. They must also decide whether or not to include the work in any building consent applications, as not including it will mean no inspection is undertaken, no Code Compliance Certificate is issued and no record of the work is contained on the official property file held at the council.

Further details are available from the Department of Building and Housing website at www.dbh.govt.nz



Determination 2008/81

Earlier this year we received a building consent application for alteration to an existing dwelling which included a deck adjacent to a retaining wall.

When we queried the safety from falling aspect of the deck the designer challenged us arguing the deck did not require a building consent as it was less than 1m to ground level and we should respectfully not be concerned with it. We did not agree as the deck was adjacent to a retaining wall and safety of users was paramount. We therefore suggested the applicant make application for a determination if they did not agree with our decision.

After viewing the facts that Department confirmed our opinion.

The decision of the determination was;

- The deck required a safety barrier in order to comply with the requirements of the Building Code and
- The Deck requires a building consent.

This determination or other past determinations are available for viewing on the Department's website www.dbh.govt.nz

Pipe penetrations through cladding

Pipes and flues that penetrate through cladding **must** be installed before the wall cladding (such as weatherboard) is fixed or the brick veneer is fully erected. If the penetration is not installed first it is almost impossible to tape it off to the wall underlay to ensure that the water drainage path around the penetration is maintained. Punching the hole for the penetration after cladding is completed can result in significant damage to the wall underlay which means it will not perform as expected. In one recent example the culprit for the damage was the heat pump installer and the easiest way the situation could be remedied was to remove the brick veneer cladding around the penetration to allow access to repair the badly torn wall underlay.

Concrete Construction

Concrete delivered to your site must meet the strength and workability requirements of your project and NZS 3104 "Specification for Concrete Production".

Concrete must also be placed and compacted in accordance with NZS3109 "Specification for Concrete Construction".

If water is added to increase workability beyond that specified when you ordered the concrete, its strength will be compromised. For example, adding water to adjust a concrete with a 100mm slump to 180mm will reduce its strength by some 6mPa.

In summary:

More water means:

1. Loss of strength
2. Dusting and poor surface wear on floors.
3. Increase in risk of shrinkage cracks.

No compaction means:

1. Loss of strength 20-30%.

YOUR SAFETY TIPS FOR THE MONTH

Mould warning

If you are opening up a wall and you find black mould on the

framing, back of the plasterboard or fibre-cement, you should stop work immediately. Take a small sample and send it to a testing lab such as Biodet to determine what the mould is. Cover the opened area with plastic. If toxic mould (stachybotrys) is identified then specific removal procedures by specialists need to be followed.

Ladder Safety

More injuries occur in the home than on the road or in the outdoors. Remember to keep safe when you're using a ladder. Seven tips for keeping safe while using a ladder:

1. Make sure your ladder is tall enough for the task you want to do and is strong enough for the job.
2. Place the ladder on firm and level ground.
3. Set up the ladder at the correct angle – one measure out for every four measures up. Most ladders have a guide to the correct angle. Stepladders should be fully opened and both stay bars locked in place.
4. Secure the ladder's feet so they can't slip (it's a good idea to get someone to hold it or use sand bags).
5. Wear sensible footwear. Your shoes or boots should have low heels and their soles must be non-slip.
6. Don't climb any higher than three steps below the top of the ladder.
7. Don't over-reach. Climb down and move the ladder instead.

A ladder is for access, it should not be used a work platform, for big jobs such as painting your house, consider using scaffolding or hiring a professional.

Source - *Consumer September 2008*

GIB Quiz

This Quiz is attached. Have a go to test your knowledge – Don't worry the answers are on the flip side.

If you know of anyone who would like to receive these Newsletters please ring WDC Building Control Dept 838 7309 and give us your details. Or similarly if you would like to be removed from our list please advise.

