

Re-Cladding Processing and Inspections

Key changes and information



Mā tō tātou takiwā
For our District

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**Western
Bay of Plenty**
District Council

Western Bay of Plenty District Council has initiated a change in policy regarding reclad projects to ensure a consistent approach is taken

This may include:

Full
recladding

Partial
recladding

Targeted
repairs

Discrete
repairs

Over
cladding

The guidance has been compiled to assist the decision making process around processing and inspecting of this type of work to provide a quality and robust outcome.

This policy applies to the recladding of any buildings or parts of a building designed and built under the Building Act (1991 or 2004).

These applications will be classified as complex when they are submitted, to ensure that a suitably qualified Building Consent Officer is assigned to them.

This policy does not apply where an addition or alteration is taking place and is intended to match the new cladding with the existing by removing some of the existing cladding and replacing it with new cladding then. It is not required to meet this reclad policy.

Note: Any building with a risk score on the NZBC E2 Risk Matrix of > 20 is likely to require a suitably qualified facade specialist involved with the design.

Pre-application meetings are required for reclad applications and are intended to provide assistance and guidance to the applicant or their agent.

The following minimum documentation is required to accompany an application for building consent:

- Building consent application form
- Elevations proposed and existing, including existing cladding (ground levels from existing)
- Photos of each elevation, showing existing cladding and ground heights
- Floor plans
- Detailing of critical junctions and nib design including PS1 Design when required
- Componentry required
- A qualified/registered building surveyor's independent report will be required for some applications. This is because reclad type consents historically have damaged and decayed timber present, even when only being reclad for cosmetic purposes.
 - The independent qualified/registered building surveyor must be nominated at the application stage. If no damaged/decayed timber is discovered during strip off inspection, then this individual may not be required. This would be at the building inspector's discretion.
 - There are two distinct, mandatory areas that require input from a qualified building surveyor: timber assessment and remediation, and site observations of the balance of all work involved in the reclad.
- Any structural calculations if required
- Any fire related issues with fire design and passive fire design
- Quality Assurance (QA) plan and methodology of construction outlining protection of work.



The QA document must also include the methodology of the build sequence, i.e. will it be 'tented' or broken into manageable sections and how will these sections be protected from damage during construction?

Issues to consider

- Identify any obvious detailing not on consented plans prior to construction.
- Engineering involvement to identify any structural damage caused from non-compliance or water egress.
- Understand that the consent may cover deconstructing and reconstructing the building if it is not possible to identify all detailing required.
- The use of minor variations versus amendments. These are to be communicated with the inspector before work has started in these areas.
- Photos maybe accepted for some items on a case by case basis as pre-approved by Council.
- Council are to be involved with any discussions on site regarding changing plans, detailing and any relevant information. These discussions will include designers, builders, consultants and property owners.
- Understanding of the Building Act 2004 - sections 17, 40, 89.
- Grate drains. This is not a solution to the whole house as grate drains are drains and need to be graded. See Concrete slab E2/AS1- 7.3.2.1 and garages and openings to garage 9.1.3.4. See also to limitations to Grate drains noted in E2 AS1.
- Nibs – PS1 design MPA concrete min 25 mpa, sealing of nib, water proofing, possible weather bars installed, and size of nib to design including bracing in nibs to existing concrete min 90 mmm wide.
- If existing stud sizes are non-compliant to current standards, will the new cladding potentially be compromised as a result? Check claddings minimum installation specifications.



Brace/uplift fixings to be reinstated r updated

- Braces new or existing should be included on the plans.
- Builders and designers cannot substitute one for another (BR 7 for a BL1) as the brace units are different. For example with differing wind and earthquake units if the wall framing is damaged then upgrading will be required via minor variation and re calculation of wind and earthquake units.

Insulation and joinery

- If re-using insulation, it should be fit for purpose with no moulds on insulation and a minimum of 60mm with no slumping of insulation otherwise replacement to be well fitted. Consideration should be to upgrade to higher H values for energy efficiency.
- Joinery new versus existing
All existing joinery should be re-jammed and all mitres sealed with galv-seal sealant or appropriate sealer and rubbers that are perished to be replaced. This from both the Institute of Building Surveying and Ministry of Business, Innovation and Employment (MBIE) guidance documents.

Any windows or doors past their durability may be subject to a report for their suitability and may require a pressure test as per NZS 4211:2008. In this instance, the recommendation is to upgrade to a more robust joinery to comply with the current standards. A producer statement for the refurbishment will be required at the final.

