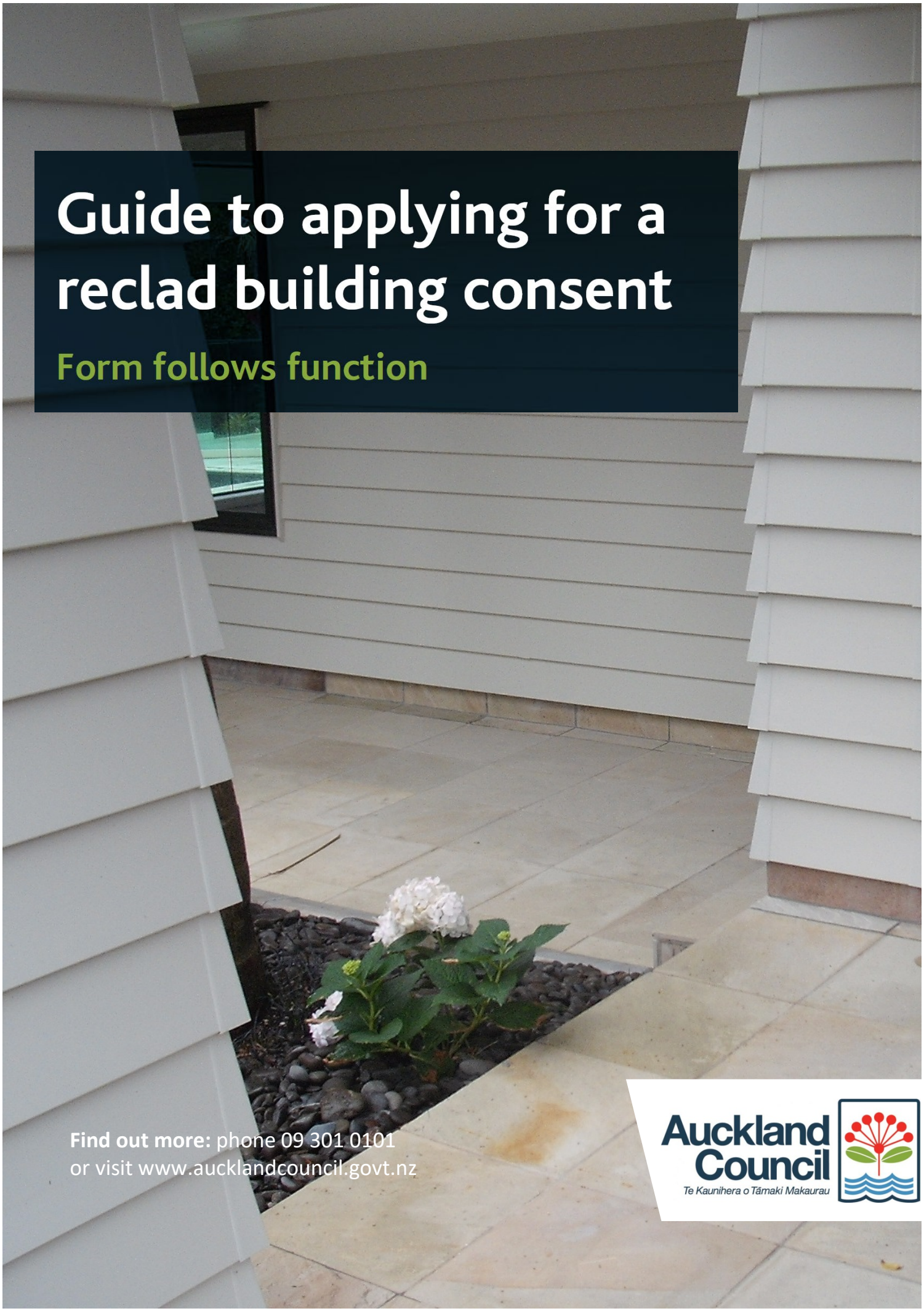


Guide to applying for a reclad building consent

Form follows function

Find out more: phone 09 301 0101
or visit www.aucklandcouncil.govt.nz

Auckland Council
Te Kaunihera o Tāmaki Makaurau

Contents

Scope

The scope of this document is restricted to:

- Buildings up to a maximum height of 10.0m from finished ground level
- Buildings within wind zones as defined in NZS 3604 up to and including extra high
- Typical residential buildings (building importance level 2 as defined in C/AS2, 27 June 2019)

Introduction

The purpose of this document is to provide important guidance and help when preparing building consent documentation for buildings which are being reclad. The building may be being reclad for several reasons including, but not limited to, weathertightness failure or cosmetic purposes.

This guidance document addresses the process for assessing designs of reclad buildings from a building consent authority perspective. It focuses on aspects specific to weathertightness design and mitigation of future risk (E2 – external moisture), rather than the generic design process. Although not specifically covered in this guide, other building code clauses may still need to be considered and addressed.

The guide includes several example drawings which will help overcome existing design faults. Each reclad is different and the circumstances of each project must be considered when preparing building consent documentation.

Following this guide does not relieve the users of the guide (including designers and owners) of their responsibility to assess what is required in each particular circumstance and will not, by itself, ensure compliance with the New Zealand Building Act 2004 (the Act) and the New Zealand Building Code.

Original building

Post reclad

All reasonable measures have been taken to ensure the quality, reliability, and accuracy of the information contained within this guide. Please ensure you check the Auckland Council website for the latest version, as this guide may be updated from time to time.

Understanding the situation

At the beginning of any discussion, it is essential for the designer to develop an understanding of the owner's situation.

At the start of the process, it is important that the designer obtains a good understanding of the owners' expectations and limitations.

Questions to be considered may include, but not limited to:

- What does the owner wish to achieve through remediation – a Code Compliance Certificate (CCC) or more?
- What weathertight features of the building can be improved?
- What limitations are there in undertaking the works including financial limitations?
- Has the owner initiated or are they intending to pursue any weathertight claims? This may impact on the design due to the nature of the claim.

The role of the designer

A designer may be commissioned directly by an owner or by other parties involved such as a builder or a remediation specialist - for example, a member of the New Zealand Institute of Building Surveyors (NZIBS) who has completed additional / relevant training.

A designer needs to understand their role in the project and their relationship to the other parties involved before undertaking the design.

Definitions

Definition of cladding

The exterior envelope is a protective layer of materials that separates a building's structure and interior from exterior elements, such as weather and sound. This is referred to as the cladding. The exterior cladding is often not one material but an assembly of materials, and each material has its own importance in blocking exterior conditions.

Definition of reclad

The term **reclad** or **recladding** means to replace any part of the exterior envelope (component or system) used on the outside of the building to prevent the ingress of moisture. This is regardless of whether damage is immediately apparent or evident at the time of application, or the exterior cladding has met the durability requirements of the Building Code.

Restricted Building Work

Restricted Building Work (RBW) is work (including the design) that is critical to the integrity of a building which makes sure the building is structurally sound and weathertight. As reclad work affects both the structure and building envelope it is deemed RBW.

A Certificate of Design Work (CoW) for the design of the works must be provided for all restricted building work by the designer with the building consent application. The designer must specify which parts of the design work are RBW.

RBW can only be carried out by (or carried out under the supervision of) a Licensed Building Practitioner (LBP), or if a statutory declaration (Form 2B) has been completed and submitted to Council for an owner-builder exemption.

For further information please refer to the Ministry of Business, Innovation and Employment guidance for *Restricted building work*.

https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/choosing-the-right-people-for-your-type-of-building-work/use-licensed-people-for-restricted-building-work/restricted-building-work

Existing buildings without Code Compliance Certificate (CCC)

If a Code Compliance Certificate (CCC) is not issued for an existing building, which was designed and built under the Building Act (1991 or 2004), the building must be inspected by Auckland Council's Durability Team.

