NEWSLETTER VOLUME 4, ISSUE 4 NOVEMBER 2023

Welcome to the November 2023 edition of your WMAI newsletter.

THIS MONTH WE COVER:

TECHNICAL
- The process of replacing an end-of-life membrane
- RANZ article on re-roofing

OPINION PIECE
- Compliance costs to industry

ADVERTORIAL
- TANZ supporting the New Zealand Construction Industry.

SHOWCASE YOUR TALENT!

We announce the introduction of a new section for next year: **GENERAL INTEREST**

This is where you, our members, get to showcase a job that you are particularly proud of.
It might be an interesting project, an unusual use of membrane, or maybe just a really good-looking job.
IF IT HAS WATERPROOFING, IT QUALIFIES.
Look out for the submission form on the WMAI website.

TECHNICAL

The process of Membrane Re-roofing

BY GERRY MEKKELHOLT, VICE CHAIR, WMAI

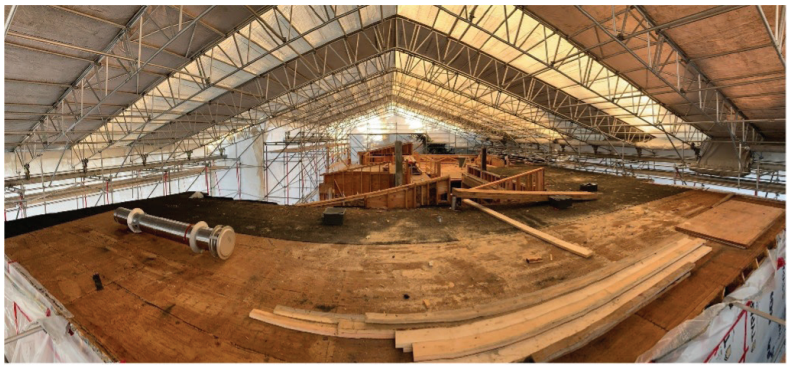
For a majority of membrane roofs over 20-years old, most will be close to the end of their life.

This can be seen a base line of work required for the years ahead, before adding any new construction for the coming year.

The questions the stakeholders will be asking will be centered around overlaying existing or replacing existing. Cost will always be a consideration.

For anyone who has been involved in the re-roofing process, a significant issue is the correct application of the details:

- How is the original substrate constructed?
- What time of the year will the intended re-roofing begin?



Next, we must consider the safety requirements to complete the project:

- Cost of the edge protection (or scaffold) can be a significant requirement the stakeholders have not considered.
- If scaffold is the preferred option, this is the best time to get these areas assessed.
- The contactor should be aware that delays to the client can result in increased hiring-time (and cost), to the client.

Weather plays a large role when re-roofing:

- Shrink Wrapping or Tenting a roof takes control of this element. However, this may not be practicable or cost efficient.
- In the case this is not provided, allowance for weather events, time frames and further delays should be factored into your quote.
- It is not worth taking a punt on the forecast and putting people and property at risk.

If the owner has taken the option of no weather protection (shrink wrap), they must be prepared for the increased time delays and the extra costs the installers may encounter for their down time. This should be passed onto the homeowner. ■

TECHNICAL

RANZ Consumer Awareness and Education Series: Re-roofing

BY ROOFING ASSOCIATION NEW ZEALAND

Re-roofing can be a challenge from a technical and consumer-advisory perspective. RANZ advocates for all roofing to require licensing of the building practitioners and for the LBP scheme to be more integrated with the national qualifications in roofing.

Many RANZ-member roofing professionals who complete re-roofing work to the expected high standards are understandably frustrated by poor performers in the sector.

Alongside advocacy and training support, RANZ believes that raising consumer awareness and understanding via education will decrease the number of poor re-roofing outcomes across New Zealand.

Below is a re-roofing guide for consumers, which sets out to establish expectations and transparency for a successful re-roofing job of a high standard. It is available on the RANZ website, and more resources will be released. This guide is a resource that members may wish to link to from your own websites or customer communication channels. Feedback and thoughts are welcome – please email editor@ranz.co.nz ■

Article link: www.ranz.co.nz/consumer-information/residential/re-roofing

---

OPINION

This is a personal opinion and is publicly owned by the writer.

Product Compliance Documentation

BY GERRY MEKKELHOLT, VICE CHAIR, WMAI

Why has it become so expensive to show compliance?

We all understand the importance of the environment and the effect that we have upon planet and its limited resources.

The latest requirement for products supplied into the building industry, is to prove the carbon cost of each product,

not the system. Starting at $60k per product, (plus the annual fee, plus the considerable internal cost to obtain, compile, submit & maintain the information required by the Authority). For complex systems, the costs for this latest compliance could become onerous.

The decision of Authorities to increase compliance documentation for the building industry puts upward pressure on building costs.

It has long been the model of Building Authorities to attach a large initial fee to each product, followed by annual 'renewal' fees to retain the same certification. It is also unclear who will audit the submitted information, and what the penalty for any fraudulent application would be. For some, the potential gain in market share could be worth almost any likely (eventual) penalty.

