

E1 Surface water

Disposal of rainwater from external surfaces and confirmation surface water cannot enter the building.

This clause requires buildings and site work to be constructed to protect people and other property from the adverse effects of surface water.

It sets out performance requirements to ensure drainage systems are in place for the disposal of surface water using gravity where possible, and to avoid blockages and leakage.

[Record of amendments \(https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/acceptable-solutions-and-verification-methods/record-of-amendments/\)](https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/acceptable-solutions-and-verification-methods/record-of-amendments/) is a record of changes to the Acceptable Solutions, Verification Methods and handbooks.

Updates

MBIE to consult twice yearly on changes to the Building Code System

10 AUGUST 2018

MBIE will now consult twice yearly to ensure Acceptable Solutions and Verification Methods are up to date.

[\(https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/bc-update-237/\)](https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/bc-update-237/)

Consultation on amending Acceptable Solutions and Verification Methods 2018

8 AUGUST 2018

We want your feedback by 21 September on proposals to amend Acceptable Solutions and Verification Methods.

[\(https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/bc-update-236/\)](https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/bc-update-236/)

View all related news and updates (https://www.building.govt.nz/search/?bcc%5B%5D=e1-surface-water&area=news-and-updates&show=all&action_doSearch=Search&sort=recent#results)

Acceptable Solutions and Verification Methods

Current version

These are issued by MBIE to provide one way of complying

Previous versions

[1st edition, amendment 9](#)

with the Building Code and must be accepted by BCAs as demonstrating compliance with the related clauses of the Building Code. Using them is not mandatory.

1st edition, amendment 10

[PDF 1.6 MB]

Effective from 1 January 2017

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/e-moisture/e1-surface-water/asvm/e1-surface-water-1st-edition-amendment10.pdf>)

1st edition, amendment 10 replacement pages

[PDF 617 KB]

(<https://www.building.govt.nz/assets/Uploads/e1-surface-water-1st-edition-amendment10-rp.pdf>)

Acceptable Solutions and Verification Methods

(<https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/acceptable-solutions-and-verification-methods/>) (AS and VMs) were called compliance documents. Some still have the “compliance document” title but the AS or VMs they contain are valid and unaffected by the name change.

[PDF 1.5 MB]

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/e-moisture/e1-surface-water/asvm/e1-surface-water-amendment-9.pdf>)

1st edition, amendment 9 replacement pages

[PDF 674 KB]

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/e-moisture/e1-surface-water/asvm/e1-surface-water-amendment-9-rp.pdf>)

1st edition, amendment 8

[PDF 2.2 MB]

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/e-moisture/e1-surface-water/asvm/e1-surface-water-amendment-8.pdf>)

1st edition, amendment 8 replacement pages

[PDF 1.1 MB]

(<https://www.building.govt.nz/assets/Uploads/building-code-compliance/e-moisture/e1-surface-water/asvm/e1-surface-water-amendment-8-rp.pdf>)

Version history (<https://www.building.govt.nz/building-code-compliance/e-moisture/e1-surface-water/acceptable-solutions-and-verification-methods/>)

Standards

Standards are frequently referred to in Acceptable Solutions and Verification Methods. They provide practical information and guidelines for building solutions.

Over 120 building standards used for Building Code compliance are now available for free download.

See the free standards relating to Code Clause E1 (<https://www.standards.govt.nz/sponsored-standards/building-standards/?buildingcode=E1>).

All standards, including the funded ones, can be accessed through the [Standards New Zealand website](https://www.standards.govt.nz/) (<https://www.standards.govt.nz/>).

Guidance

These documents are provided for assistance. They are not intended as a means of establishing compliance with the Building Act or Building Code, and they do not have the same status accorded to Acceptable Solutions and Verification Methods under the Act.

Possible correction needed to E1/VM1 Surface water

1 MAY 2009

Infiltration of surface water into the foul water system

Possible correction needed to Verification Method E1/VM1 Surface water.

[\(https://www.building.govt.nz/building-code-compliance/e-moisture/e1-surface-water/erratum-to-e1vm1/\)](https://www.building.govt.nz/building-code-compliance/e-moisture/e1-surface-water/erratum-to-e1vm1/)

Avoid surface water infiltration by meeting relevant requirements of the Building Code and Acceptable Solutions.

[\(https://www.building.govt.nz/building-code-compliance/e-moisture/e1-surface-water/foul-water-systems-and-surface-water-infiltration/\)](https://www.building.govt.nz/building-code-compliance/e-moisture/e1-surface-water/foul-water-systems-and-surface-water-infiltration/)

View all related guidance https://www.building.govt.nz/search/?bcc%5B%5D=e1-surface-water&area=guidance&show=all&action_doSearch=Search&sort=recent#results

Related Determinations

Determinations are made by MBIE on matters of doubt or dispute to do with building work. Rulings are legally binding in relation to each case. Circumstances in one case may differ to others.

2019/067: The decision to grant a building consent subject to notification under section 73 for a site adjacent to a coastal estuary

This determination considers whether land adjacent a coastal estuary is subject to a natural hazard; the hazard being inundation by rising sea level and by surface water flooding. The applicants have built a house on the land under a building consent issued with section 73 condition. The house has been specifically designed to mitigate the potential effects of any flooding on the building and the land.

[\(https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2019-067/\)](https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2019-067/)

2019/061: Regarding the compliance of a surface water drainage connection

This determination considers whether a surface water drain complies with Building Code Clause E1 Surface water: the drain collects water from a roof and is connected to a kerb sump and not directly to a surface water drain. The authority considers the connection to the sump was contrary to the means of compliance stated in the building consent, being the Acceptable Solution for Clause E1, and that approval should be sought for the work as a minor variation to the consent.

[\(https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2019-061/\)](https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2019-061/)

View 115 Determinations related to Surface water https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/?bcc%5B%5D=e1-surface-water&action_doSearch=Search#results

Related building products

All products, systems and construction methods that have achieved CodeMark status will be listed here with their most up to date certificate.

View 1 certified building product associated with Surface water https://www.building.govt.nz/building-code-compliance/product-assurance-and-multiproof/codemark/product-certificate-register/?&bcc%5B%5D=e1-surface-water&action_doSearch=Search#results

