

Building Performance

[Building Performance](#)

Site

search

Search 

## Popular searches

1. [Why contracts are valuable](#)  
[Consumer protection measures](#)
2. [Use licensed people for restricted building work](#)  
[Choosing the right people for your type of building work](#)
3. [Work that doesn't require a building consent](#)  
[Schedule 1 guidance](#)
4. [Post-emergency building assessment](#)
5. [Codewords](#)  
[Building regulatory news and guidance](#)
6. [Determinations](#)  
[Rulings on building work disputes](#)
7. [E2 External moisture](#)  
[Acceptable Solutions and Verification Methods](#)

## Menu Search

- 
- [Home](#)
- [Getting started](#)
  - [Building law reform programme](#)
  - [Your rights and obligations](#)
  - [Stages of the building process](#)
  - [How the building system protects you](#)

## [Rights and obligations in the building process](#)

If you are involved in a building project, it's important you know who is responsible for each aspect.

- [Homeowner rights and obligations](#)
- [Builder and designer rights and obligations](#)
- [Building owner rights and obligations](#)
- [How the building system protects you](#)
- [Roles of councils and MBIE](#)

## [Stages of the building process](#)

Understand project stages, from scoping and design to consents, construction and completion.

- [DIY, but build it right](#)
- [Renovations differ to new builds](#)
- [Understand your land so you design well](#)
- [Top tips for a successful build](#)

## [Building law reform programme](#)

The reforms will speed up consenting and build confidence in the building system.

- [Building law reform programme](#)
- [Background](#)

[See everything in 'Getting started'](#)

- [Projects & consents](#)
  - [Planning a successful build](#)
  - [Why contracts are valuable](#)
  - [Apply for building consent](#)
  - [Build to the consent](#)
  - [Sign-off and maintenance](#)
  - [Health and safety on site](#)

## [Understanding the building consent process](#)

For safe, healthy and durable buildings, all building work in New Zealand must meet certain standards. Find out how to build within the rules.

### [Health and safety on site](#)

Avoid accidents and make site safety a priority.

#### **1. Planning a successful build**

- [Check if you need consents](#)
- [Choosing the right people for your type of building work](#)
- [Why contracts are valuable](#)

#### **2. Getting a consent**

- [Apply for building consent](#)
- [How to support your building consent application](#)
- [Understanding the building consent process](#)

#### **3. Building to the consent**

- [Making changes to your plans](#)
- [Typical council inspections of a building project](#)
- [Completing your project](#)

#### **4. Sign-off and maintenance**

- [Get the build signed off](#)
- [How to identify defects](#)
- [Protecting your investment](#)

[See everything in 'Projects & consents'](#)

- [Building Code compliance](#)
  - [A General provisions](#)
  - [B Stability](#)
  - [C Protection from fire](#)
  - [D Access](#)
  - [E Moisture](#)
  - [F Safety of users](#)
  - [G Services and facilities](#)
  - [H Energy efficiency](#)
  - [Specific buildings](#)
  - [Canterbury rebuild](#)
  - [Product assurance & MultiProof](#)
  - [Warnings and bans on building products](#)
  - [Building Code and handbooks](#)
  - [How the Building Code works](#)
  - [Geotechnical education](#)
  - [Online learning website](#)
  - [Introduction to medium-density housing](#)

- [Maintaining the Building Code](#)

## In this section

- [How the Building Code works](#)
- [Maintaining the Building Code](#)
- [Different ways to comply with the Building Code](#)
- [Specific buildings](#)
- [Product assurance & MultiProof](#)
- [Introduction to medium-density housing](#)
- [Online learning website](#)

## Find Acceptable Solutions, Verification Methods, updates and technical guidance by Building Code clause.

- [a](#)  
[General provisions](#)
- [b](#)  
[Stability](#)
- [c](#)  
[Protection from fire](#)
- [d](#)  
[Access](#)
- [e](#)  
[Moisture](#)
- [f](#)  
[Safety of users](#)
- [g](#)  
[Services and facilities](#)
- [h](#)  
[Energy efficiency](#)

[See everything in 'Building Code compliance'](#)

- [Managing buildings](#)
  - [Managing your BWoF](#)
  - [General information on building safety in earthquakes](#)
  - [Securing unreinforced masonry building parapets and facades](#)
  - [Managing earthquake-prone buildings](#)
  - [Managing buildings in an emergency](#)
  - [Change of use and alterations](#)

## About managing buildings

- [Managing your BWoF \(for buildings with specified systems\)](#)
- [General information on building safety in earthquakes](#)
- [Managing earthquake-prone buildings](#)
- [Securing unreinforced masonry building parapets and facades](#)
- [Change of use, alterations and extension of life](#)
- [Managing buildings in an emergency](#)

## Specified systems and compliance schedules

If you own a building that contains a specified system such as a cable car, you must ensure they are effectively operated for the life of the building and in keeping with the council-issued compliance schedule.

