

APRIL 2024



INTERCONNECTED SMOKE ALARMS

Interconnected Smoke Alarms are going to be mandatory in new dwellings and potentially renovations that require Building Consent from November 2nd this year.

The new amended Acceptable Solutions C/AS1 and C/AS2 now cite NZS 4514: 2021 for the installation of interconnected smoke alarms to improve the fire safety in new residential homes. The old Acceptable Solutions can still be used for Building Consents submitted before 2nd November 2024.

Acceptable Solution F7/AS1 (Warning Systems) now refers to C/AS1 for smoke alarms in buildings.



The transition period for these changes is 12 months, ending on 1 November 2024. This means that applications submitted before 2 November 2024 can use the new or old Acceptable Solution to demonstrate compliance with the Building Code.

Heart of the West Coast

Insulation to External Walls

We'd like to remind you of the importance of fitting insulation to external wall junctions. It used to be common practice for the void created where internal walls meet external wall framing to remain empty but is not an acceptable practice anymore.

Yes, it can be difficult to fit insulation to these areas, but the potential for heat loss and mould growth is too great to ignore. Condensation can and will form on these junctions where warm air meets the cold air on the inside of these junctions. Just like condensation on windows, only less visible. This can result in significant inefficiencies for the homeowner heating their home, and more alarmingly can result in mould growth!

There are a number of solutions that require only a little extra effort and ensure the homeowner gets a high-quality product. Some are;

- Fill the void neatly with a waterproof product such as Polystyrene prior to wrapping the framing (neatly fitted is key!)
- Winstone Wallboards have the GIBFix Angle system (shown below)
- Fill the void with Batts after enclosing the building (not very time efficient)
- Fill the void with expanding foam (not recommended unless there is a Rigid Air Barrier on the exterior).



LEFT::

A neatly fitted waterproof product such as polystyrene can be fitted in the void prior to wrapping the framing

RIGHT ABOVE:

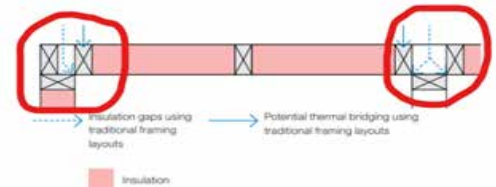
Winstone wallboards have the GIBFix angle system.

RIGHT BELOW:

Condensation on corners can result in mould growth.

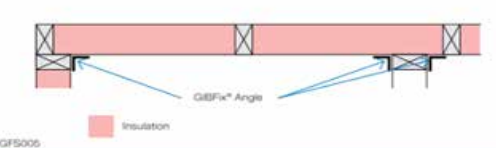


FIGURE 1: TRADITIONAL WALL FRAMING LAYOUT



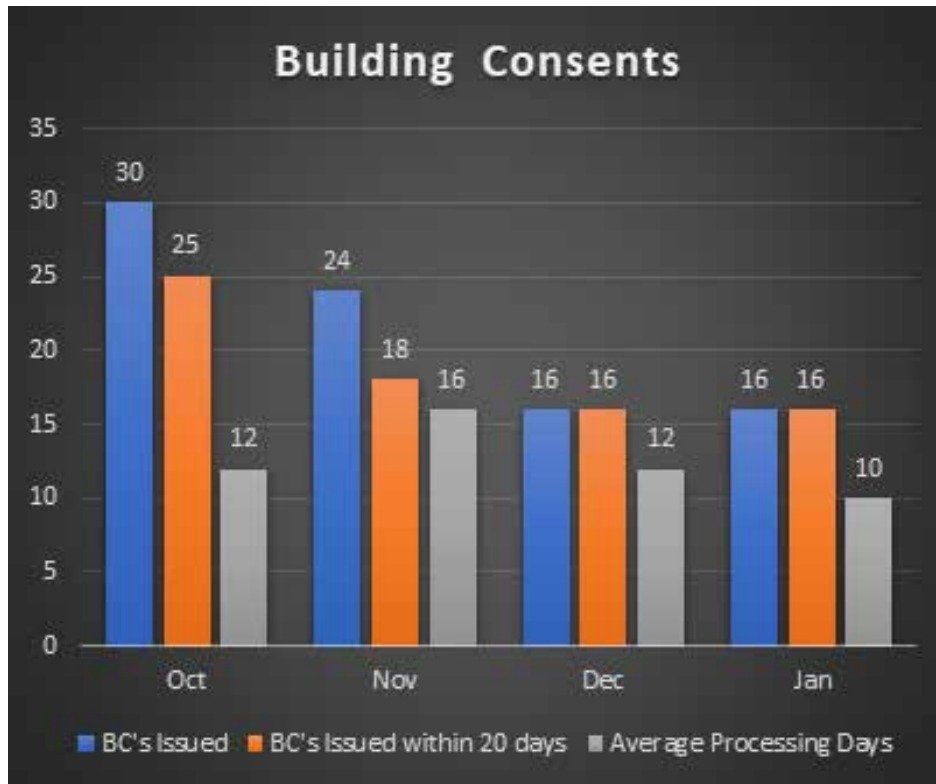
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FIGURE 2: GIBFix® FRAMING SYSTEM (ALTERNATIVE LAYOUT)



GFS005

Consents & Inspections Q1 2024



BUILDING TALK.



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book an inspection: **(03) 769 8600**

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