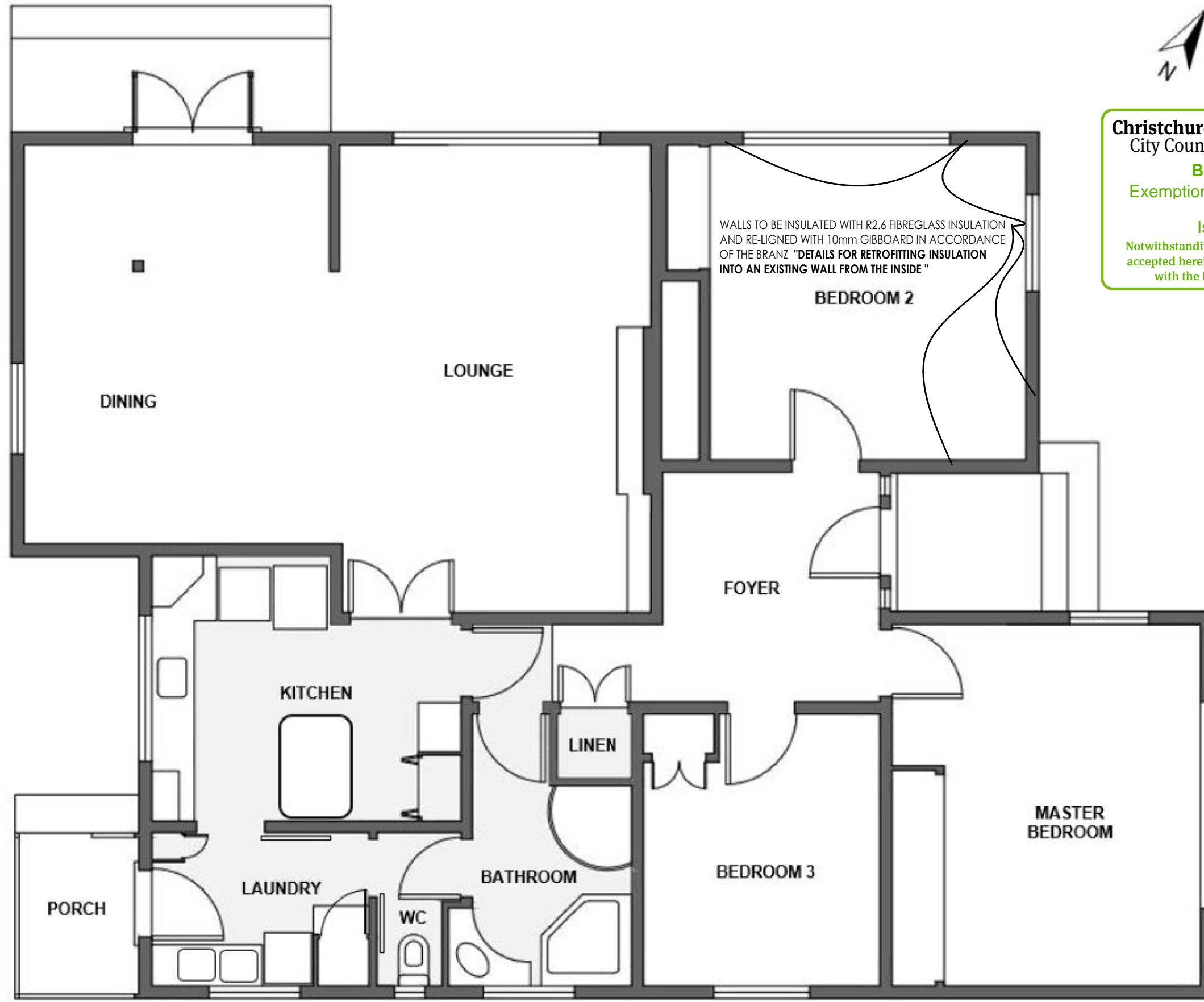




Christchurch City Council  Page 1 of 2

BCN/2019/5037
 Exemption from building consent
 06/08/2019
 Isobel Garland

Notwithstanding any drawings or specifications accepted herein, all building work must comply with the New Zealand Building Code.



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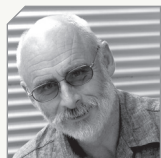
NOTE: TOTAL FLOOR AREA EXCLUDING CARPORT 335 M²

NOTE: DO NOT SCALE, USE WRITTEN DIMENSIONS ONLY THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING

FLOOR PLAN

CONSENT EXEMPTION APPLICATION FOR 19 PHILLPOTTS RD, MAIREHAU, CHRISTCHURCH

DATE: 30-07-2019	SHEET	REV. NO.
SCALE: NTS	001	
COMPU FILE: 1064-001		
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BY TREVOR PRINGLE,
ANZIA, BRANZ PRINCIPAL
WRITER

Wall insulation retrofit update

Details for retrofitting wall insulation have been revised following increased understanding of drying in walls.