A durability inspection is the opportunity to establish if the existing building is compliant with the outstanding building consent or building code in force at the time depending on the age of the consent; this is not just in relation to the exterior envelope. If outstanding matters are identified, these can be addressed under the new proposed reclad building consent application. Following this process will give council the opportunity to consider issuing a CCC for any building consents without a CCC as well as the new building consent.

If a durability inspection is not undertaken, council may only be in a position to consider issuing a CCC for the newly consented building work (i.e. the CCC for the outstanding building work on the existing building will remain outstanding).

Pre-application meeting

A pre-application meeting provides the applicant (and the design team) an opportunity to meet with council representatives, including an experienced processing officer, at the early stages of planning and design. The processor may highlight potential issues to consider so a more complete building consent application can be submitted.

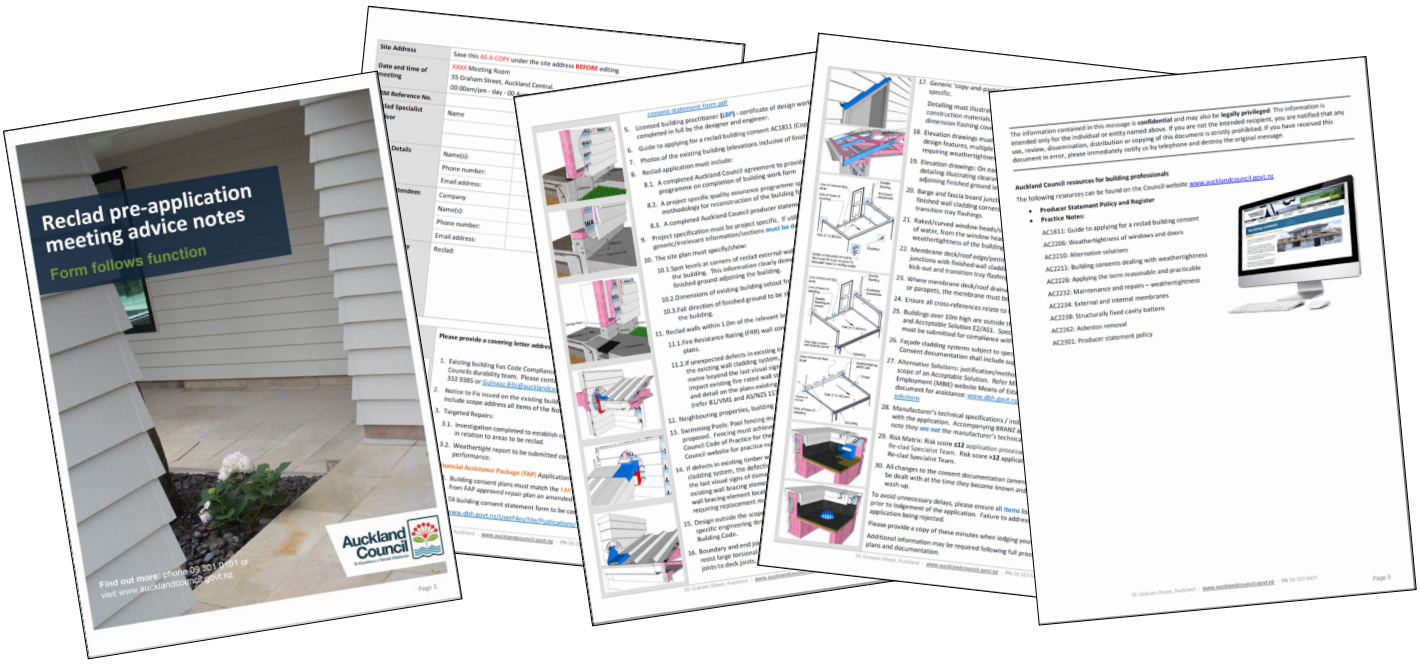
On conclusion, the processor will send minutes of the meeting to the applicant which will include points to consider prior to submission. Undertaking a pre-application meeting and adhering to the guidance provided will improve the quality of the application which, in turn, will likely improve efficiencies and time in processing the consent.

The service is not intended to investigate every detail covered by Council's formal processing assessment. It is to help provide useful guidance on what is required in a building consent application.

Although not mandatory, Auckland Council strongly advises that a pre-application meeting is held for:

- where the applicant in engaged in the **Financial Assistance Package** scheme;
- **Certificate of Acceptance (COA)** applications that include recladding;
- building consent applications (including recladding) where the applicant is wanting to obtain a **CCC** for work more than five years old (refer to previous section concerning CCC's);
- complex re-clad applications with an E2/AS1 risk score >12 including specific design;
- the recladding of Ministry of Education schools regardless of age of the building;
- over-cladding an existing cladding; and
- targeted or discrete repairs.

Pre-application meetings are undertaken at 35 Graham Street, CBD, Auckland, and can be arranged by telephoning Auckland Council on (09) 301 01 01.



Drawings

All information contained in the project specifications and shown on the architectural drawings **must be project specific**.

Construction details must be clear, understandable and able to be followed. The scale of the drawings must be 1:5 or 1:10 in most cases, however, in some instances larger scales may be required depending on the complexity of the material and the elements being described.

Detailed drawings must:

- illustrate **all** construction materials/components e.g. framing, wall wrap, flexible flashing tape, flashing/s, cladding, and fixings;
- identify **all** critical dimensions such as cover, width, thickness and clearance;
- clearly show required hems, hooks, birds beaks or kick-outs etc.

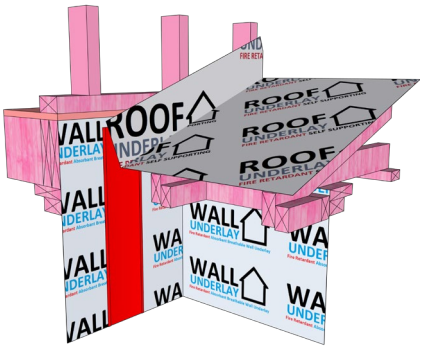
Consent drawings often lack detailing of critical deck and roof perimeter junctions within a clad wall and at clad wall corners. These junctions are common areas of design failure. Detailing junctions in a 3D step-by-step construction format is advantageous as this provides clarity especially where the detail is complex.

The size and complexity of a building design will dictate the extent and number of details needed for construction. It is sensible to group details of common materials on the same drawing, such as all exterior window and door details.

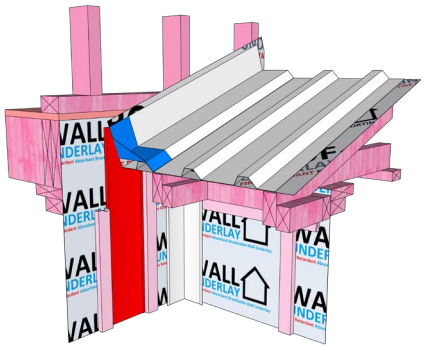
Clarity of information will allow for more efficient plan processing as well as making documentation easier for the builder and fabricator to follow onsite.

Cluttered plans and lack of detailed cross-references often lead to confusion and delay.

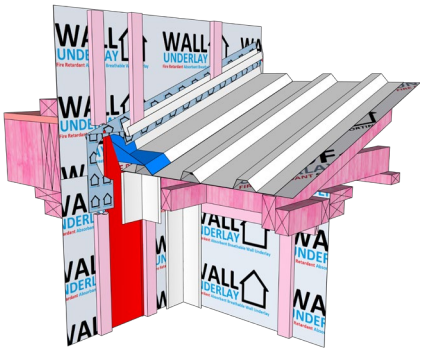
Cross referencing and back referencing is essential to avoid confusion.



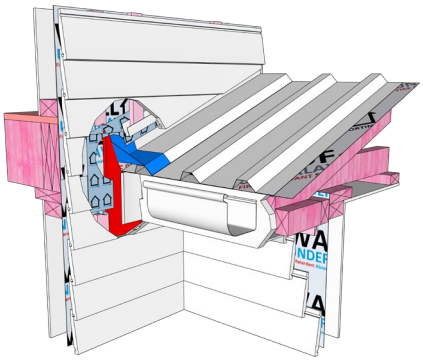
Step 1: Back flashing, wall and roof underlay



Step 2: Apron flashing and kick-out



Step 3: Overlap wall underlay from above, flashing tape and cavity battens



Step 4: Finished cladding and gutter/fascia board termination in relation to cladding

Product technical specifications

Current manufacturer's technical specifications and installation instructions for specified products must be included in the consent documentation.

