

NEWSLETTER



Brought to you by the Waterproofing Membrane Association Inc.

VOL. 2, ISSUE 1

MAY 2021

Rob Woodger, Auckland Council



The WMAI was fortunate to have Rob Woodger attend the February 25th, 2021 meeting held in Auckland.

Rob has been involved with the Auckland City Council Consenting department for decades.

His experience is un-equaled.

Rob came ready to answer all our tough questions. His approach was calm, professional, and refreshingly honest.

As suppliers we are constantly asked to answer RFIs (Requests for Information), council's throwback to the designers. They then pass these onto suppliers with "Can you answer this?"

Often designers and suppliers are frustrated at the questions that come back from the Council.

We will attempt to show their side to this process.

Council's objective:

'Have plans consented in 20 days'

Objective and very do-able, so long as the number and quality of applications and amount of staff hired is consistent. In addition, the staff hired by all parties are competent and adequately qualified to understand what is required.

If the last statement isn't adhered to, serious issues can arise.

Plans come into the council system from all over the Auckland area. They need to be distributed to various departments. These then are distributed to managers who pass them onto the processing officers. The processing officers are working on many different applications at a time so applications may be placed in a queue.

As we know, plans can be very complex. The council processing officers have only hours to know the plans, unlike the designer who has been working on them for months. Put the human factor into the equation and it's easy to see why the processing officer must send RFI's.

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The council's approach is that the designers should provide all the information before submitting plans.

Some designers think it is the council's job to pick up any flaws. If it gets through it must be OK.

The council, like all stakeholders, is managing risk. To do this adequately they rely on evidence to support the manufacturer's claims. As such, statements like "I've been doing this for years" and "never had an issue" carry no weight.



Rob went on to confirm how Council assesses documentation, such as the WMAI's Code of Practices etc, to make determinations:

"Products and details need to be backed up with independent science. This can take many forms. All sit differently on the risk matrix. A Code of Practice that is an acceptable solution sits near the top of the pyramid. Also, note that appraisals sit further down the pyramid followed by product test data and product assertions."

Items such as water ingress, fire, and structural requirements have high risk thus the evidence required is very high.

To Conclude

Councils which represent tax payers/rate payers are looking to ensure the building will be fit for purpose through many events of its life.

We know how expensive failure is.

Meet the Team—Chris Withers, Chairman

I have been involved in the waterproofing industry for over 30 years. My background is in the field of ceramic tiling, which led me to develop a unique range of waterproofing devices as I was continually seeing failures in wet areas, particularly around penetrations in wet walls. I produce and sell my Wetwall Caddy range of products as a secondary line of business to the industry now and have done so since 2005. I have for the last 12 years been associated with external waterproofing and in particular membrane roofing and below grade tanking. My current role is with Allco Waterproofing Solutions as their Roofing Manager and I have recently developed a new warm roof and recover roof system for this company. I was elected to the position of Chairman for the WMAI in November last year when our long serving Chairman Jim Gerbes retired from this role.

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Purchasing the Codes of Practice

WMAI WEBSITE: www.wmai.org.nz

Two codes are available for purchase from the WMAI web site. Wet Area code of Practice (IWAM) and the latest (RMBM) Reinforced Modified Bitumen Membrane Code

A copy of the February Minutes (supplied by Mark Rayner, Secretary)

General Business

1. M.E. Drip Edge. One only order in hand so far. Brian will take the Ullrich Mill sheet and produce a Safety Data Sheet. Freight to be identified to the Buyers Account.
2. Outstanding debtors to be contacted prior to the printing of the new codes. Those still outstanding will be removed from the codes. Mark reported that BNZ access had just been arranged.
3. Gerry reported on a contact made with Nuralite. It was felt that with Marius now joining the company they may reconsider returning to our group. The BGT may also be a catalyst.

With no other business Chris introduced Rob Woodger from the Auckland City Council

Rob gave us an interesting talk on the chain of command from their Team Leader down. It still does not eliminate human personality traits which work away at structures in any organization. The box ticking process must also have correct checking procedures behind the box ticking process. Discussion took place on the RFI process and it was agreed that it must be transparent enough to cover the shortcomings in the product selection system. When problems occur, the process must ensure the team leader is involved. There are around 14 team leaders in the Auckland Council if we wanted to reach out to them.

