

23 July 2008

Architects

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Dear Sir

Re [REDACTED], Newmarket, Auckland City

Further to our telephone conversation regarding recladding the street elevation of the above mentioned building.

The buildings structure is concrete beam and columns with concrete floors. The only timber on the elevation in question is infill type panels.

You have indicated from your investigation from the inside there appears to be no water ingress problems around the windows, and based on this investigation it is proposed not to remove the existing cladding.

One of Councils concerns with leaving the cladding in place is that it is not always possible to clearly identify what if any water damage may have occurred and where that damage has come from. As the amount of timber framing in this instance is minimal Council, suggest the following procedure be considered for establishing and dealing with the timber framing, if the cladding were to remain in place.

1. Install moisture probes installed into the timber framing to confirm the moisture content of the framing at present. This will give a good indication of how the external claddings, joinery etc are performing. Council will require a copy of the report as part of the documentation to be submitted for the building consent.
2. The shavings taken from the timber framing (to insert the moisture probes) to be analysed to establish if any timber decay fungi, moulds etc found in decaying timber are present and also to establish the level of timber treatment if any.
3. Assuming the readings are within acceptable levels and there is no evidence of timber decay, to help establish if there are or have been no water ingress issues.
4. If there are is evidence of water ingress or decay then these areas will need further investigation and discussions.
5. If the timber treatment levels are satisfactory, no further action on this issue will be required.
6. If the timber treatment is not within acceptable treatment levels, treatment into the timber will need to be introduced. This can be injected in to the framing without removing the cladding or wall linings.

Council are unable to recommend any company who can undertake the above, however The Moisture Detection Company in East Tamaki, do offer such a service. There may be others but they appear to be the most popular.

I trust this helps clarify Councils position and if I can be of any further assistance please do not hesitate to contact me.

Yours faithfully


Senior Building Specialist
Auckland City Environments

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