Section 14G of the NZ Building Act outlines responsibilities of product manufacturers and suppliers. A supplier or manufacturer of building products is responsible for ensuring that those products will comply with the relevant provisions of the building code if the products are installed in accordance with the technical data, plans, specifications, and advice prescribed by the manufacturer.

Whilst MASTERSPEC specifications and/or BRANZ appraisals may accompany consent documentation submitted, designers must be aware that **these documents are not** the manufacturer's technical specifications or installation instructions.

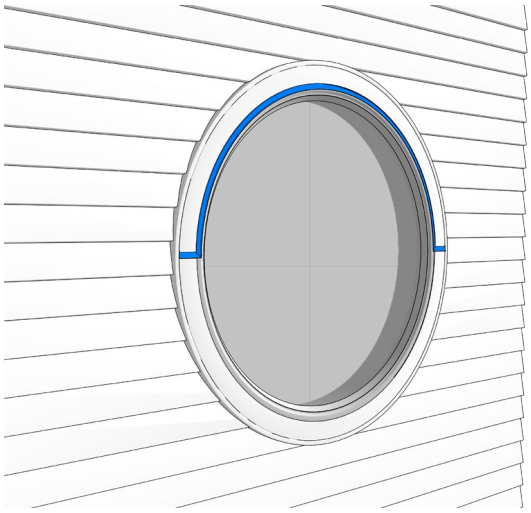
Where a product application falls outside the scope of the manufacturer's typical installation requirements, the designer must provide a specific design. Advice should be sought from the product manufacturer however alternative design proposals will need to meet the requirements of both the New Zealand Building Code and the manufacturer.

Alternative solutions

An alternative solution is a design (of all or part of a building) that complies with one or more requirements of the Building Code but does not match the Acceptable Solution. It is important that alternative solutions are clearly identified and defined when applying for building consent.

Some form of written documentation (compliance path) must be submitted with the application demonstrating how the alternative solution will comply with the requirements of the relevant clauses of the New Zealand Building Code. For further guidance, please refer to the Ministry of Business, Innovation and Employment website *Means of Establishing Compliance Alternative Solution*.

https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/alternative-solutions/



Round window flashing requires alternative solution design detailing

Quality assurance programme and Council forms

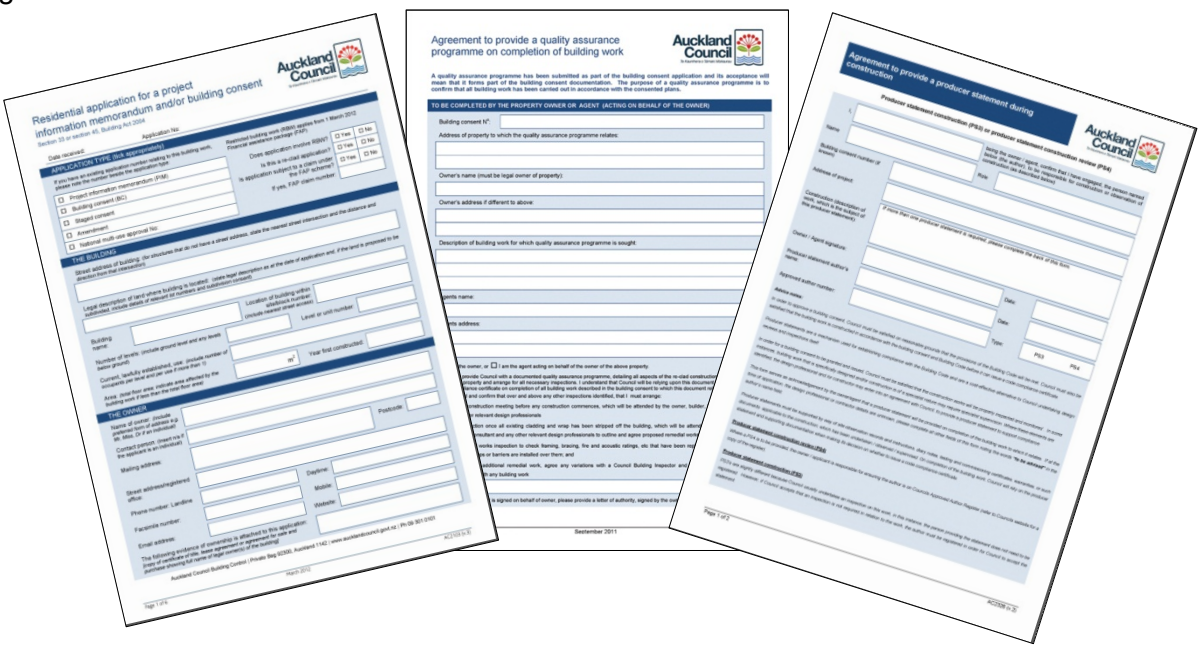
We strongly advise that a **project specific** quality assurance programme (QA programme) is supplied with the building consent application which would include a quality assurance plan for identifying and removing decayed timber from the building. This needs to be drawn up before the repair work starts and should establish who is responsible for identifying timber that needs to be replaced and who is responsible for taking samples for laboratory analysis. For further information please refer to the Ministry of Business, Innovation and Employment guidance for *Dealing with timber in leaky buildings*.

www.building.govt.nz/building-code-compliance/e-moisture/e2-external-moisture/dealing-with-timber-in-leaky-buildings

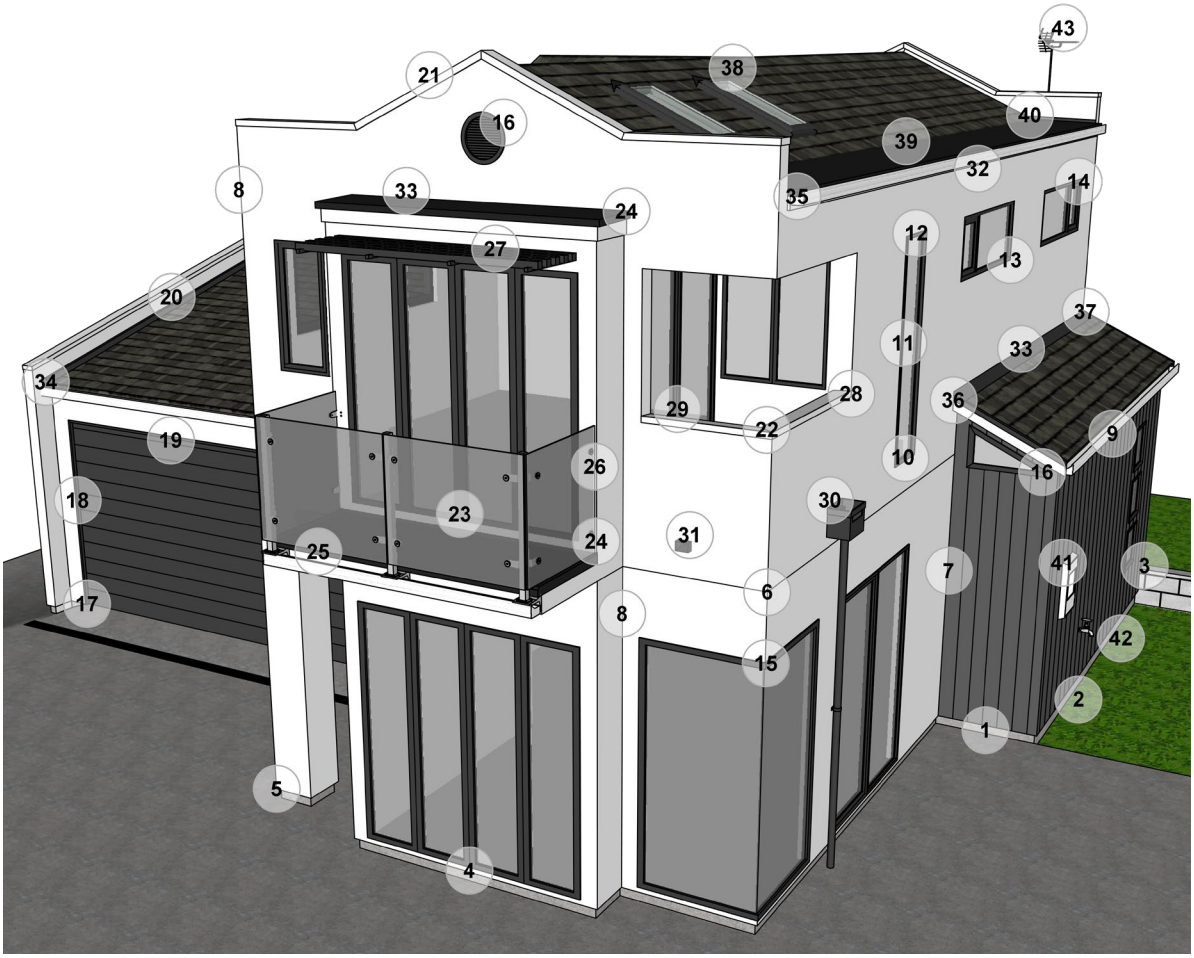
An experienced building surveyor in this field should be consulted and asked to undertake this role. For further assistance, please refer to the New Zealand Institute of Building Surveyors website (www.buildingsurveyors.co.nz).

