

# PRINCIPAL CHANGES E3/AS1 AND AS2

Acceptable solutions for internal moisture have changed and a new one has been added. These came into effect on 5th november 2020 with a year for transition.

## PRINCIPAL CHANGES E3/AS1

Definitions:

- Sanitary appliance - appliance used for sanitation ie. Dishwashers, washing machines but not a sanitary fixture
- Sanitary fixture - sinks and tubs have been added

## SECTION 2.0 OVERFLOW

If there is a possibility of an accidental overflow in certain conditions:

- Applies to sanitary fixtures only
- Applies if there is risk to accidental damage to adjoining units or (any) other property
- If it does apply, then additional requirements are:
  - Containment and floor wastes
  - Integrated overflows for kitchen sinks and laundry tubs
- May not apply for stand alone buildings under a single ownership
- If integrated overflows are used containment may not be required but an impervious floor may still be required for watersplash

## CONTAINMENT AND FLOOR WASTES

- Requirement of an impervious floor or floor finish 1.5m from the source or full extent of the room if waterstops not used
- Also required to have a floor waste
  - Falls are not required to it

## SECTION 3.0 WATERSPLASH

- If water can be splash there is a requirement 1.5m from the source or full extent of the room
- 3.1 Lining materials for floors include
  - Integrally Waterproof Sheet- le Vinyl with seams welded and covered
  - Ceramic or Stone Tiles on an impervious substrate- i.e. Waterproof Membrane



- Slab on grade concrete but limited to laundry in garages
- All else must be considered an alternative solution
- Materials removed include:
  - Plaster, Concrete, Cork Tiles, Monolithic Coatings (terrazzo) sealed timber or timber based materials

3.1 Lining materials for walls include:

- Integrally Waterproof Sheet- le Vinyl with seams welded and covered
- Ceramic or Stone Tiles
- Sheet linings with suitable paint types
- Water resistant lining with impervious joints
- All else must be considered an alternative solution
- Removed:
  - Plaster, Concrete, Cork tiles, Monolithic Coatings, sealed timber, Vinyl Wallpaper
- 3.2 joints
- All joints between sanitary fixtures and impervious floor finishes must be sealed
- All joints between sanitary fixtures and the wall must be sealed

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# PRINCIPAL CHANGES E3/AS1 AND AS2



## 3.3 SHOWERS

### 3.3.1 Showers to have impervious surfaces

- For floors 1.5m from the rose or full extent of the room- note if a handheld shower from extent of the rose once extended
- For Walls 1.5m horizontally from the extent of the shower rose and 1800mm (min) high or 50mm above the rose

#### Materials Allowed:

- Plastic or Stainless Shower trays
- Integrally Waterproof Sheet- le Vinyl- Cuts must be welded
- Ceramic or Stone Tiles on Waterproofing membrane or impervious tray. If floor is tiles walls must be also
- Plastic shower wall liners
- Water resistant sheet lining with impervious joints.
- All lining materials must be sealed along the top edge.
- Penetrations must be sealed with sealant or proprietary flange systems

### 3.3.1.3 - SHOWERS OVER BATHS

- Linings same as for showers
- Bath must have a minimum lip of 15mm and lining materials must lap over- flashings and mouldings must not be used

## NEW ACCEPTABLE SOLUTION NZBC E3/AS2

- The new acceptable solution cites the Waterproofing membrane Code of Practice for Internal wet area membrane systems
- Slightly modified where by it only includes sections 1-4 (materials, design and details) and does not include installation, site practice, specialist systems or finishes. It also removes the requirement for the installer to be certified by the manufacturer.
- It also notes that by following the code of practice some clauses of E3 may be exceeded i.e. waterproofing behind impervious wall linings, locations of floor wastes and overflows in plumbed cabinets

Allowable substrates in the COP include:

- Concrete, Concrete blocks, AAC panels, cement plaster(walls)

- Plywood H3 CCA treated
- Fibre Cement Sheeting
- Reconstituted Wood Panels non orientated (not particle board)
- Wet area plaster board

Details within E3/AS2 are much clearer with a high attention to water stops, their location and extent of wet area waterproofing

## CONCLUSION

- It is important to familiarise yourself with the changes and have your documentation correct
- By provided clearer details and the correct information at consent stage can reduce any RFI time
- Use full systems. It is not uncommon to attend projects where multiple suppliers products have been used invalidating warranties
- ARDEX works with a number of suppliers to assist them with testing and providing compatible fixing systems
- Check concrete curing compound compatibility before proceeding some can alter the alkalinity adding extra costs