

Issue Date: 15 May 2024

## QHAT advisory note – Changes to threshold requirements

CA-GDL-019a

**EFFECTIVE IMMEDIATELY: Deletion of clause B2.2.1 B iii  
(Removal of level threshold requirement for main entry).**

Technical clarification to Ngā Paerewa Hoahoa Whare Design Requirements Version 1.1

### Relevant requirement

PERFORMANCE REQUIREMENT	ACCEPTABLE SOLUTION
<p><b>B2.2.1</b></p> <p>The <b>main entry</b> is clearly signalled, accessible and welcoming while facilitating privacy, safe access and egress.</p>	<p>A. The design prevents access by unauthorised people.</p> <p>B. The <b>main entry</b> includes:</p> <ul style="list-style-type: none"> <li>i. a safe, sheltered landing (typically 1.2 x 1.2m)</li> <li>ii. a 910mm wide entry door with minimum clear opening of 810mm that is <b>not</b> a sliding door</li> <li>iii. <del>a level threshold</del></li> <li>iv. a means for identifying visitors without the need to open the door</li> </ul>

A level threshold to the main entry is **no longer required**. This applies to both standard and Full Universal Design (FUD) homes.

This change will be reflected in the next update of *Ngā Paerewa Hoahoa Whare: Design Requirements* and is primarily intended to address design, detailing and cost implications associated with provision of level thresholds where a concrete entry porch/ ground finish would require a channel drain detail.

## This advisory note is with immediate effect.

Where projects are consented and/or under construction only implement where practicable and cost neutral. Please see below for specific instructions:

- **Projects briefed from 4 March 2024** do not require a level threshold at the main entry to each dwelling.
- **In-flight projects:** projects currently in design may have this detail removed from the plans if it is practical/economical to do so.
  - Ensure this change is reflected in the plans, or a note made and saved to the Project file on Objective.
- **Projects under construction** may remove this detail from the Project if it is practical/economical to do so.
  - Ensure a Notice to Contractor reflecting the change is saved to the Objective file for the project.
  - If requested, provide a 'minor variation' to the Building Consent via the inspector.

## Deletion of clause B2.2.1Biii removes the current requirement to provide a level threshold at the main entry for both Standard and Full Universal Design (FUD) homes.

Notwithstanding this deletion, homes *must be* delivered with compliant clearances and separations to ground level/concrete to NZBC E2/AS1 figure.65 and Table 18.

A 180mm maximum step up at threshold to *all* exterior entry doors is required (other than where a timber deck/landing is provided – see below).

## When is a level threshold required?

**Level thresholds at the main entry are still required to Accessible homes.**

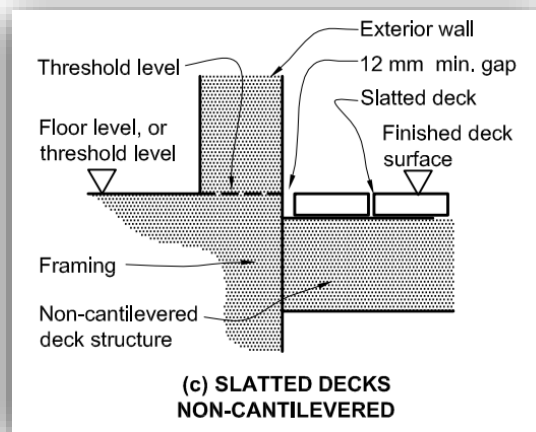
Where a 'step-free' entry or a ramp has been briefed to be delivered as part of the build project, a level threshold *must be* provided to the main entry door (or door served by the ramp) e.g., where an accessible dwelling is proposed.

**Further to this a level threshold to the main entry is required:**

- when it is required to achieve compliance with NZ Building Code.
- when ramped access will be provided to a dwelling entrance (e.g. for a known customer or at the request of the Place-Based teams).

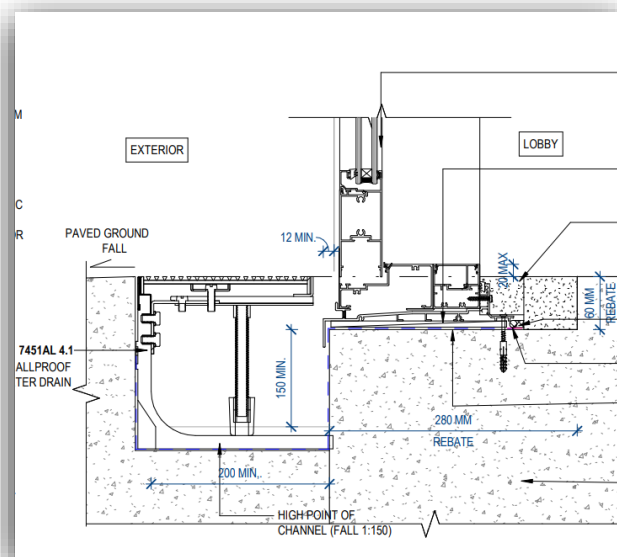
**PLEASE NOTE:** That where a timber deck/ landing is provided at a dwelling entry, a level threshold detail is the *preferred solution* as it can be readily and cost-effectively provided.