The QA programme shall remain on site and be updated during construction by both the contractor and the independent surveyor. A member of Councils Reclad Inspection Team will inspect the work at various stages during construction fulfilling its regulatory role. During these visits, inspectors will ensure the QA programme is being adhered and updated. If the QA programme does not comply with the new building work, or a portion of the new building work, this may require building work to be deconstructed for an inspection (by the various parties to the QA programme) to be undertaken. A member of the Reclad Inspection Team must carry out this inspection whilst the parties to the QA programme (including the independent building surveyor and contractor) are on site.

Upon completion of the work, and prior to the CCC being issued, the QA programme shall be forwarded to council along with any other documentation identified during processing, or inspection, so it can be included with the building consent records. Reclad building consent applications may require an agreement for producer statements to be provided during construction. Examples of construction work which need producer statements include, but are not limited to waterproof membranes, glass balustrade systems, structural beams and fixings etc.



Common areas requiring weathertight detailing



1. Cladding clearance - paved ground
2. Cladding clearance - unpaved ground
3. Cladding/retaining wall junctions
4. Threshold clearance - ground
5. Column clearance - ground
6. Horizontal control joints
7. Inter-cladding junctions
8. Corners
9. Cladding top of wall
10. Window sill
11. Window jamb
12. Window head
13. Window sill/jamb junctions
14. Window head/jamb junctions
15. Window head corners
16. Raked/curved heads
17. Garage door jamb/cladding clearance
18. Garage door jamb
19. Garage door head
20. Parapet/roof junctions
21. Cap flashing
22. Cap flashing corners
23. Deck/wall/threshold junctions
24. Deck/roof wall perimeter junctions
25. Deck perimeter/balustrade fixing
26. Balustrade/wall junctions
27. Pergola/louvre fixings
28. Enclosed balustrade/wall junctions
29. Enclosed balustrade top
30. Enclosed deck drainage outlet
31. Enclosed deck overflow outlet
32. Roof eave gutter
33. Roof/wall junctions
34. Eave/fascia/gutter junction within wall
35. Eave/fascia/gutter junction at wall corner
36. Barge junction within wall
37. Barge junction at wall corner
38. Roof flashings/penetrations
39. Inter-roof cladding junctions
40. Inter-roof/wall cladding junctions
41. Meter box
42. Pipe penetrations
43. Aerial fixings

Ground clearance

Before commencing design work, it is essential that existing site ground levels and surface water drainage is assessed for compliance. New cladding systems (building work) must comply with the New Zealand Building Code.

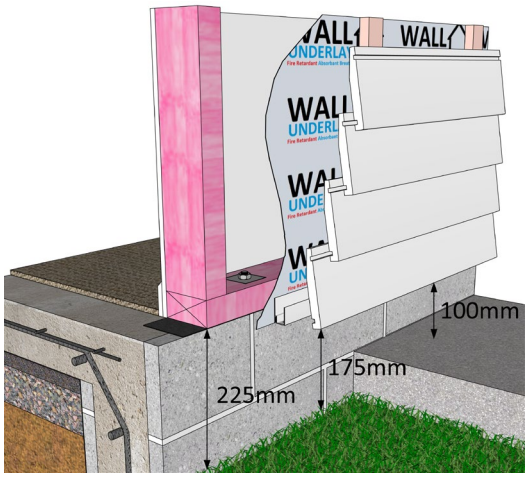
The site plan must include spot levels at corners of reclad external walls relative to the finished floor level of the building. Slope and fall direction of finished ground levels must be shown; the ground level must be formed to divert water away from the building. This information needs to clearly demonstrate new cladding clearance from finished ground level adjoining the building.

Inadequate clearances between the finished floor level, ground level or wall cladding are common problems with existing buildings.

All remediation options to address issues where the base of a wall or wall cladding are too close to the outside finished ground level need to be detailed

Pre-construction inspection

Cladding strip-off inspection



E2/AS1 minimum clearances to ground level

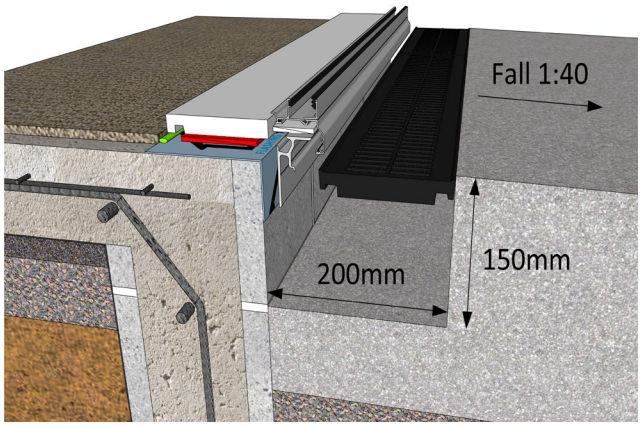
E2/AS1 compliant ground clearance at garage door

Channel drains

Acceptable Solution E2/AS1 permits the use of channel drains across door openings for the **provision of level access only**.

Where building consent applications utilise this acceptable solution, plans **must** include **design detailing** showing clearance of wall cladding and wall framing, adjacent to the door opening, in relation to finished ground levels and channel drain ends.

Utilising the depth of a channel drain to achieve ‘cladding and wall framing clearance’ (in relation to finished ground levels other than a points of entry) is an alternative solution



Level access threshold

Unmaintained channel drain

Noncompliant with E2/AS1 detail

Timber framing

From early 1990's until April 2004 untreated kiln-dried radiata pine framing was often used. Untreated framing easily deteriorates if it is regularly exposed to moisture. The existence or extent of any decay is unknown until the timber is exposed during recladding.

If decayed timber is found following removal of the existing wall cladding system, the timber framing must be cut out to at least one metre beyond the last visible sign of damage.

Where existing buildings have either untreated timber framing, or timber framing with low levels of treatment, all remaining sound external timber framing shall be remediated.

