

### Code compliance certificate

A certificate issued by a council or building certifier at the completion of building work. It confirms that the council or building certifier is satisfied that the finished building work complies with the Building Code.

### Acceptable Solutions

Acceptable Solutions provide prescriptive but non-mandatory means of complying with the Clauses of the Building Code. They set out building methods (like what timber is needed where) which if followed means a building will comply with the relevant part of the Building Code.

### Alternative Solutions

A building can be designed and constructed in a way that differs from an Acceptable Solution, but can still comply with the Building Code. If this is the case it is known as an Alternative Solution. It will be considered on its merits by a council or building certifier when determining compliance with the Building Code.

Further information on code compliance certificates and the building approvals process can be found on our website ([www.bia.govt.nz](http://www.bia.govt.nz)).

### Why are these solutions important?

If your building follows these requirements then:

- it will automatically comply with the Building Code requirements for managing external moisture
- you will minimise the risk of leaky building problems.

### How do the solutions do this?

- They provide a method for assessing the risk of weathertightness problems for individual buildings based on six factors.
  - Wind zone – buildings in areas that are subject to strong winds are at risk of rain being driven behind the cladding by the wind.

- Number of storeys – the higher the building the greater the catchment area for rain and exposure to wind.
- Roof/wall intersection design – buildings with complex roofs intersecting with walls create opportunities for leaks to penetrate into the walls.
- Eaves width – increasing the width of eaves provides additional shelter to the walls from rain.
- Envelope complexity – the more complex the building envelope (an envelope is essentially the outside walls of a building), the more difficult it becomes to make it weathertight because it will have more junctions and penetrations which are prone to leaks.
- Deck design – certain deck and balustrade designs are less risky than others. For example, timber open slatted decks at ground-floor level are less risky than enclosed decks at second-floor level.

- They provide detailed guidance for designing buildings to manage that risk.
- They provide construction details for managing that risk.

### Where do I find the details?

The detailed solutions are set out in the BIA's Acceptable Solution for External Moisture called E2/AS1 (see 'Explanation of terms').

E2/AS1 is a technical and detailed document that your architect or builder should be familiar with.

It can be purchased from our publisher, Victoria University Book Centre (phone 0800 370 370 or visit [www.vicbooks.co.nz/bia/](http://www.vicbooks.co.nz/bia/)).

# BIA



## New Weathertightness Solutions

Important information for  
people building or  
renovating

[www.bia.govt.nz](http://www.bia.govt.nz)

**The Building Industry Authority (BIA) has released new solutions for the way buildings are designed and built to help avoid leaky building problems. They are about better protection for homeowners.**

**They contain more detail and advice on how buildings should be designed and built to achieve weathertightness.**

**They will apply to most standard houses and low-rise apartments.**

**If you are building or thinking about building, we recommend you talk to your architect, builder or council about these changes now.**

First edition published in October 2004 by the Building Industry Authority  
PO Box 11846, Wellington  
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ISBN 0-478-18440-9 (Website)

### **What are the new weathertightness solutions?**

The new solutions are set out in the Acceptable Solution for Building Code Clause E2 External Moisture (see 'Explanation of terms' ), otherwise known as E2/AS1. The new Acceptable Solution E2/AS1:

- provides more detail and more information about how buildings can be built to achieve weathertightness
- is based on 'risk management' principles. They set out a method for understanding the risk of leaking faced by a building's design. They then provide guidelines for managing that risk. An example of risk management might be a recommendation for a cavity to be built behind the building's cladding to allow water that leaks in to drain away and dry out.
- sets out a method for building cavities
- recommends methods for installing certain types of window to minimise the risk of leaks
- describes methods for building things such as balustrades or balconies, solid decks, and junctions between roofs and walls which would otherwise have a high risk of leaking
- provides detail on designing and installing flashings
- is one means of complying with the Building Code. It's not the only way—Alternative Solutions are possible.

### **When do these changes take effect?**

The changes formally take effect on 1 July 2005, but represent current best practice in building. Please talk to your builder or architect to make sure the new solutions have been considered before your building consent application is filed.

Further information on the weathertightness solutions and the New Zealand Building Code can be found at [www.bia.govt.nz](http://www.bia.govt.nz) or by talking to your council.

### **How these changes affect building projects**

#### **Planning to build?**

If you are planning to build and apply for a consent on or after 1 July 2005 then the new E2/AS1 may affect your application for a building consent.

Talk to your council, builder or architect now about the solutions. Meeting them means your building automatically complies with the relevant part of the Building Code.

#### **Already building?**

The changes will not affect you if you have a building consent issued under the current weathertightness solution. However, even if you are in this category we still suggest you talk to your architect, builder or council now as the new solutions are based on the best current building science. It may be possible to include some aspects of the new solutions in your project.

### **Explanation of terms**

#### **Weathertightness**

The ability of a building to prevent water from entering and accumulating behind the cladding in amounts that can cause undue dampness leading to damage of the building elements.

#### **New Zealand Building Code**

The Building Code sets out a range of performance criteria that buildings must meet. These cover things like durability (how long parts of a building should last), fire safety, energy efficiency and access.

#### **Building consent**

Building consents are issued by councils where they consider that the Building Code will be met if the proposed building work is carried out in accordance with the submitted plans and specifications. A building consent authorises building work to be carried out and is needed before building work can begin.