

[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'](#)

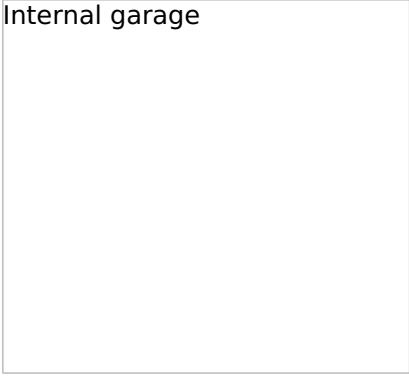
- [Home](#)
- [Building Code compliance](#)
- [E Moisture](#)
- [E2 External moisture](#)
- Weathertightness requirements for garages

# **Weathertightness requirements for garages**

- [Print](#)
- [Share](#)

- 
- 
- 
- 
- [Save](#)

Internal garage



Garages need to be built to Acceptable Solution E2/AS1 if they contribute to the overall weathertightness of a building being built to the requirements of E2/AS1.

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

- Published on 1 February 2007
- **Of interest to** Building consent authorities, Designers
- 1st edition
- [Print](#)
- [Share](#)
- 
- 
- 
- 
- [Save](#)

This guidance is clarification for building officials, designers and product manufacturers on how weathertightness construction of timber-framed buildings designed to Acceptable Solution E2/AS1 applies to garages.

E2/AS1 applies to timber-framed buildings as defined in its scope, but excludes outbuildings such as stand-alone garages and other unlined structures (refer to Paragraph 1.0 of E2/AS1 for a complete description of the application of the Acceptable Solution and its exclusions). However, because some attached garages, as commonly built, may contribute to the overall weathertightness of the building, some details for garages have been included in E2/AS1.

The test for whether E2/AS1 (where used for compliance of the overall building) applies to an attached garage, is as follows.

- Scenario 1 - if removing all or part of the garage affects weathertightness of the remaining building, then the garage must be considered as part of the overall weathertightness of the building, and can be designed to E2/AS1
- Scenario 2 - if removing all or part of the garage does not materially affect weathertightness of the remaining building, then E2/AS1 need not apply to the garage.

## Scenario 1

Where attached garages contribute to the overall weathertightness of the building, then under E2/AS1 they must have the following features:

- exterior wall and roof claddings compliant with E2/AS1
- underlays to exterior walls and roof as required in Paragraph 8.1.5

- doors (and windows, if any) that are weather resistant and installed to the requirements of Paragraph 9.1.10 (Note: garage door-to-frame details are not included in E2/AS1 and must be considered separately. Such considerations would be limited to ensuring any leakage around or through garage doors does not result in damage (deterioration) to the garage or house, or dampness in the house)
- wall linings on all garage walls, except on external garage walls if a rigid underlay provided, in accordance with Paragraph 9.1.3.4 c) and d). (Note that ceiling linings are not required under E2/AS1, but may be required under Clause H1, depending on arrangements for thermal insulation)
- minimum ground-to-floor clearances at external walls and at doors compliant with Paragraph 9.1.3.

## Scenario 2

Even if a garage does not affect the overall weathertightness of the remaining building, or is constructed as a completely independent building, it is still required to comply with Clause E2 of the Building Code. This includes avoiding 'undue dampness, or damage to building elements' (Clause E2.3.2).

Damage can be avoided by ensuring timber treatments are appropriate to the timber's exposure. Avoidance of 'undue dampness' can be a lower standard for a garage than for a house. So a garage may not need to be built to the standards prescribed in E2/AS1, and may not normally require:

- damp-proof membranes under floor slabs (floors are not specifically required)
- wall and ceiling linings
- wall and roof underlays
- doors and windows compliant with Paragraph 9.1.10.

## Additional considerations for Scenario 2

However, even where these features are not required, there are good reasons to include some of them.

In particular, it can be more cost-effective at the construction stage to include damp-proof membranes (to prevent the effect of migrating groundwater vapour through slabs), and underlays (to minimise the risk and inconvenience of condensation).

These features will greatly improve the amenity of the garage, and may better enable future conversion to a habitable space.

[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

- [2020 Building Advisory Panel members announced](#)
- [Building for Climate Change programme gets underway](#)
- [What to consider when assessing a coastal inundation natural hazard](#)
- [See all News and updates](#)

## About Us

- [Facebook](#)
- [LinkedIn](#)
- [Twitter](#)
- [YouTube](#)
  
- [Subscribe](#)
- [Contact us](#)

- 
- 
- 
- 

- [Privacy policy](#)
- [Disclaimer](#)
- [Copyright](#)
- © Ministry of Business, Innovation and Employment

### [Top](#)

This information is published by the Ministry of Business, Innovation and Employment's Chief Executive. It is a general guide only and, if used, does not relieve any person of the obligation to consider any matter to which the information relates according to the circumstances of the particular case. Expert advice may be required in specific circumstances. Where this information relates to assisting people:

- 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.