For further guidance, please refer to Ministry of Business, Innovation and Employment publication *Dealing with timber in leaky buildings*.

https://www.building.govt.nz/building-code-compliance/e-moisture/e2-external-moisture/dealing-with-timber-in-leaky-buildings/

Parapet - Pre-construction inspection

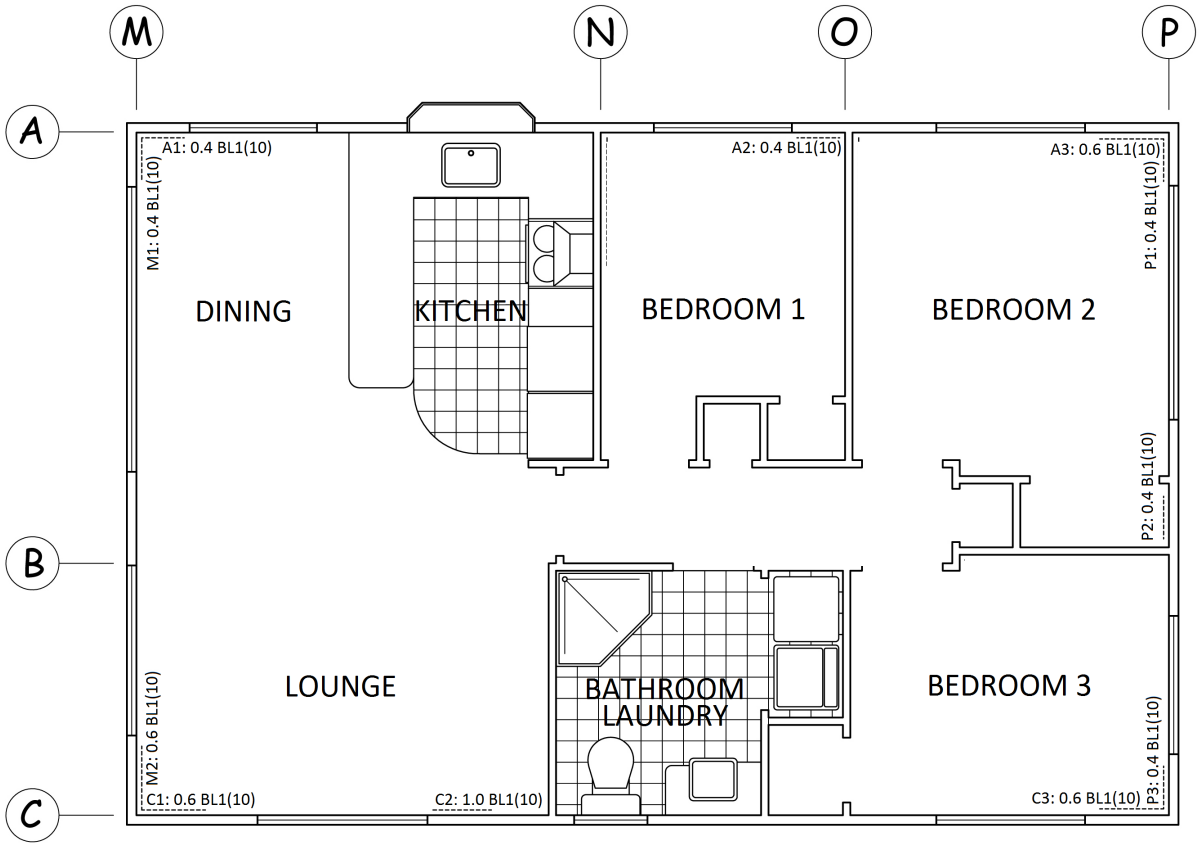
Parapet – Cladding strip-off inspection

Enclosed deck – Pre-construction inspection

Enclosed deck – Cladding strip-off inspection

Wall Bracing

During reclad work, replacement of existing wall bracing elements may be necessary. This may be due to the existing cladding forming part of the buildings structural bracing design (i.e. fibre cement sheet claddings) or as a result of the timber framing replacement. For this reason, the plans must show details of all external wall bracing elements that will be affected by the proposed building work as well any new bracing. The designer needs to demonstrate on the plans how the reclad building design provides the same level of bracing as the original design. Any existing bracing requiring replacement must be replaced by a brace element of equal or greater value.



Wall bracing layout plan specifying brace element type and length

Windows and doors

Where an existing cladding system is being removed, all window and door joinery units must be removed to allow compliant application of wall underlay and flexible flashing tape and air seal around the framed openings.

Design options include refurbishment and reinstatement of the existing joinery units or replacing them with new joinery units.

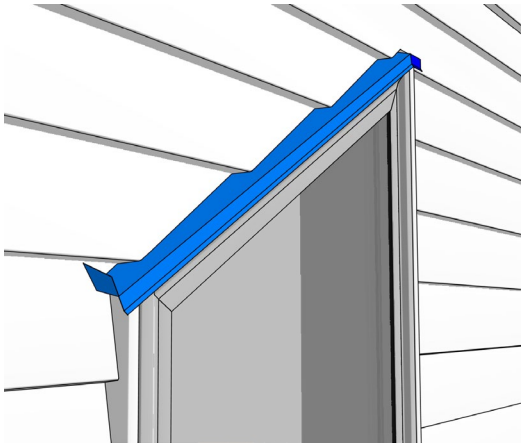
Before existing joinery units are reinstated, their condition must be assessed to verify if they are weathertight. Existing joinery units shall be refurbished to ensure ongoing performance in conjunction with the new cladding system.

Post reclad raked window

New application of flexible flashing tape and air seals often make reinstatement of window and door joinery difficult, as the existing trim opening is affectively reduced due to the build-up of new materials. This can be problematic on site where existing openings are already tight. This requires due consideration during the design phase to avoid problems during construction.

Joinery units with curved or raked heads, or raked sills, are a common cause of moisture ingress in leaky buildings because these shapes are difficult to weatherproof. The option of replacing these types of joinery units with conventional windows should be considered, especially if the existing units have failed to meet the performance requirements of the New Zealand Building Code.

If joinery units with curved or raked heads or raked sills are to remain, building consent plans must **include specific design detailing** to demonstrate effective dispersal of water from the head/sill to the exterior without compromising the weathertightness of the building at the lower end of the head or sill.



Raked window head flashing – fully welded

When detailing windows, it is good practice to:

- clearly show wall underlay and flashing tape application into openings
- ensure stop-ends are specified for head flashings in cavity systems
- incorporate sill tray flashings where appropriate
- fully dimension flashing and joinery cladding coverage

Fascia and barge board junctions

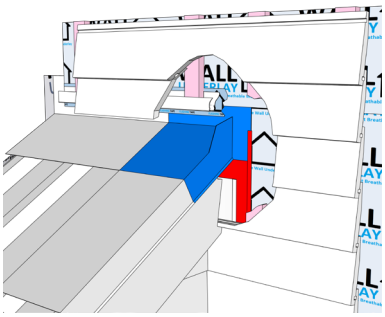
Fascia and barge board junctions are common causes of water entry. Often this is due to these junctions relying heavily on sealant and the junctions lacking robust kick-out flashings, transition tray, saddle, or back flashings.

When constructing a junction between a fascia or barge board and a clad wall, designs per E2/AS1 require the wall cladding to be completed (including painting) before installing the fascia or barge board or gutter. This requirement is to fully protect the cladding from moisture penetration.

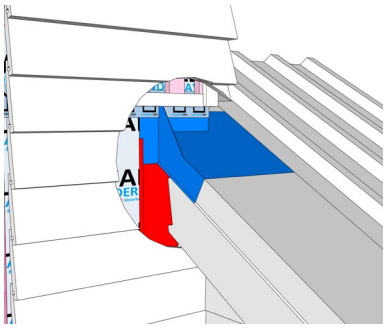
Again, if using E2/AS1 eave gutters, fascia and barge boards shall terminate leaving a gap of 10mm from the finished wall cladding.

A back flashing or transition tray flashing must be installed to bridge the gap at the end of the barge or fascia board to protect the soffit framing. Some cladding manufacturers have performed flashings for these junctions.

