



EASE OF ECOPLY® BARRIER GETS RESIDENTIAL RECLADDING DONE QUICKER

ARGYLE ST, HERNE BAY

Architects for a major residential recladding project in an exclusive Auckland suburb specified a new rigid air barrier system to replace the decaying structure. Ecoply® Barrier was recommended by the forensic building consultant, which made the project easier to manage for builder Nye O'Shannessy, working with Ecoply® Barrier for the first time.



PROJECT SPECIFICATIONS:

PRODUCTS:

Ecoply® Barrier
Ecoply® Barrier Sealing Tape

DESIGN & TIMBER ENGINEERING:
Fat Parrot Architecture

BUILDER:
Nye O'Shannessy Building Limited



Built in 1999 on a basement of concrete block, over 3 levels and with a direct fixed plaster system on the exterior, the house on the corner of Argyle Street is an imposing modern family home. When the existing owner bought the property in 2000, she was unaware that the house did not have a Council Certificate for Code Compliance.

Over the years, the owner noticed a number of leaks and the building was fitted with probes to monitor moisture levels. It was only when Auckland Council issued a Notice to Fix and the builders began to remove the cladding, that the extent of the problems became apparent.

Builder Nye O'Shannessy said: "We noticed instantly that there was significantly more damage to the building in terms of rot and decay than was anticipated. Although the footprint of the house is 132 m2, the total area of the work is 210 m2. It was obvious early on that a new structural rigid air barrier system needed to be installed along with traditional battens and weatherboards to replace the cladding."

"I would have no hesitation using Ecoply® Barrier again. It's an easy product to handle which means we can get on quicker with completing this project."

Nye O'Shannessy

At this point, Forensic Building Consultants were brought in and they specified Ecoply Barrier. Manufactured by Carter Holt Harvey, Ecoply Barrier is made of 7mm thick structural plywood panels with an advanced polyester powder coating process which provides a breathable moisture barrier. The plaster system was completely removed including the fibre cement backing system and replaced with a rigid air barrier for a drained and vented cavity system outside of the building frame, whilst also providing structural bracing.



O'Shannessy - who has never used Ecoply Barrier before - was instantly converted: "Anyone who is connected to the building industry knows that fibre cement is unpleasant to work with. Apart from being heavy to carry, thin fibre cement cladding is fragile and prone to chipping and breaking so needs to be handled carefully. It also produces a lot of dust as the sheets are cut on-site.

Ecoply Barrier is lighter and doesn't snap so easily. We were able to use standard blades to cut the panels which we installed quickly in two easy steps, sealing the sheets together with tough flexible tape.

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