IN RETROFITTING INSULATION (pages 36–38 of *Build 146*), Figure 2 illustrated retrofitting insulation into an existing wall where the internal linings are removed and there was no building paper. Changes are now needed for that figure in line with NZS 4246:2016 *Energy efficiency – Installing bulk thermal insulation in residential buildings*.

Provide a 20 mm gap

As good practice, BRANZ recommends a 20 mm gap between the back of the cladding and the insulation is beneficial. It allows some drainage and drying in the gap created.

Two revised details

Figures 1 and 2 are revised details that should be used when retrofitting insulation to walls from the inside. Always check the wall cavity has no leaks or water damage before retrofitting. The key difference is the provision of a 20 mm gap behind the insulation.

Figure 1 has wall underlay folded in and stapled taut before installing the insulation to keep the insulation clear of the cladding.

Figure 2 is based on a rigid insulation prevented from contact with the back of the cladding with nails or screws or by short 20 × 100 mm timber packers fixed up each side of the studs.

Get a building consent

Remember that retrofitting insulation to external walls requires a building consent. ◀

For more ▶ Further information is given in BRANZ Good Repair Guide: *Retrofitting Insulation*.

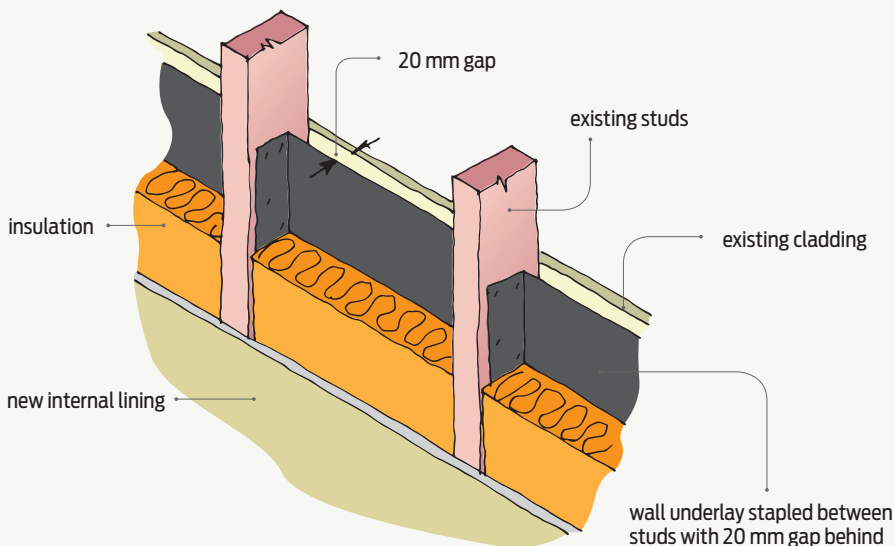


Figure 1 Retrofitting wall insulation – direct-fixed cladding and new interior lining.

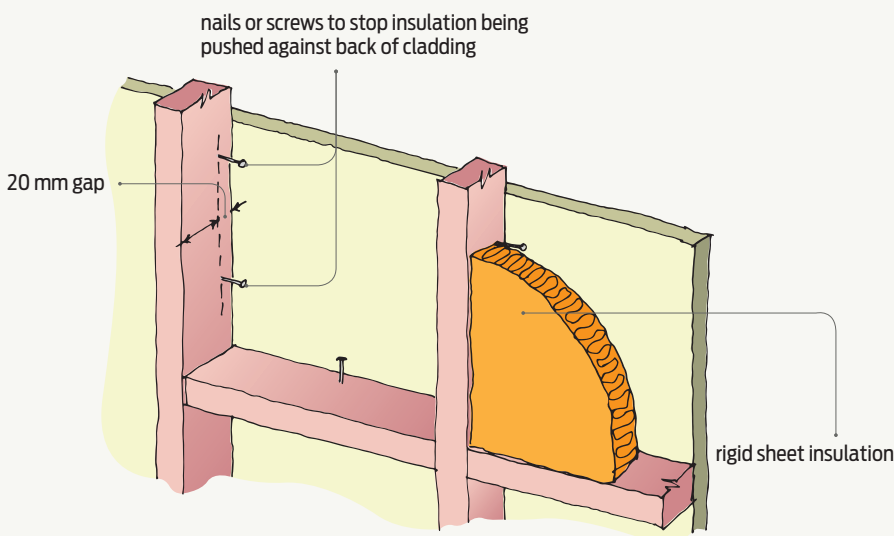


Figure 2 Rigid sheet insulation – no wall underlay.