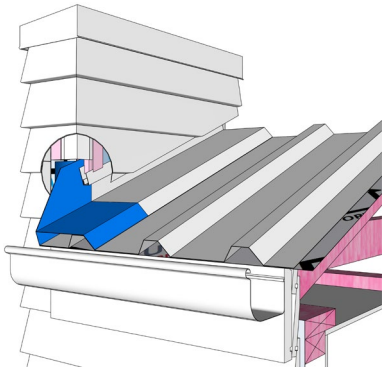
Back flashings provide additional protection to apron kick-out and stop end cladding junctions. The back flashing must extend up behind the fascia or barge board and apron flashing upstand.



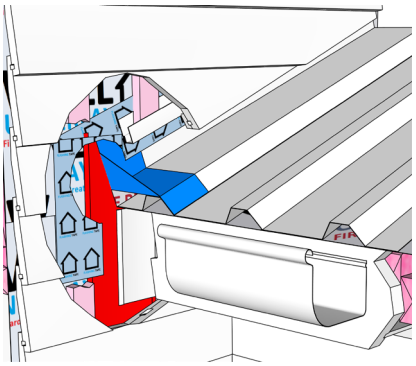
Barge termination within wall



Barge junction at wall corner



Gutter/fascia junction at parapet corner



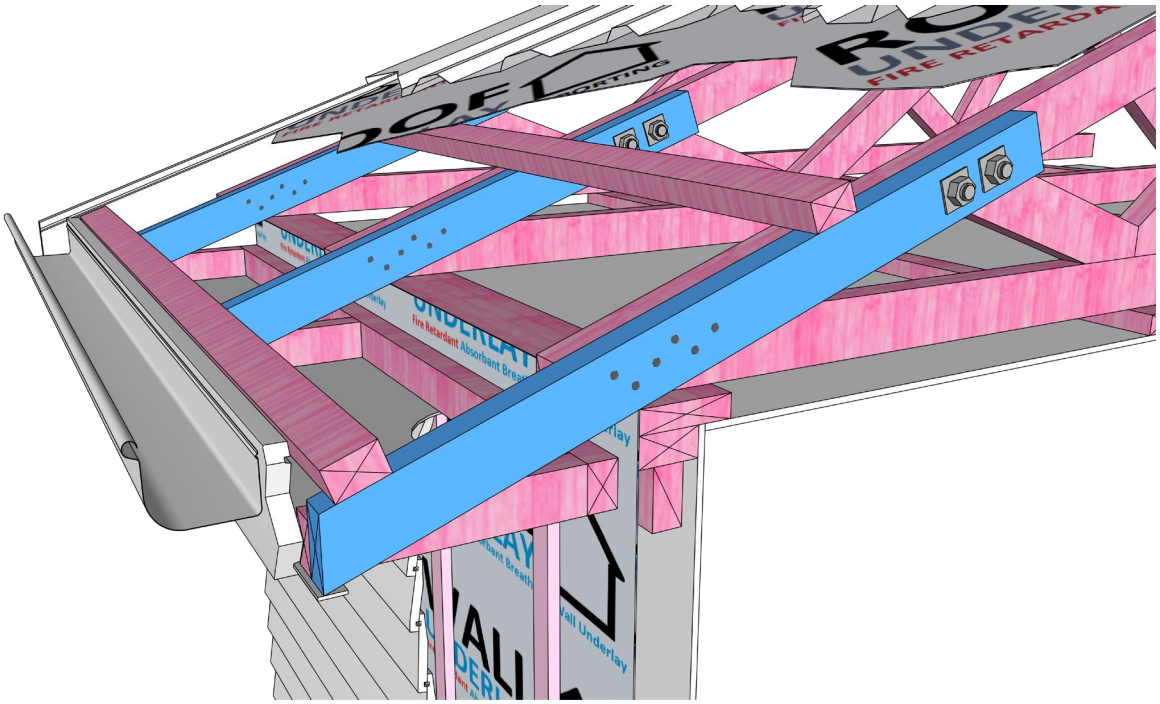
Gutter/fascia/wall junction

Eave extensions

The more a wall is exposed to the weather, the higher the risk of water penetration. Depending on the width and the height above ground, eaves can provide shelter to the wall cladding and penetrations, such as windows, by deflecting water away from the building and thus reducing the risk.

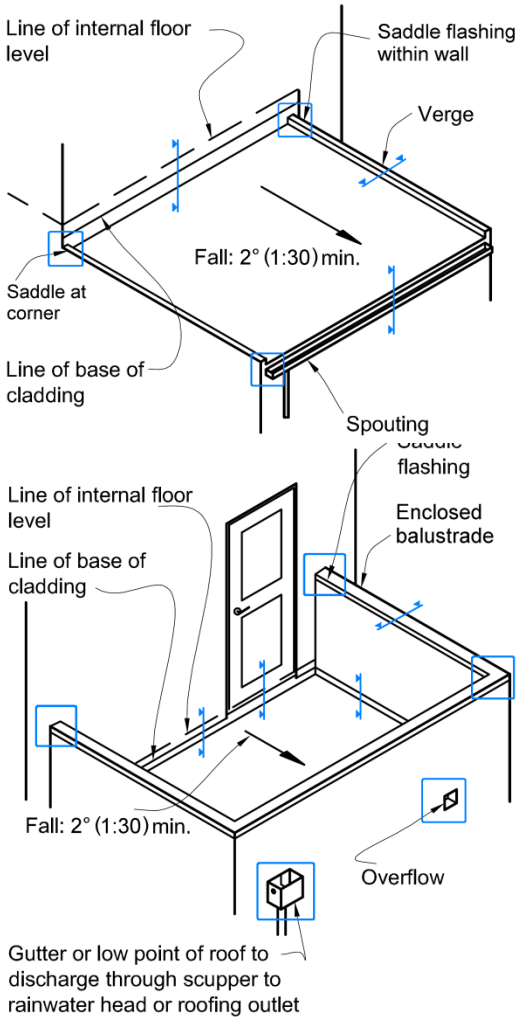
By extending the depth of an existing eave, the risk of weathertightness failure is significantly reduced. Engineering advice should be sought if the rafters (i.e. the roof) is to be extended. The designer will need to consider how the additional roof cladding is to be integrated with the existing roof cladding. All construction must be contained within the boundary of the property being reclad.

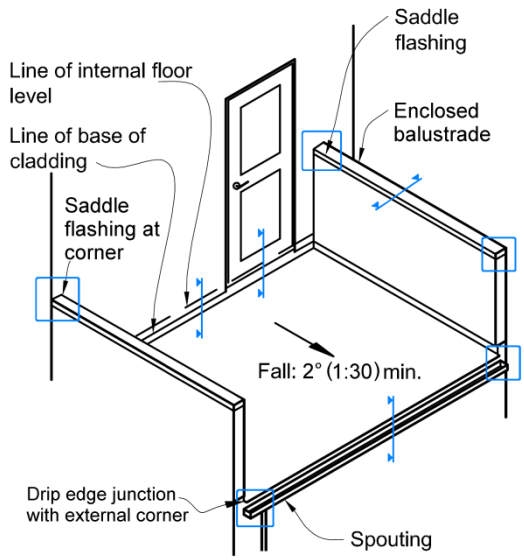
Eaves are often minimal to comply with height in relation to boundary restrictions. Please ensure you consult with a Planning Officer (Resource Consents) for information regarding possible planning restrictions.



Flitching new framing to a truss top chord or rafter to create an eaves overhang

Membranes





Membrane decks, roofs and gutters have a high occurrence of weathertightness failure. Often this can be due to surfaces having been constructed with minimal falls, tiles having been fixed directly to the membrane, and perimeter junctions and walls lacking adequate flashing. Membranes have also failed due to movement in substrates, age and/or poor maintenance.

A designer should be able to recognise and assess membrane deck and roof junctions. General risk factors must be understood **with specific high-risk junctions clearly detailed.** Some common junctions requiring detailing are identified in the adjacent images.

