

NZS 4223.3:2016

Change affects glazing in buildings

NZS 4223:3 is intended to provide a means of compliance with the relevant performance requirements of Building Code Clauses B1, F2 and F4 in order to minimise the potential for injury to building users from glazing in buildings.

From 31 May 2017: Use the newly published version (the existing version is no longer an Acceptable Solution or Verification Method).

This change in glass standards is very significant and will impact the cost of joinery to the builder and end customer. For example a typical 200sqm house with 20 window and door units, **expect an approximate price increase of around 10%.**

- Biggest price affect is with sliding doors, particularly ones with vision rails as maximum IGU (insulated glass unit) is now 0.75sqm (30%-40%)
- Affects significantly windows below 800mm and above 500mm of the floor (>50%)
- Sidelights to doors

Highlighted below are examples of the main areas affected by the changes.



STAIRWAYS

For anything within 2m from floor level and within 1m horizontally or anything within 2m horizontally of the bottom riser of each flight of stairs safety glass is required.

DOORS AND SIDELIGHTS

For doors, annealed glass can be used up to 0.5m² single glazed, or 0.75m² double glazed. Over these sizes safety glass is required.

For all Bathroom/ Ensuite /Spa Room doors safety glass is required.

For side panels, annealed glass can be used up to 0.5m² single glazed, or 0.75m² double glazed. Over these sizes safety glass is required.





LOW LEVEL GLAZING

The height is now 800mm from floor level increased from 500mm.

This also affects other areas such as Unimpeded Path of Travel, Glazing Safeguarding a Fall and Window Seats.

For any glazing within 800mm of a window seat safety glass is required.

SAFEGUARDING A FALL

Safety glass is required when the lowest point of glazing is within 800mm from floor level.

- The height you are required to use safety glass in a Residential situation has changed from 700mm to 800mm
- From floor level it has changed from between 700mm - 1000mm to 800mm - 1000mm
- Any glass above 1m from the floor level but within 2m from the floor level with no "special conditions" can typically use annealed (breaks into shards of glass)



BATHROOMS

For glazing within 2m safety glass is required (this is one of the clauses that could be amended in the review).

Toilet Rooms (w/c's) are not considered Bathrooms.

For anything within 800mm of a window seat safety glass is required.

POOLS AND SPAS

The safety glass requirement has not changed, but where it is required has. Therefore any glass within 2m horizontally and 2m vertically needs to be safety glass.

LOUVRES

Minimum standard is toughened glass.

Talk to your builder or local Altus Windows team to discuss possible ways to get pricing down on windows and doors under the new standard.

