

Wet area showers

Building alterations or new dwellings involving 'no step' tiled floor wet area showers are becoming increasingly common.

These showers must be correctly detailed and constructed to ensure that there are no problems encountered in the future.

Some of the areas that are looked at closely by Council staff are as follows:

- Flooring structure - concrete or timber. New concrete and timber floors can be shaped to fall to drains, good falls in the floor are essential to prevent ponding and possible water problems.
- Timber floors require careful detailing. Using treated timber H3.1 minimum (H4 is recommended) for framing timbers, H4 plywood or fibre cement sheeting under tiles. Framing sizes should be larger than typical floors required in order to reduce deflections and the risk of cracking in tiles.
- A wet area membrane must be applied over all of the area that may be exposed to splashing or water flow. The type and extent of membrane must be shown on Building Consent documents. As new products are introduced to the market regularly you should include full installation details with your application. Don't be surprised if Council ask for details of testing of these products to prove that they will comply with the New Zealand Building Code. A good list of products tested in New Zealand can be obtained from the BRANZ website (www.branz.org.nz)

These types of showers can cause real problems in the future if they are not properly detailed and constructed.

Please remember to get a building consent for the work before you start.

Checklist of the type of information required for your Building Consent Application

- Application form **COMPLETED & signed**
- All information identified on the cover sheet

- Certificate of Title:** Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.
- Copies of drawings as specified in the cover sheet**
- Site Plan**, showing buildings, ground and floor levels and dimensions.
- Outline Floor plans (for all floors)**
- Project Information Memorandum** (if already issued)
- Drainage Plans**
- Cross Sections**
- Timber Treatment**
- Framing Details**
- Construction Details**
- Internal Waterproofing Details**
- Plumbing Details**
- Specifications**

The publication *Checklist for Lodging a Building Consent* outlines in detail the information required by Council to process a Building Consent Application.

Glossary of Terms

DBH - Department of Building and Housing

LIM - Land Information Memorandum

PIM - Project Information Memorandum

Useful step-by-step guides can be found at www.consumerbuild.org.nz which can help you to understand the processes required.

More User Guides in this series are

- Accessory Buildings
- Demolition
- New Dwellings
- Transportable Buildings
- Change of Use
- Effluent Disposal
- Relocating a Dwelling
- Wet Area Showers

Otherwise visit your friendly customer services officer at Nelson City Council