Reclad work involving existing membrane decks or roofs will typically compromise the integrity of the existing membrane at junctions with reclad walls, thresholds, drip edges, scupper openings and rainwater heads. Furthermore, because of the age of the existing membrane and the requirements of the building code (Clause B2 Durability), demonstrating compliance is extremely difficult.

Lifting and reapplying an existing membrane or lapping/patching a new membrane to an existing membrane, in and around areas affected by new reclad building work, is an alternative solution and will require a compliance document.

Penetration of membrane decks or roof surfaces by top fixed posts or balustrades is deemed a high-risk design that has historically proven to fail. E2/AS1 does not cover top fixing of posts or balustrades onto membrane surfaces so specific weathertight design detailing must be provided when top fixed construction is proposed.

Auckland Council is unlikely to approve the fixing of tiles directly onto external membranes.

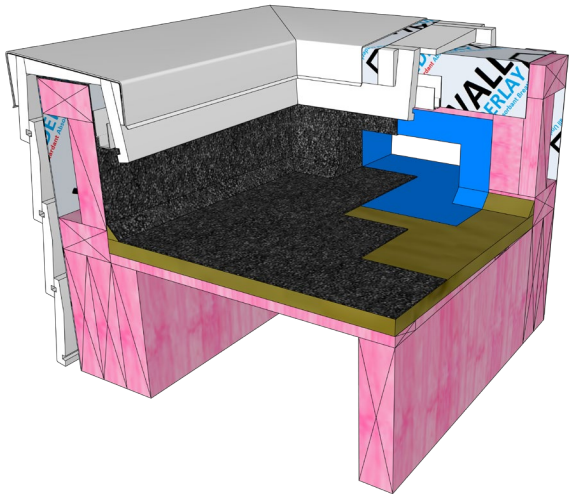
Rainwater outlets

Where rainwater is discharged through a scupper formed through an enclosed balustrade or parapet wall, weathertight junctions between the membrane and the scupper outlet, and the cladding where the scupper penetrates are critical.

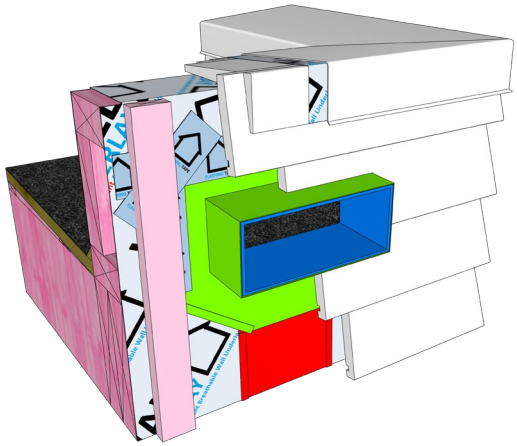
Scuppers formed by dressing membranes continuously through enclosed balustrades or parapet walls are common areas of design and construction weakness, predominantly because forming seams and applying the membrane directly is particularly difficult, requiring skill and attention to detail.

Because of historical failures associated with this type of design and construction **preformed scuppers must be installed** so membranes can be adhered to the preformed unit. Where a membrane supplier supplies a preformed scupper in conjunction with their system it **must be used**. Preformed scuppers are more reliable than forming seams on site.

Rainwater head and scupper openings within balustrade or parapet wall require monitoring and regular maintenance to ensure performance with the building code. If these junctions fail, there are serious moisture ingress consequences.

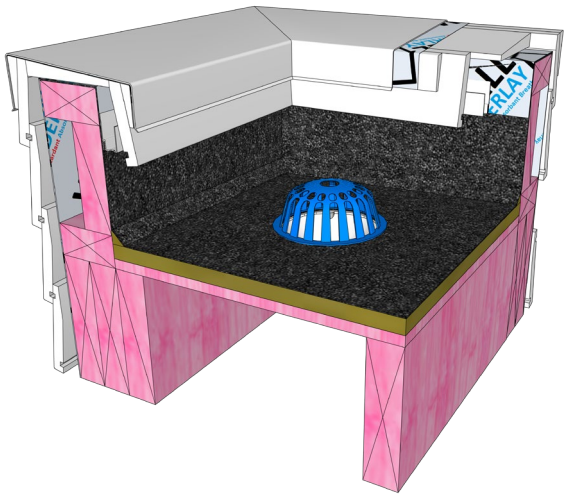


Membrane applied into preformed scupper



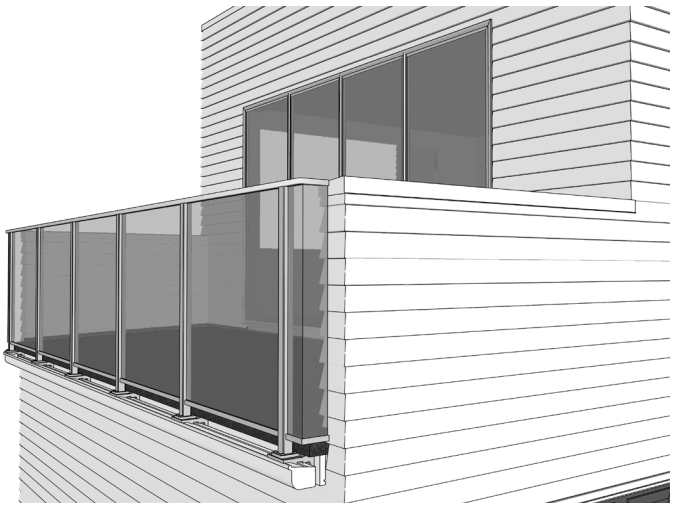
Scupper penetration of cladding

Example of a scupper where the membrane was dressed continuously through the parapet opening



Proprietary outlet with membrane clamped by screw fixed grate or dome

Balustrades



Where an enclosed membrane deck or timber slat deck is to support a new balustrade, the deck boundary and end joists supporting the balustrade must be designed to resist the balustrade torsional loads.

Both NZS 3604 and MBIE provide construction solutions for timber framed balustrades.

Manufacturers of proprietary aluminum and glass balustrade systems will generally exclude, from their design specification, the supporting structure to which the balustrade is being structurally fixed. In these instances, the balustrade manufacturer will generally recommend that an engineer be engaged to verify the structure supporting the balustrade is of sufficient capacity to resist balustrade applied loads.

Specific engineering design confirming compliance with NZBC Clauses B1 Structure, B2 Durability and F4 Safety from Falling must be provided for the following:

- Structural design of timber deck framing and connections supporting cantilevered aluminium or glass balustrades, unless the manufacturer of the proprietary balustrade specifies compliance with NZS 3604
- Timber parapet framing and structural fixing to timber deck framing, where the parapet framing supports a cantilevered aluminium or glass balustrade

Insulation

If insulation requires replacement it shall be replaced with a product of equal or greater construction R-value. Architectural drawings shall specify minimum insulation product types and product R-values accordingly.

Depths of existing rafters or floor joists should be given due consideration in relation to new insulation product thicknesses and achieving adequate ventilation to prevent the accumulation of moisture. A 25mm continuous air gap shall be maintained between the underside of the roofing underlay and the top of any ceiling insulation, with adequate provision for cross flow ventilation.

Closed in construction spaces under membrane decks and roofs require adequate ventilation to keep the ceiling space cool.

Membrane manufacture product literature will generally stipulate roof ventilation requirements for their product. Where vents are utilised, attention must be paid to their placement relative to joist and rafters, to ensure provision cross flow. Plans must show locations of vents.

Protection from fire

Where the original building consent was processed post 2001 using the previous C Documents, and the new application involves a reclad, it is reasonable to assume that existing buildings are compliant unless there is information to the contrary showing that this is not the case (e.g. unconsented building works).

In the case of a reclad, the building work is likely to be reasonably substantial but this fact alone does not necessarily mean the TA cannot establish that the building as a whole doesn't comply with the means of escape from fire and, access and facilities to as near as reasonably practicable.

S.112 of the Building Act (2004) has always allowed room for discretion on behalf of councils with its aim to upgrade existing building stock. If the building is already on a reasonable par with current Code requirements there is no need to enforce further upgrades.