Rob was thanked for his time and the business part of the meeting was closed.

Work began on the BGT code.

Snippet from the RMBM Code

2.6.1 Vented Underlay (V1)

A loose laid perforated bituminous underlay applied underneath an RMBM system to provide free venting of the substrate. The perforations which can be up to 40% allow for spot-adhesion of the RMBM base sheet.

Because of the high proportion of perforations, these underlays are not suitable for high wind zones. This vented underlay is additional to the required layers, it is not considered to be a waterproof membrane layer.

Snippet from the RMBM Code

2.6.2 Vented Base Sheet (B1)

Vent sheets of SBS or APP, polyester, or glass reinforced 50-120+ g/m² with overlapped seams and end-welded are considered a separate layer in a multi-layered RMBM system.

The underside of the vent sheet can vary from fleece (non- or partial bonding), undulating either in ridges, blobs or strips of soft bitumen to provide partial bond (approximately 60%) and moisture dissipation.

Vent sheets are typically used in combination with spaced roof vents and/or over-flashed partially bonded parapet and wall upstands.

2.6.3 Base Sheet (B2, B3)

The base sheet forms the first layer of a multi-layered bituminous modified bitumen membrane system. Base sheets range in thickness from 2.0 to 4mm, comprised of either SBS or APP bitumen and reinforced by spun-bound polyester cloth, fiberglass, or composition of both at a minimum weight of 120+ g/m².

They are torched on or adhesive-bonded fully adhered (unless of a vent type), overlapped and welded at side seams and ends. Some have a thermal self-adhesive underside for a full bond or a partially vented bond and achieve total bond when the cap sheet is torched on. Other types of base sheets are mechanically fastened, being specifically designed with stabilized reinforcement to ensure dimensional stability and to avoid wrinkling.

2.6.4 Self-Adhesive Base-Sheet (B4)

Self-adhesive base sheets range in thickness from 2.0 to 4mm, comprised of either SBS or APP bitumen and reinforced by spun-bound polyester cloth, fiberglass, or a composition of both at a minimum weight of 120 g/m².

Used where the substrate may be damaged by a naked flame or where there is a high risk of fire because of building usage or flammable materials in the working area.

In particular, it may be used in warm-roof applications for direct application to the insulation layer.

It may be used as an extra membrane underlayment where substrate damage has occurred or over sealant joints.

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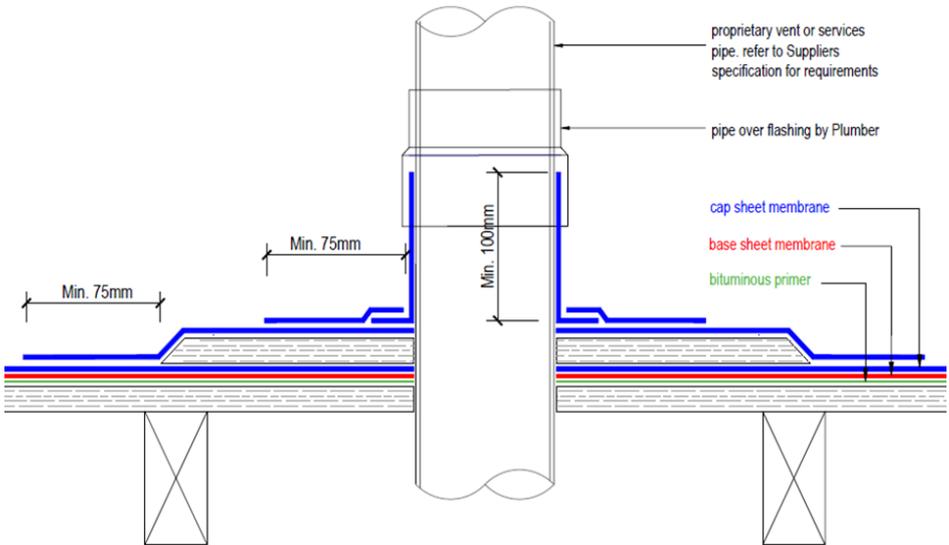
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Design

Often leaks are found around penetrations.

Below is a standard drawing from the RBM that shows correct detailing of pipe penetrations:



"We need to accept that we won't always make the right decisions, that we'll screw up royally sometimes – understanding that failure is not the opposite of success, it's part of success." – Arianna Huffington

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