



Changes to Treated Timber Requirements

Important information for people building or renovating

www.bia.govt.nz

THE BUILDING INDUSTRY AUTHORITY (BIA) HAS MADE IMPORTANT CHANGES TO THE REQUIREMENTS FOR TREATED TIMBER IN BUILDINGS. THE CHANGES RESPOND TO THE WEATHERTIGHTNESS PROBLEM.

THEY ARE DESIGNED TO PROVIDE A SECOND LINE OF DEFENCE AGAINST ROTTING CAUSED BY LEAKS.

IF YOU ARE BUILDING OR THINKING ABOUT BUILDING, WE RECOMMEND YOU TALK TO YOUR ARCHITECT, BUILDER OR COUNCIL ABOUT THESE CHANGES NOW.

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WHAT ARE THE NEW REQUIREMENTS?

The changes are set out in the BIA's Acceptable Solution for timber durability (see "Explanation of Terms"). The main change is about increasing the level of treatment required in parts of buildings most at risk of damage caused by leaking.

The changes will affect most new buildings. The table on the reverse of this pamphlet provides a summary version of these requirements.

WHEN DO THESE CHANGES TAKE EFFECT?

The changes take effect in two stages.

Stage One

If you apply for a building consent from 1 April 2004, the changes will apply to your project. Please talk to your builder or architect to make sure the new requirements have been considered before your building consent application is filed.

Stage Two

Building projects consented before 1 April 2004 have until 31 March 2005 to be completed and for code compliance certificates to be issued under the old requirements.

Further information on treated timber requirements and the New Zealand Building Code can be found at 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 April 2004 then the changes will affect you.

Talk to your council, building certifier, builder or architect about the requirements now.

Meeting the new requirements means your building automatically complies with the relevant part of the Building Code.

Already building?

If you have a consent issued under the old requirements and your project is finished and receives a code compliance certificate by 31 March 2005, then the changes will not affect you.

If you are in this category, we still suggest you talk to your architect, builder or council now. It may be that your building meets the new requirements anyway. If it doesn't, our advice is that as treatment provides a better level of protection you may want to consider these changes.

EXPLANATION OF TERMS

New Zealand Building Code

The Building Code sets out a range of performance standards 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.

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 complies with the Building Code.

Acceptable Solution

Acceptable Solutions provide a prescriptive means of complying with the clauses of the Building Code. They set out a building method which if followed means a building will comply with the relevant part of the Building Code.

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 will be considered on its merits by a council or building certifier when determining code compliance.

Further information on code compliance certificates and the building approvals process can be found on our website www.bia.govt.nz.

WHAT LEVEL OF TREATMENT IS NEEDED WHERE?

BUILDING ELEMENT	TREATMENT LEVELS
<ul style="list-style-type: none"> - Roof framing, trusses and ceiling joists - Interior wall framing, including bottom plates - Exterior wall framing in low risk, single storey masonry veneer buildings 	<ul style="list-style-type: none"> - Untreated kiln dried radiata pine - Untreated Douglas fir - H1 treated, planer gauged radiata pine
<ul style="list-style-type: none"> - Exterior wall framing and parapets in all but low risk, single storey masonry veneer buildings - Enclosed framing within skillion roofs 	<ul style="list-style-type: none"> - H1.2
<ul style="list-style-type: none"> - Subfloor framing 	<ul style="list-style-type: none"> - H1.2
<ul style="list-style-type: none"> - Enclosed framing within flat roofs - Framing for enclosed decks and balconies - Framing within enclosed balustrades - Some framing supporting decks and balconies 	<ul style="list-style-type: none"> - H3.1
<ul style="list-style-type: none"> - Unroofed decking and external stairs, handrails and balustrades 	<ul style="list-style-type: none"> - H3.2
<ul style="list-style-type: none"> - Piles and other structural in ground material 	<ul style="list-style-type: none"> - H5

IMPORTANT NOTE

Treatment levels specified are the minimum treatment level. Higher levels may be used in any situation.

This table is a summary of the requirements only. The requirements are set out in the BIA's Acceptable Solution for the Durability clause of the Building Code (referred to as B2/AS1), which cites two New Zealand Standards for detail. The Acceptable Solution can be purchased from our publisher, Victoria Books (phone 0800 370 370). The New Zealand Standards (NZS3602:2003 and NZS3640:2003) can be purchased from Standards New Zealand on 0800 782 632.