



Guideline

October 2019

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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Building law changes coming in 2020

The government unveils the first amendments

The government plans to introduce a Bill into Parliament in the first half of next year and aims to get it passed by mid-year.

These changes are slated for 2020:

- Building product manufacturers and suppliers will be required to provide plain English descriptions about how their products should be installed and maintained. They must provide evidence for claims they make about product performance.
- A new nationwide certification/consenting process will be introduced for prefab houses. For manufacturers who comply, only the location where a prefab home is installed will require a consent, avoiding potential duplication. The number of required inspections is likely to fall.
- The product certification scheme CodeMark will be strengthened.
- The Building Levy will drop from \$2.01 to \$1.75 (including GST) per \$1,000 of consented building work above a threshold of \$20,444 (including GST).
- The government is increasing penalties for breaches of the Building Act – in some cases by more than ten times – and will set higher penalties for companies than individuals. The timeframe for filing charges will be extended from 6 to 12 months.
- Notifications under the Building Act will be made online and no longer be published in newspapers.

You can find more information [here](#).

CodeMark and BRANZ Appraisals

What is the difference?

We are often asked “What’s the difference?” between a BRANZ Appraisal and a CodeMark certificate that is provided by BRANZ or another body. There is a fundamental difference.

CodeMark is an accredited product certification scheme owned by the Ministry of Business, Innovation and Employment (MBIE). A CodeMark certificate means that a product, used within its defined scope, has a ‘deemed to comply’ status – a building consent authority (BCA) must accept it as being compliant with the New Zealand Building Code. CodeMark is used for verification that the product supplied will be in accordance with its technical specification.

The BRANZ Appraisal scheme has been New Zealand’s predominant independent third-party building product evaluation scheme for the past 40 years. A BRANZ Appraisal is a tool that facilitates market acceptance of a product, giving confidence to building specifiers, users and regulatory bodies. An Appraisal also provides an evaluation of compliance with the New Zealand Building Code.

Substituting 2 x D12 bars for a single D16 in residential concrete foundations

Can you do this?

The issue isn’t specifically covered in NZS 3604:2011 *Timber-framed buildings*, but there are other information sources that can be consulted to determine whether they will give the required performance. The answer is yes – 2 x D12 bars can be used in place of a single D16 in simple residential concrete foundations. A single D16 is generally not a substitute for 2 x D12s for foundations within the scope of NZS 3604:2011 and especially not where specified as part of a specific engineering design.

Please, please, PS3s

Producer statements are important

Some contractors are not completing PS3s because they say they are already completing a record of work.

Contractors fill out a PS3 to confirm that their work followed consented plans, specifications and site instructions (issued during construction). MBIE says that, for residential work, it is good practice for licensed building practitioners (LBPs) to attach relevant producer statements to their record of building work.

Producer statements have no particular status in the Building Act, and they are accepted at the discretion of the BCA. They still have a role to play, however – BCAs often rely on them when judging whether work complies with the Building Code and they often want to see PS3s with applications for Code compliance certificates. Where an engineer has provided structural design work, they will want to see a PS3 before they complete their own PS4 at the end of the project. as part of a specific engineering design.

Light reflectance values (LRVs) for paint

Technology comes to the rescue

More and more BCAs are asking for the light reflectance values (LRVs) of the paint proposed for a building. White typically has an LRV of 100% because it reflects all visible light, while matte black typically has an LRV of 0%. All other colours fall between them.

Buildings painted with high LRV coatings can be intrusive, creating an unacceptable contrast with their surroundings. Some councils limit the LRVs that can be used in certain areas – a top limit around 30–35% is not uncommon.

Durability is also an issue. With a dark colour, both the coating and the building material under it get hotter. This can reduce durability, particularly with timber substrates. A solution has been found, however. Paint companies are now producing coatings in dark colours that reflect a significant amount of heat, keeping both paint and substrate cooler.

Stucco and other textured-finish cladding repairs

Deciding what repair options are appropriate

Several claddings have a seamless textured plaster finish a bit like stucco. They include texture-coated fibre-cement sheets, EIFS (exterior insulation and finish systems using polystyrene sheets) and, of course, stucco itself – plaster applied to a non-rigid or rigid backing.

The homeowner should wash the cladding regularly with a low-pressure hose, soft brush and gentle detergent and check the paint and sealant joints (if any) are in good condition.

If there are problems with a proprietary plastered cladding that was installed in recent years by a licensed applicator, they should be called in. If a leaky home is suspected, contact a registered building surveyor or a builder or designer with particular expertise in leaky homes.

BRANZ has some useful resources including the Good Repair Guide *Repainting Textured Finishes* and the Good Practice Guide *Texture-coated Cladding* (3rd edition), both available from the BRANZ Shop. The BRANZ website <http://www.maintainingmyhome.org.nz> may also help.

LCAQuick

Carbon footprinting for all building typologies

LCAQuick is a free tool for evaluating the impact of a building on climate change and other environmental factors. (LCA stands for life cycle assessment.)

LCAQuick applies to all building typologies and is aimed at architects, designers, structural engineers and their clients to inform early (concept and preliminary) design decisions.

BRANZ provides free training and support on how to apply carbon footprinting and LCA to buildings and how to use LCAQuick.

For further details, please email us at LCAQuick.help@branz.co.nz.

Recent news

- The New Zealand Green Building Council launched a [zero carbon building road map](#).
- A survey of 108 construction workers quantified the [risks on building sites](#).
- The [2018 Census dwellings data](#) was released.
- New Zealand's first [zero carbon building certification](#) was launched.

BRANZ seminar

The Building Envelope

This seminar series continues around New Zealand in November. The seminar provides an overview of roof and wall assemblies, with a special focus on mid-rise buildings, cladding systems, weathertightness, airtightness and ventilation.

More details and registration are available [online](#).

Dates and venues

Fri, 1 November	Auckland – South
Wed, 6 November	Christchurch 1
Thu, 7 November	Hokitika
Fri, 8 November	Nelson
Wed, 13 November	Napier
Thu, 14 November	Upper Hutt
Fri, 15 November	Auckland - Central
Wed, 20 November	Timaru
Thu, 21 November	Christchurch 2
Fri, 22 November	Blenheim
Wed, 27 November	Auckland – North Shore
Thu, 28 November	Palmerston North
Fri, 29 November	Wellington

All seminars are 3 hours long and run from 1.00pm–4.00pm