Who is it that regulates or dictates what is an acceptable amount of carbon footprint per product? If this is not regulated, then what is the point of the compliance other than providing what amounts to useless or misleading information that very few would understand?

Will history repeat itself as we give birth to a yet another compliance industry that gets rich and grows while the system is defrauded, all the while delivering very little?

It may be reassuring to know the carbon footprint of every nut & bolt in the building, but if this adds another 40% to the cost of the building, who will really care? Or, would you prefer to have a 40% discount on your next build?

The second point which I struggle to understand is this:

Building products should be made to last a very long time.

A system that can be recycled or re-purposed makes sense. Having adhesives that are safer to install and that become inert makes sense. Thinking about the packaging that the product is supplied in and how it is disposed of all makes sense.

Surely, these are the areas we should be looking to improve on. These are the areas that compliance would be better off focusing on.

A place for Compliance

Compliance to minimums (falls, degrees, or measurements) are not viewed as the absolute minimum allowance. This should be defined as a measurement that you must reach or exceed.

Logic would tell you that having a little wriggle room will ensure you don't encroach on this minimum measurement. For example, I always advise applicators to allow an extra 5mm on their minimum lap width for this very reason.

When a building authority has set a 2-degree minimum fall, we must assume this would allow for some settlement and substrate movement. If, over time the roof was to drop by a fraction, the roof will still shed water to the low point of the roof.

Add in the human factor i.e., pushing the boundaries, and inevitably, history will repeat itself. We will constantly find ways to not abide by, and to avoid the compliance rules.

This has been made easier to achieve with the introduction of Codemark. When a compliance document trumps the Building Code, the local authorities are powerless enforce their own rules.

To protect the end user, these rules have to make sense. The only way to ensure the rules are followed is to regulate.

There have always been exceptions to the rule, but without common sense or a case-by-case basis ruling, the rules become draconian.

To give an example in building terms, lets imagine an existing deck built to a standard of a previous building code, where the membrane requires replacement due to it being at the end of its life.

To comply with the current regulations, it may become overly expensive and impractical to increase the fall by uplifting of the substrate and modifying the structure.

If the current membrane has been fit for purpose and achieved all the requirement expected, logic and common sense would suggest the existing falls are adequate.

When builders or homeowner approach me with falls that have just dipped below the minimum council requirement, I have usually helped accommodate with a letter of support, comfortable in knowing the roof will still shed water.

What is the process when the minimum falls of a Codemark certificate are not quite achieved? Will a letter be accepted? A 2-degree fall verse a 1-degree fall is quite a difference. Has the Codemark provider allowed for building settlement, and has the builder got his calculations 100% correct?

I know the policing of the Codemark will not be close to the checking a building inspector completes. We can only hope the Codemark will be adhered to 100%.

Distinction

When New Zealand was caught up in the leaky Building Syndrome, the building code was very different from the way we build today:

- Design has made a huge difference to the houses that are built now.
- Increased training of installers through the last 10 years.
- The understanding of how internal moisture must be delt with.
- Increased use of Warm Roofs.
- Technological advances in the membrane systems being imported into the country.
- Installers adherence to the supplier's details.

These changes have given the industry confidence that the falls may be less detrimental than previously experienced. ■

ADVERTORIAL

TANZ supporting the New Zealand Construction Industry

TILE ASSOCIATION OF NZ

The two most expensive areas within a home per square metre, are the kitchen and bathroom and as many homes now have more than one bathroom, constructing a wet area in a way that will meet long term performance is vital to keeping client/builder relationships healthy and saving you time and money in costly repairs.

The bathroom is designed for functionality, practicality, and beauty, but the bathroom is also one of the most common headaches for the homeowner and builder. Why?

The bathroom is exposed to moisture almost every day of the year, more than any other area of the property.

Now we know in the early 2000s that the leaky building syndrome was recognised in New Zealand construction as a major issue and building practices were changed to better the performance of the envelope of the property. As it does not rain every day the outside envelope sees no more moisture than the bathroom which is used every day by the household occupants and yet the NZ Building industry has not yet recognised the common issues with wet area construction inside the home.

TANZ has researched over the past six years as to why bathrooms leak and has noted the high cost of fixing the failures.

We see common failures which include water damage of acrylic showers with capillary action and damage around the base/liner junction, which can be due to framing out of square or plumb and incorrect installation of the liner.

We also see water migration in tiled showers due to incorrect tile installation or a lack of water-stops being installed at membrane stage. This results in sub-tile moisture tracking outside wet areas and ingressing into the property causing damage.

These types of failures ultimately cost the builder in time and money, but also affects their reputation which sometimes cannot be quantified.

MBIE considers the best option under the Occupational regulation reforms is introducing internal waterproofing to the LBP regime.

The TANZ training course is called the T.E.A.M course (Tile Education Adhesives and Membranes) and all in the industry looking to are encouraged to attend. ■

You can find out more about the training here > https://youtu.be/1kTX4fFjrvA

Booking seats at upcoming training events here > https://tanz.net.nz/events