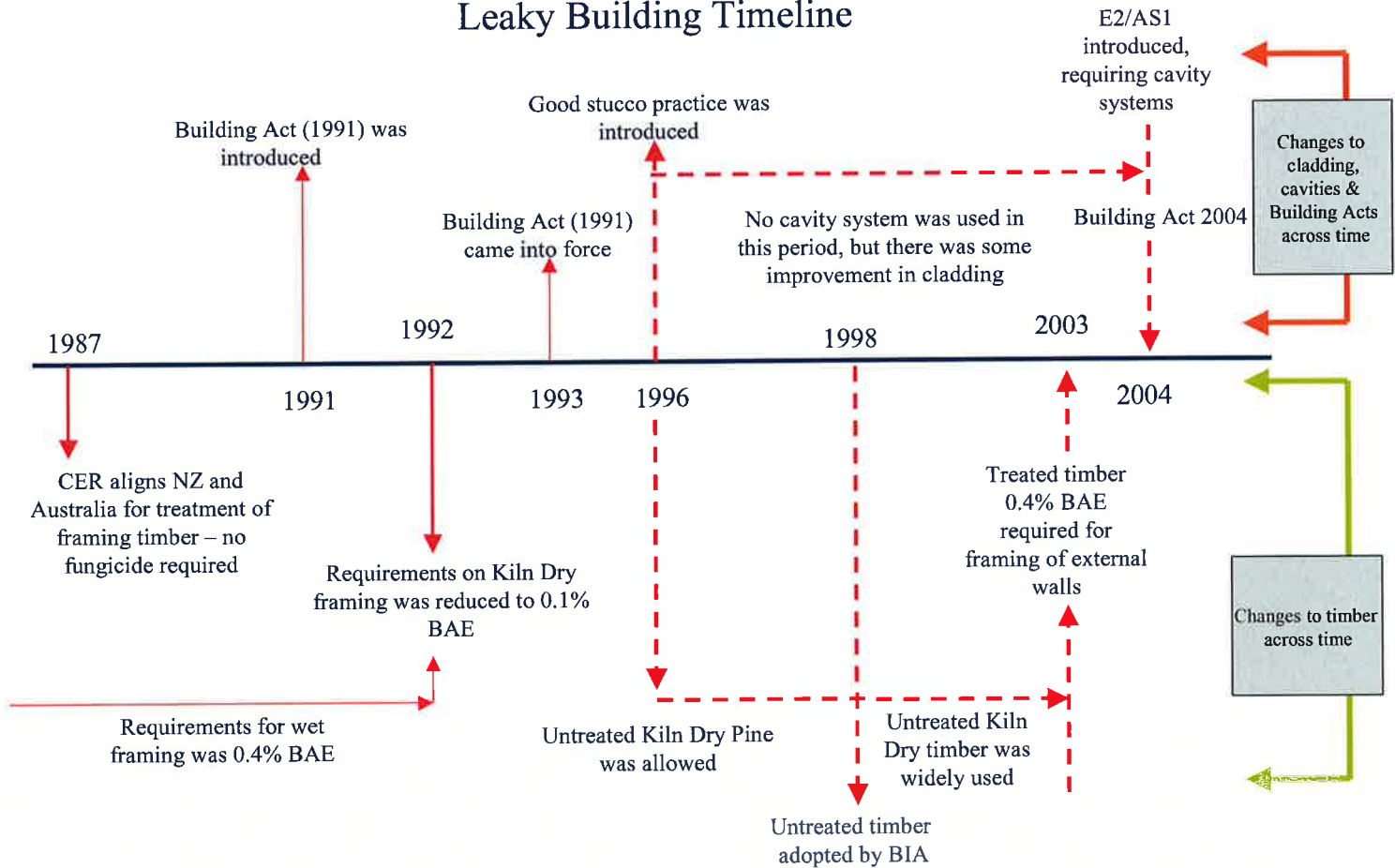


THE TIMELINE FOR LEAKY BUILDINGS

Leaky Building Timeline



Definitions

- 1) BAE – (Boron Acid Equivalent) is the measure of boron content in treated timber
- 2) E2/AS1 – is the acceptable solution approved by the DBH for clause E2-external moisture of the Building Code.

BUILDING ENVELOPE MATRIX

Building Envelope Risk Matrix (New Zealand Building Code)									
Risk Factor	Risk Severity & Risk Score								Sub totals for each risk factor
	Low	Score	Medium	Score	High	Score	Very High	Score	
Wind Zone (per NZS 3604)	0		0		1		2		
Number of storeys	0		1		2		4		
Roof / Wall intersection	0		1		3		5		
Eaves width	0		1		2		5		
Envelope Complexity	0		1		3		6		
Deck Design	0		2		4		6		
Refer to E2/AS1 for detailed risk descriptions								Total Risk Score	