**PLEASE NOTE:** For 3LWU and Apartment buildings – see relevant clauses of the building code NZBC D1, C1-6, and any relevant Fire Engineering Report.



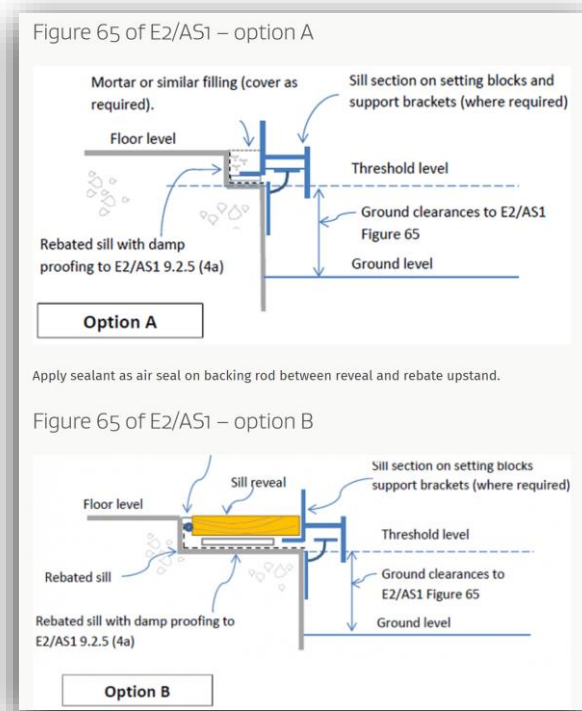
*E2/AS1 7.1.1, Figure 14 – compliance for timber deck/porch (preferred option when building timber landings and decks)*

**Typical example of current main entry threshold detail to be discontinued for standard and FUD homes.**

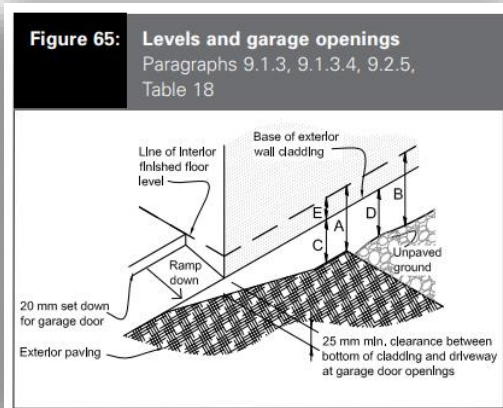


*Bader Ventura consent set*

## Meeting E2/AS1 Ground Clearances and Thresholds



Ensure compliance with clause 9.0 Wall claddings acceptable solution on all builds.  
<https://www.building.govt.nz/building-code-compliance/e-moisture/e2-external-moisture/door-thresholds-e2as1>



**Table 18: Minimum clearances**  
 Paragraphs 9.1.3, 9.1.3.1, 9.1.3.2, 9.1.3.3, 9.1.3.4, 9.1.3.5 and 9.2.7

Minimum clearances (mm)	Masonry veneer		Other claddings				
	A	B	A	B	C	D	E
<b>Concrete slab</b>	100	150	150	225	100	175	50
<b>Timber floor</b>	Refer Note 1)			100	175	50 <sup>2)</sup>	

**NOTE:** 1) Refer to NZS 3604 for requirements.  
 2) Cladding to extend minimum 50 mm below bearer or lowest part of timber floor framing.

NZBC E2/AS1 Clause 9.0 Wall Claddings

## Related document and sections

Nga Paerewa Hoahoa Whare version 1.1, sections B2.2.1, B3.2.1, Appendix B

### Note:

If you have any questions about any of this information, contact the QHAT [QualityHomesQueries@kaingaora.govt.nz](mailto:QualityHomesQueries@kaingaora.govt.nz), citing the reference number.

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## Document control

### Version release

Current and previous versions of this document are stored in our document management system and are managed by the Technical Writing team. For any queries contact [busdoc@kaingaora.govt.nz](mailto:busdoc@kaingaora.govt.nz).

### Version of document

Version	Reason for change
V02	Minor wording change for clarity
V03	Updates to document

### SME review

Name	Designation	Date
Kendyl Drummond	Senior Advisor - Quality Homes	16/5/2024

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### Keywords for Atamai

### Information architecture

CA - Core Assets > Develop property assets > Guidelines