

Guidance for Flexible Building Wrap used as Temporary Cladding.

As we (WBoPDC) have already experienced a failure in a flexible building wrap, being used as a temporary cladding we now require some additional installation details and information regarding the sequencing of building before it can be approved.

Firstly:

- Has the product been clearly specified in the building consent?
- Has the product also been clearly specified in the Building Consent as a temporary cladding **for internal lining purposes?** If it has, do the consented plans include the temporary window/penetrations details required for the wrap system.

If any of these points are not clear in the original Building Consent, we require a formal amendment to be lodged before the building wrap can be installed/used as temporary cladding. (Note: A change in building wrap can still be done as a Minor Variation if the product **is not** being relied on as cladding).

The amendment should contain the following information to address any potential on site issues:

1. Is this a full system? Have all the components to be used been tested for compatibility as well as performance. We will need to know exactly which product is to be used, including any other associated products like paper support, tape, trade seals, fixings, etc.
2. We will need clear details to show weatherproofing of all penetrations and openings. These details need to show how water is to be kept out prior to cladding installation, e.g., tape joinery to building paper. Formally drawn details from an LBP designer are required for these areas.
 - a. Seals for penetrations, conduits, and the like.
 - b. Windows and doors head, sills, and jambs.
3. In a case of an extreme weather event what additional systems will be put in place to ensure weathertightness is maintained.
4. We will need some commentary around who the installer will be and what their experience with this product is.
5. Ideally a QA check sheet done by the local product technical rep should be carried out and a copy provided to council.
6. You will need to describe how the wrap will be monitored and maintained while it is being relied on as primary cladding and what sort of plan will be put into place to dry/repair any damage moisture ingress that may occur.
7. We will need to know why the cladding will not be installed and what the estimated timeframes will be for exposure. (Actual/real build timing, not just the 90 days specified in the product literature).