

In this newsletter

- [Fire ratings required where walls don't comply](#)
- [Requirements for restricted building work \(RBW\) memorandums & records of work](#)
- [Changes to documents from 1 September](#)

Fire ratings required where walls don't comply

Currently we're seeing recurring instances where the clearance for the eaves to the boundary is not being achieved and fire rated construction is not being provided.

Although on paper the consent application and approved consent demonstrate compliance with the NZ building code (NZBC), when we get to site the built construction is non-compliant. What we find is that the building has not achieved the appropriate clearance of 650mm to the boundary and no fire rating to the supporting wall has been provided.

A common misunderstanding is the elements included in the eave dimensions. This is clarified under the definition of 'eaves' in the NZBC, which is:

Eaves That part of the roof construction, including cladding, fascia and eaves gutter (spouting), that extends beyond the exterior face of the wall.

To help avoid the ongoing frustrations that this issue is causing on site we will now be asking at vetting stage for designers to provide a specific cross sectional diagram where buildings are located 1500mm or closer to a boundary. The detail provided will need to show the full intended eave construction detailing the specific fascia/gutter type proposed to verify the built dimension will fall within a compliant distance from the boundary.

If you are unable to achieve the 650mm clearance then you will need to provide detail for appropriate fire rating of the eaves and the associated supporting wall.

Construction detail considerations when deciding whether a building requires a fire rated wall when the building encroaches within 650mm of a boundary

1. ACC panel cladding without a rebated foundation

To achieve the 650mm clearance from the outside of the spouting to the boundary the foundation dimension from the boundary should be a minimum of 1450mm.

This is based on considering the following

1. The wall framing sits on the edge of the foundation, with the intersection of the bottom and top chords of the trusses on the external edge of the top plate
2. The truss overhang is set up for a 600mm soffit, so the end of the truss is 600mm on a horizontal plane from the wall framing
3. The metal fascia is typically attached to the truss with a bracket creating a 30mm to 40mm gap between the fascia and the end of the truss



4. The spouting (in this example) is 155mm wide and attached to the fascia
5. The total distance from the foundation/framing to the outside of the spouting is 790mm to 800mm



2. Brick veneer cladding (70 series)

The foundation dimension from the boundary should be a minimum of 1335mm.

This is based on the following considerations

1. the dimension from foundation to boundary can be adjusted by the rebate dimension – nominal 110mm for 70 series brick and 40mm for the cavity
2. the intersection of the bottom and top chord sits on the external edge of the top plate of the wall and the wall sits on the floor on the internal edge of the brick rebate
3. the soffit overhang past the outside of the foundation/brick rebate is 490mm, allowing for 110mm
4. add approximately 195mm for the fascia bracket/fascia and spouting
5. the soffit (in this situation) totals 685mm
6. add the clearance required to the boundary of 650mm from the outside of the spouting.

The difference between the two construction details above (ACC cladding and brick veneer) is 115mm – detail is key!

Requirements for restricted building work (RBW) memorandums & records of work

We are finding an increasing number of design memorandums and records of work are not up to the required standard.

As a licenced building practitioner (LBP) you are responsible for ensuring there is enough relevant information available and all restricted building work is clearly identified in your certificate of design work or record of work.

Where more than one designer has been involved in the design of the project, the primary designer is responsible for making sure all information aligns and it is clear what work has been carried out or what aspects of the design work has been supervised. Upon completion of construction all LBP's involved are responsible for submitting a record of work which clearly details their involvement in the project.

Building practitioners have had plenty of time to get used to the licenced building practitioner (LBP) scheme that was put in place under the Building Act 2004.

Therefore we will be toughening up on the content of all design memorandums and records of work. If it's not up to standard and on the correct form – we will reject it. So to save yourself lost time and grief check your document before you submit it. Repeat offenders may be reported to the LBP Board.

An example of what should be in your memorandum of design work can be found [here](#). If you need additional support or information you can also seek guidance from the [LBP Board](#).

Changes to documents from 1 September

Downloading your consented documents

Did you know that you can now access your consented documents via your [AlphaOne login](#)?

After you have paid for your consent you will be able to download all your consented documents directly. This means you can access them any time you want – no need to wait for us to transfer the files to you anymore.

To download your documents

1. Click on the BC section of your applications progress bar
2. Click on Documents Issued on the blue menu bar
3. Click on building consent documentation
4. Select save file
5. Select where you want to save your documentation on your own computer
6. Click on save.

With the ability to download your own files we stop transferring files to you via We Transfer from 1 September 2020.

Supplying required documents listed on your building consent Form 5

For a while now we have been encouraging you to supply your required documents via AlphaOne.

Now that everyone is more familiar with the system – from 1 September we will no longer be accepting required documents submitted to us via attachments to an email or hard copy.

Any required documents not uploaded into the correct area location in AlphaOne will be returned for you to load to the correct building consent in AlphaOne.

The benefits are that

- you can submit the required documents listed on your building consent as you go (ie at the earliest opportunity)
- the documents are readily available to the inspector to check before inspection
- the required documents are saved to the correct place making it easy for you to track what you have already provided or may still need to supply
- each required document will be removed from outstanding documents on your inspection notices once reviewed and signed off by the inspector
- it allows your code compliance certificate to be issued more efficiently.

Please note

- all documents must be in PDF format
- load required documents to the correct **required documents** area

More detailed instructions on downloading your consented documents and uploading your required documents are in our [guide to using AlphaOne](#) on our website, or if you need help please [contact us](#).