- [Inspections and maintenance of specified systems as a building owner](#)
- [Fines and penalties for offences relating to compliance schedules](#)
- [Compliance schedules](#)

[See everything in 'Managing buildings'](#)

- [Resolving problems](#)

- [Resolution options](#)
- [Building consent and sign-off](#)
- [Contracts](#)
- [Builds](#)
- [Designs](#)
- [Councils](#)
- [Clients](#)

## **[Resolving problems](#)**

- [Resolution options](#)
- [Building consent and sign-off](#)
- [Contracts](#)
- [Builds](#)
- [Designs](#)
- [Councils](#)
- [Clients](#)

## **[Determinations](#)**

A determination is a binding decision made by MBIE providing a way of solving disputes or questions about the rules that apply to buildings, how buildings are used, building accessibility, and health and safety.

- [Understanding determinations](#)
- [Applying for a determination](#)
- [Steps in the determination process](#)
- [Previous determinations](#)

## **[Weathertight Services](#)**

- [Signs of a leaky home](#)
- [How to make a Weathertight Claim](#)
- [Resolving a Weathertight Claim](#)

[See everything in 'Resolving problems'](#)

- [COVID-19: Building and construction sector guidance](#)
  - [COVID-19 Health and Safety](#)
  - [Alert level 1 information for the building and construction sector](#)
  - [Alert level 2 information for the building and construction sector](#)
  - [Durability of materials on exposed construction sites](#)
  - [Inspection and maintenance of specified systems](#)
  - [Water system safety in reoccupied buildings](#)
  - [Essential business in the building and construction sector](#)
  - [Construction and trade sector information](#)
  - [Retailer and supplier information](#)
  - [Council and Professional Services information](#)
  - [Home and building owner and tenant information](#)
  - [COVID-19: Building and construction sector guidance](#)

[See everything in 'COVID-19: Building and construction sector guidance'](#)

- [Home](#)
- [Building Code compliance](#)
- [E Moisture](#)
- [E2 External moisture](#)
- Concrete masonry and weathertightness

# **Concrete masonry and weathertightness**

- [Print](#)
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- 
- 
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The Acceptable Solution for weathertightness E2/AS1 is a solution for claddings on timber frame structures and is not applicable to other nonframed structural systems such as concrete masonry.

This information was confirmed as current in February 2016. It originally appeared in Codewords newsletters prior to January 2014.

- Published on 1 April 2010
- **Of interest to** Building consent authorities, Building owners, Homeowners, Designers, Architects
- 1st edition
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  - 
  - 
  -
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NZS 4229:1999 Concrete Masonry Buildings not Requiring Specific Design is cited under the Acceptable Solutions for Clause B1 Structure of the New Zealand Building Code. Although NZS 4229, Clause 2.3 outlines surface coatings for waterproofing of concrete masonry, the Standard is not cited as an Acceptable Solution for weathertightness under the Acceptable Solutions for Building Code Clause E2.

Designers must therefore satisfy themselves of the adequacy of surface coatings for weathertightness and present the solution for acceptance by the building consent authority. It is worth noting that, ordinarily, coatings are designed to prevent moisture from being absorbed through the surface of the blockwork. Where the masonry design might be subject to unusual microcracking at block joints, either a surface coating with the capacity to bridge these joints must be used, or other provisions put in place to accommodate the movement.

NZS 4229 does offer some guidance as to surface coatings that have been considered adequate by a Standards committee, but these nevertheless remain as alternative solutions, and outside the Acceptable Solutions and Verification Methods for automatic acceptance by BCAs.

Designers must also consider other weathertightness issues such as joints around openings, building junctions and movement control joints, which will require special weathertightness considerations and must be included in the documentation with applications for building consents.

## Maintenance and durability

While structural requirements for the durability of concrete masonry are for not less than 50 years, the waterproof coatings are required to last a minimum of 15 years under Clause B2(b)ii... where failure could be detected during normal maintenance.

While it is necessary for protective coatings to perform for the life of the building, individual coatings are not required to do so. It is the building owner's responsibility to ensure that the building continues to comply with the Building Code, and this places the responsibility on them for continuing maintenance or replacement, in this case, of the surface coatings.

## Code compliance certificates

Under the Building Act 2004, code compliance certificates will be issued on the basis that work complies with the consent documents. It is therefore essential for designers to have the details for weathertightness included in the building consent documents, and notify the consent authority of variations that may be made throughout the passage of the work.

[All guidance related to E2 External moisture](#)

- [Print](#)

## Navigation

- [Getting started](#)
- [Projects & consents](#)
- [Building Code compliance](#)
- [Managing buildings](#)
- [Resolving problems](#)
- [COVID-19: Building and construction sector guidance](#)

## What are you looking for?

### General

- [About Building Performance](#)
- [Canterbury rebuild](#)
- [Practice Advisories](#)
- [Building CodeHub](#)

### Building Officials

- [BCA competencies](#)
- [BCA register](#)
- [Technical reviews](#)

### News Updates

- [Building for Climate Change programme gets underway](#)
- [What to consider when assessing a coastal inundation natural hazard](#)
- [Licence cancelled after negligent and incompetent supervision](#)
- [See all News and updates](#)

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### [Top](#)

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- with compliance with the Building Act, it is published under section 175 of the Building Act
- with a Weathertight Services claim, it is published under section 12 of the Weathertight Homes Resolution Services Act 2006.