

E2 External moisture

External roof, wall claddings and external openings will prevent external moisture from causing undue dampness or damage.

This clause requires buildings to be constructed to provide adequate resistance to penetration by, and the accumulation of, moisture from the outside.

It contains requirements for roofs, wall claddings and external openings to:

- prevent water entry
- prevent water absorption and transmission
- prevent the accumulation of water
- allow for dissipation.

The clause applies to most buildings, as set out in the limit on application in E2.2.

The Acceptable Solution to E2 External Moisture, E2/AS1, is widely used for weathertight design. [About E2/AS1 \(https://www.building.govt.nz/building-code-compliance/e-moisture/e2-external-moisture/an-introduction-to-acceptable-solution-e2as1/\)](https://www.building.govt.nz/building-code-compliance/e-moisture/e2-external-moisture/an-introduction-to-acceptable-solution-e2as1/) provides a general overview.

[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

Updates to the Building Code will make it easier to comply

27 JUNE 2019

Updates to the Building Code will be published on 27 June 2019 following MBIE's public consultation and analysis of submissions.

[\(https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/updates-to-the-building-code-will-make-it-easier-to-comply/\)](https://www.building.govt.nz/about-building-performance/news-and-updates/all-news-and-updates/updates-to-the-building-code-will-make-it-easier-to-comply/)

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/)

[View all related news and updates
\(https://www.building.govt.nz/search/?bcc%5B%5D=e2-external-moisture&area=news-and-updates&show=all&action_doSearch=Search&sort=recent#results\)](https://www.building.govt.nz/search/?bcc%5B%5D=e2-external-moisture&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 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.

E2/AS4, 1st edition

[PDF 826 KB]

Effective from 28 November 2019

<https://www.building.govt.nz/assets/Uploads/building-code-compliance/e-moisture/e2-external-moisture/asvm/e2-external-moisture-as4-1st-edition.pdf>

E2/VM2, 1st edition

[PDF 345 KB]

Effective from 27 June 2019

<https://www.building.govt.nz/assets/Uploads/building-code-compliance/e-moisture/e2-external-moisture/asvm/e2-external-moisture-vm2-1st-edition.pdf>

E2/VM1, E2/AS1, E2/AS2 and E2/AS3 -3rd edition, amendment 9

[PDF 14 MB]

Effective from 27 June 2019

<https://www.building.govt.nz/assets/Uploads/building-code-compliance/e-moisture/e2-external-moisture/asvm/e2-external-moisture-3rd-edition-amendment-9.pdf>

E2/VM1, E2/AS1, E2/AS2 and E2/AS3 -3rd edition, amendment 9 replacement pages

[PDF 636 KB]

<https://www.building.govt.nz/assets/Uploads/building-code-compliance/e-moisture/e2-external-moisture/asvm/e2-external-moisture-3rd-edition-amendment-9-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.

Previous versions

Version history (<https://www.building.govt.nz/building-code-compliance/e-moisture/e2-external-moisture/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 E2 (<https://www.standards.govt.nz/sponsored-standards/building-standards/?buildingcode=E2>).

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.

Building industry codes of practice

Industry groups can create their own codes of practice for the use of their products. We provide examples to help you.

(<https://www.building.govt.nz/building-code-compliance/e-moisture/e2-external-moisture/industry-codes-of-practice/>)

Weathertightness for medium-rise dwellings

Structural design and cladding design must be well co-ordinated to ensure medium-rise dwellings are weathertight.

(<https://www.building.govt.nz/building-code-compliance/e-moisture/e2-external-moisture/weathertight-medium-rise-dwellings/>)

View all related guidance (https://www.building.govt.nz/search/?bcc%5B%5D=e2-external-moisture&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.

2019/049: The refusal to issue a code compliance certificate for a 20-year-old house with monolithic cladding

This determination considers an authority's refusal to issue a code compliance certificate for a 20-year-old house principally due to

2019/037: The refusal to issue a code compliance certificate for a 17-year-old house with a corrugated cellulose fibre cladding system

This determination considers an authority's refusal to issue a code

concerns about its compliance with Building Code Clause E2 External moisture. The determination considers the authority's reasons for the refusal and whether the items identified by the authority are compliant with the Building Code.

[\(https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2019-049/\)](https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2019-049/)

compliance certificate for a 17-year-old house principally due to concerns about its compliance with Clause E2 External moisture. The building owners had commissioned an assessment of the building's performance which the authority had declined to accept.

[\(https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2019-037/\)](https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/determination-2019-037/)

View 990 Determinations related to External moisture (https://www.building.govt.nz/resolving-problems/resolution-options/determinations/determinations-issued/?bcc%5B%5D=e2-external-moisture&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 115 certified building products associated with External moisture (https://www.building.govt.nz/building-code-compliance/product-assurance-and-multiproof/codemark/product-certificate-register/?&bcc%5B%5D=e2-external-moisture&action_doSearch=Search#results)



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