



Clutha District Council

Guidance Notes on Building Code Clauses

The PIM/Building Consent Application form under the Building Act 2004 Regulations requires applicants to identify the relevant clauses of the Building Code against which the building will be checked, and what 'means of compliance' are to be used under each relevant Clause.

The Building Code Clauses range from B1: Structure through to H1: Energy Efficiency and define the performance criteria required to be achieved for each part of a building. The Building Consent application form lists the Clauses in order.

Each Building Code Clause has an 'Acceptable Solution', i.e. a specific method of construction or installation of a building element that will meet the Building Code performance criteria, a 'means of compliance' (i.e. following the pictures and text in the book).

Example: Timber wall framing structure for dwellings is most commonly constructed to the NZS 3604 Timber Framed Buildings Standard; this is described in the Building Code Clauses as **B1/AS1 NZS 3604 Timber Framed Buildings**. OR in the Building Consent application as:

Clause	Means of Compliance	Waiver/modification required
<input type="checkbox"/> B1 Structure: B1/AS1	NZS 3604	N/A

Means of compliance other than '**Acceptable Solutions**' are often used; these are known as Alternative Solutions, i.e. examples of the construction method are not contained in the list of Building Code Acceptable Solutions.

Example: Proprietary exterior cladding systems, such as polystyrene backed, acrylic texture, coated wall claddings (known as EIFS systems) that have undergone approved laboratory performance testing and attained a product appraisal certificate. Such systems are reliant on approved applicators strictly adhering to the tested and approved application specifications.

Alternative Solution product testing methods to prove compliance with the Building Code's performance criteria are known as Verification Methods – example: E2/VM1 to meet external Weathertightness requirements.

To assist in identifying the correct Clause, some examples are given below, with typical 'means of compliance'. The following list contains broad examples only and is not definitive; other Code Clauses may be relevant depending on the scope, type and specifics of the project.

Solid Fuel Burning Space Heater

- **B1 Structure:** B1/AS1 Alterations to framing for flue penetrations that comply with NZS 3604 Timber Framing Standard.
- **B2 Durability:** B2/AS1 specifies the minimum expected durability of the appliance and flue under the Building Code, subject to normal use and maintenance. Manufacturers usually claim a safe and useful life far in excess of the minimum Code requirement.
- **C1 Outbreak of Fire:** C/VM1 (verification method). Manufacturer's tested installation instructions in compliance with NZS 2918.
- **E2 External Moisture:** E2/AS1 flashing around the flue penetration.

Deck Construction and Access Stairs Over 1 Metre High

- **B1 Structure:** B1/AS1 Construction and framing in compliance with NZS 3604, or if over 3 metres high, specific design under NZS 4203.
- **B1 Structure:** B1/AS1 Timber barriers. Other types of barriers construction require design under NZS 4203.
- **B2 Durability:** B2/AS1 Timber members treated in accordance with NZS 3602. Fixings in compliance with NZS 3604.
- **D1/AS1 Access Routes:** Stair dimensions, slope, slip resistance and handrails.
- **E2 External Moisture:** E2/AS1 Detailing of junction between deck and building.
- **F4 Safety from Falling:** F4/AS1 Barrier design to protect from falling.

Accessory Building Construction – Garage or other non-habitable building

- **B1 Structure:** B1/AS1 Timber construction to NZS 3604, masonry construction to NZS 4229, or specific design to NZS 4203. Proprietary brand garages are specifically designed and must be constructed in strict accordance with instructions.
- **B2 Durability:** B2/AS1 Timber treated to NZS 3602 and fixings to NZS 3604. Cladding used as bracing in proprietary garages is required to be durable for the life of the building.
- **C Fire Safety Clauses:** The C Clauses require walls to domestic buildings to be appropriately fire rated. Designers should specify systems that have been tested to C/VM1.
- **E1 Surface Water:** E1/AS1 Stormwater drainage, using E1/VM1 where discharge to a soakpit is proposed. Show drainage from paved driveways.
- **E2 External Moisture:** E2/AS1 External cladding Weathertightness detailing, ground clearances.

New House Construction

- **B1 Structure:** B1/AS1 Timber construction to NZS 3604, masonry construction to NZS 4229, or specific design, including steel frame and composite panels, to NZS 4203.
- **B2 Durability:** Timber treated to NZS 3602 and fixings to NZS 3604.
- **C Fire Safety Clauses:** Fire rating of all walls/ceilings/windows within 1 metre of any boundary and ceiling/roof where taller adjacent building is within 5 metres. Designers should specify systems that have been tested to C/VM1.
- **D1 Access Routes:** D1/AS1 Stair dimensions, slopes, slip resistance and handrails. All external stairs to meet the requirements for 'main common stairway'.
- **E1 Surface Water:** E1/AS1 Stormwater drainage and sizing stormwater pipes and drains.
- **E2 External Moisture:** E2/AS1 Exterior cladding Weathertightness detailing.
- **E3 Internal Moisture:** E3/AS1 Wet area finishes (bathroom, etc) and ventilation to combat fungal growth.
- **F4 Safety from Falling:** F4/AS1 Barrier design to protect from falling. Exterior decks and stairs and internal landings and stairs.
- **G1 Personal Hygiene:** G1/AS1 Personal sanitation facilities, i.e. toilets, bathing facilities.
- **G2 Laundering:** G2/AS1 Laundering facilities for household units designed for more than two people.

- **G3 Food Preparation:** G3/AS1 Provision of hygienic food preparation areas, food storage and cooking facilities.
- **G4 Ventilation:** G4/AS1 Covers natural ventilation through opening windows, or mechanical ventilation.
- **G7 Natural Light:** G7/AS1 Provision of adequate natural light through windows and 'visual awareness' of the outside to all habitable spaces.
- **G9 Electricity:** G9/AS1 Covers electrical work by registered electricians. Energy works certificates are required at completion.
- **G11 Gas as an Energy Source:** G11/AS1 Covers gas installations by registered gasfitters. Energy works certificates are required at completion.
- **G12 Water Supplies:** G12/AS1 Provision of potable water supplies. Australian Standard AS3500 is an accepted alternative Standard.
- **G13 Foul Water:** G13/AS1 Sanitary plumbing and sewer drains. Australian Standard AS3500 is an accepted alternative Standard.
- **H1 Energy Efficiency:** H1/AS1 via NZS 4218 for wall and roof insulation.

Commercial Buildings – Internal alterations to existing

- **C Fire Safety Clauses – C1, C2, C3, C4:** C/AS1 Upgrading for means of escape from fire.
- **D1 Access Routes:** D1/AS1 for access routes to and within the building, including upgrading the building for access for people with disabilities (D1 or NZS 4121).
- **F5 Construction and Demolition Hazards:** F5/AS1 Isolation of the site for protection of the public from construction and demolition hazards.
- **F6 Lighting for Emergency:** F6/AS1 covers emergency lighting installation where this is a requirement of the C Fire Safety Clauses.
- **F7 Warning Systems:** F7/AS1 Covers alarm system types and installation where alarms are a requirement of the C Fire Safety Clauses. Includes Standards NZS 4512 Alarms, NZS 4541 and 4515 Sprinkler Systems.
- **F8 Signs:** F8/AS1 Covers signs required within buildings with fire safety systems, also NZS 4121 for access signs for people with disabilities.
- **G8 Artificial Light:** Specifies minimum lighting levels within a building.