Therefore, if a building, which was consented post 2001 using previous C Documents is being re-clad and,

- *the new building work only affects the external envelope[1] of the building (not the interior)*
- *a Code Compliance Certificate (CCC) has been issued; and*
- *there is no unconsented work (applicant to confirm in writing),*

an assessment of s.112 is not required. However, a fire report must be provided to address any areas of specific fire design e.g. externally fire rated walls.

The fire report must specifically address the building elements that are affected by a full or partial reclad, such as:

- ***Fire separations and stopping of junctions** over the full length between any floor and external wall cladding to prevent fire and smoke spread between different cells of the same building*
- ***Cavity barriers** to prevent any concealed spaces with the external wall being a path for fire or smoke spread from one cell to another*
- ***External walls fire spread** consideration **must** be given to the structural stability of any external fire rated walls to ensure compliance with Clause C3*
    - *Horizontal – unprotected areas shall be rated for fire exposure from within the fire cell*
    - *Vertical – protection of unprotected areas against vertical fire spread*
- ***External surface finishes** non-combustible or shall comply with the maximum allowable peak heat release rate as per C3*

***Note:** This exception only applies to applications consented post 2001 under the BA91 or BA04, which have experienced a weathertightness failure and are being reclad but excludes a change of use or any other internal building alteration within the building.*

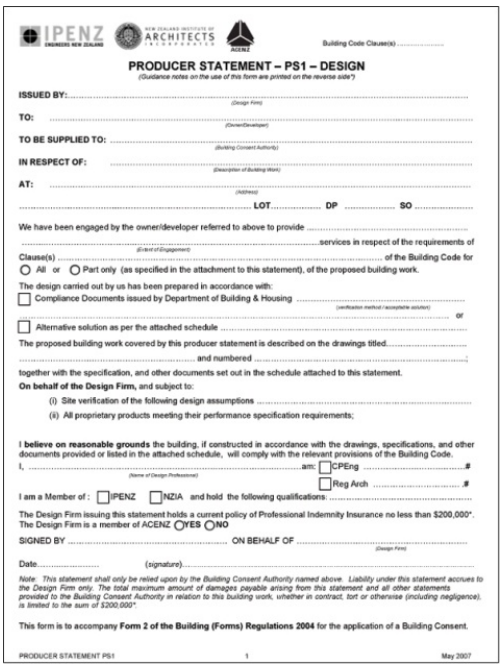
Multi-unit dwellings

Knowledge and experience, gained over several years dealing with reclads, has identified that any moisture ingress issues from one unit will often migrate and affect adjoining units. In these instances, it may prove difficult to remedy one unit in isolation.

In the case of large multi-unit developments where there are several blocks containing numerous units, it is preferable to address all units within the same block together. This approach is consistent with determinations issued by the Ministry of Business Innovation and Employment (MBIE).

Specific design

A producer statement from an Auckland Council approved expert may accompany any specific design information. Alternatively, in the case of structural calculations without an accompanying producer statement will be assessed by Council and charged accordingly.



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Building Code Clause(s) .....

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on the reverse side?)

ISSUED BY: ..... *(Design Firm)*

TO: ..... *(Owner/Developer)*

TO BE SUPPLIED TO: ..... *(Building Consent Authority)*

IN RESPECT OF: ..... *(Description of Building Work)*

AT: ..... *(Address)*

..... **LOT** ..... **DP** ..... **SO** .....

We have been engaged by the owner/developer referred to above to provide .....

..... *(Extent of Engagement)* services in respect of the requirements of

Clause(s) ..... of the Building Code for

○ All or ○ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☐ Compliance Documents issued by Department of Building & Housing ..... *(verification method / acceptable solution)*

..... or

☐ Alternative solution as per the attached schedule .....

The proposed building work covered by this producer statement is described on the drawings titled.....

..... and numbered .....;

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptions .....

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code.

I, ... *(Name of Design Professional)* am: ☐ CPEng .....# ☐ Reg Arch .....#

I am a Member of : ☐ IPENZ ☐ NZIA and hold the following qualifications .....

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than $200,000*.
The Design Firm is a member of ACENZ ○ YES ○ NO

SIGNED BY ..... ON BEHALF OF ..... *(Design Firm)*

Date..... *(signature)*.....

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of $200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

PRODUCER STATEMENT PS1 1 May 2007

Auckland Council requires producer statement authors to countersign any architectural drawings which contain specific engineered designed components, unless they provide drawings or a schedule outlining items covered by the producer statement.

Remedial works must deal with any structural and/or fire elements that were originally incorrectly designed or installed and constitute a risk to safety.

Maintenance

A large proportion of weathertight related failures have resulted from insufficient maintenance and some could have been avoided if owners had been better informed. It is the responsibility of the person specifying the building element to determine normal maintenance requirements.

Designers and builders must recognise the importance of maintenance for the durability of materials as maintenance is critical to how well a building will perform over its life. Designers should identify what areas rely on maintenance for preserving weathertightness and ensure this is possible and practical. There is little point in providing a junction that relies on a coating being regularly maintained if the junction is, for example, impossible to access by a homeowner or if the homeowner does not understand the importance of regular 'normal' maintenance.

Good maintenance will:

- Help keep your home safe and secure
- Keep you and your family healthy
- Save you money by allowing you to maintain your house thus preventing potential problems
- Protect your financial investment

Resources for building professionals

A number of other publications may be of use in the design process.

Information regarding Councils reclad consenting and inspection process can be found on our website www.aucklandcouncil.govt.nz.

Auckland Council Practice Notes:
AC1811: Recladding

AC2206: Weathertightness of windows and doors

AC2210: Alternative solutions

AC2211: Building consents dealing with weathertightness

AC2226: Applying the term reasonable and practicable

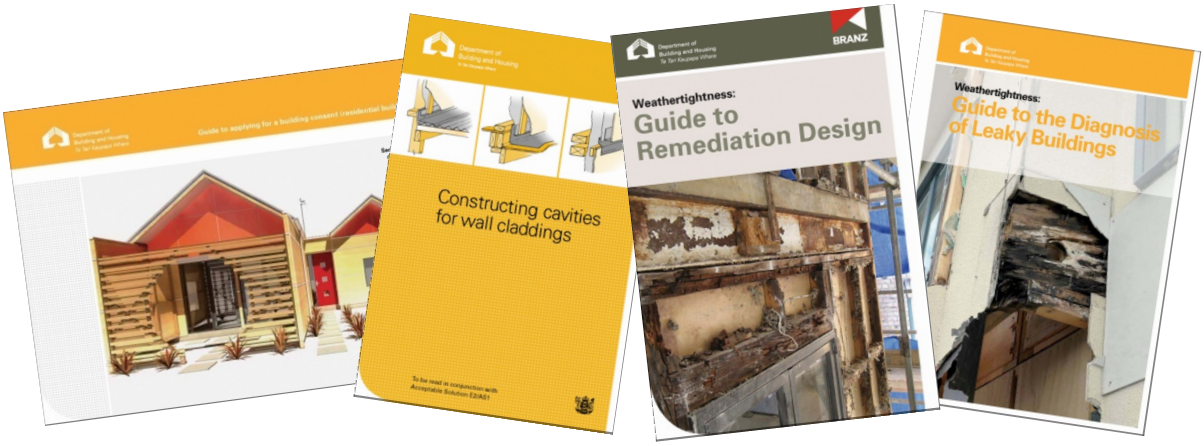
AC2234: External and internal membranes

AC2238: Structurally fixed cavity battens

AC2301: Producer statement policy

AC1827: Façade guidance

The Ministry of Business, Innovation and Employment (MBIE) website also contains a range of publications about weathertightness, including information on how to ensure weathertightness, and the services available under the Weathertight Homes Resolution Services. Please refer to www.building.govt.nz (MBIE website).



MBIE publications about weathertightness, including information on how to ensure weathertightness, and the services available under the Weathertight Homes Resolution Services Act 2006