

NZ BUILDING CODE · CLAUSE E3 INTERNAL MOISTURE

Alternative Solution Statement & wet area installation guide.

Kitchens, laundries and bathrooms count as wet areas under clause E3 of the New Zealand Building Code, and timber flooring is not pre-approved for them. This document sets out how our ATS Timber engineered oak ranges meet the clause through the code's Alternative Solution pathway: what the code asks for, how the floor is built and installed to answer it, and the independent testing that backs the claim. We prepare this documentation for your building consent ourselves.

What clause E3 requires

This Alternative Solution addresses the following performance requirements of NZBC clause E3:

- **E3.3.3** · Floor surfaces of any space containing sanitary fixtures or sanitary appliances must be impervious and easily cleaned.
- **E3.3.5** · Surfaces of building elements likely to be splashed, or become contaminated in the course of the intended use of the building, must be impervious and easily cleaned.
- **E3.3.6** · Surfaces of building elements likely to be splashed must be constructed in a way that prevents water splash from penetrating behind linings or into concealed spaces.

Definitions, as outlined in E3/VM1 & AS1

- **Impervious** · that which does not allow the passage of moisture.
- **Sanitary appliance** · an appliance intended to be used for sanitation which is not a sanitary fixture; included are machines for washing dishes and clothes.
- **Sanitary fixture** · any fixture intended to be used for sanitation: toilets, urinals, bidets, baths, showers, basins, sinks and tubs.

What that means in practice

- All wet area floors must be impervious, including sealed edges, and easily cleaned.
- Wet areas include kitchens, bathrooms, toilets and laundries.
- The wet area is the floor zone within 1.5 metres of any sanitary fixture or sanitary appliance, where water splash is regarded to occur; refer E3/AS1 clause 3.1.1.

A note from us: although this system covers bathrooms, we generally recommend against timber flooring in bathrooms, where steam and moisture levels run far higher than any other room. We would rather say so here than sell you the wrong floor.

How this document is used

For a building consent application, this statement travels with the project documentation as the Alternative Solution for the flooring within wet areas. The test reports referenced through this document are held in full by ATS Design and are available on request, quoted by report number so they can be verified.

The product

ATS Timber is an engineered oak floor. Each board carries a solid oak wear layer over a cross-ply core, with a balancing backing layer underneath and a factory applied UV lacquer on top. The cross laminated construction holds the boards flat through seasonal movement, and the lacquered surface arrives moisture resistant from the factory.

The boards are certified against EN 14342, the European standard for wood flooring, with supporting documentation on file for formaldehyde (measured at roughly a tenth of the E1 limit), reaction to fire (Dfl-s1) and FSC chain of custody. Our certification overview document summarises the full file.

The ranges this document covers

ATS Timber 190

190mm wide boards, 14mm thick with a 3mm solid oak wear layer.

ATS Timber 260

260mm wide boards, 15mm thick with a 4mm solid oak wear layer.

Installation methods in wet areas

ATS Timber is installed in wet areas by either of two methods:

- **Direct adhesive fixing** · a full trowel bed of adhesive bonding every board to the prepared substrate.
- **Floating** · boards laid over a continuous waterproofing membrane and a water-resistant acoustic underlay, moving together as a single raft.

Whichever method is used, every tongue and groove joint within the wet area is glued watertight with D3 rated PVA, and the perimeter is sealed. This document should be read alongside the maker's detailed installation instructions, held on file.

1. Jobsite conditions

- The building must be at a stage where most other trades have completed their work, providing dry, clean internal conditions.
- Room conditions of 10 to 32°C and relative humidity between 40% and 70% present an acceptable internal climate.
- Store flooring boxes flat, out of direct sunlight, on plastic if over concrete, and do not open them until ready to install.
- Before installation, check thoroughly for any moisture ingress that may affect the floor, including subfloors below ground level and gardens or patios near internal floor level.

2. Substrate preparation

i. Concrete

- New slabs shall be cured for at least 28 days, with in-slab relative humidity below 75% before installation begins. Test, do not assume.
- Grind as necessary to address surface weakness and achieve a clean, sound surface.
- The slab shall be flat to within 2mm under a 1m straight edge: grind high spots, and level low spots with a levelling compound over the appropriate primer.
- The surface must be dust free and dry prior to installation.

ii. Timber

- Plywood, particleboard and existing timber floors shall be sound and stable, dry (below 20% moisture content), with any movement or noise addressed before installation.
- Rough sand to remove swollen joints, contaminants and any wax layer, leaving a clean surface.
- For floating installations over a timber subfloor, a fibre cement underlay is first fixed over the subfloor to carry the waterproofing membrane.

3. The waterproofing membrane

*Floating installations in wet areas sit over a continuous liquid applied membrane. We specify the **Bostik DAMPFIX GOLD** system, applied as follows:*

- Prime the prepared substrate with the system primer: Bostik ASA Multiprime on porous surfaces, Bostik N40 on non-porous.
- Detail junctions, internal corners and penetrations with the system's bond breakers and sealants before the field coats go on.
- Apply DAMPFIX GOLD in two coats, the second at right angles to the first, to a finished thickness of up to 2mm.
- Allow a minimum 24 hours cure before the underlay is laid over it.

4. The underlay

Floating boards are laid over a **2mm water-resistant acoustic underlay** across the full floor, over the cured membrane. The underlay carries the raft, evens out minor substrate texture and provides impact sound reduction; a water-resistant grade is required in wet areas so the layer itself never holds moisture.

5. Adhesive, for direct fixing

We specify **Mapei Ultrabond ECO 995**: a premium, 100% solids, one component moisture curing urethane adhesive for wood flooring, providing moisture vapour emission control and sound reduction in a single coat.

- Apply a full trowel bed with the trowel the adhesive manufacturer specifies, held at 45 degrees, working in areas small enough that spread adhesive is never left exposed longer than 35 to 45 minutes.
- Seat boards into the adhesive with a tilt and drop action. Never slide a board through the adhesive: adhesive has memory, and will work a slid board back toward its first point of contact.
- Keep foot traffic off newly laid boards, and weight any areas that need help achieving full contact while the adhesive cures.

6. Laying the floor

1. Plan the layout before any board goes down. Install parallel to the longest exterior wall where possible. End joints stagger by at least 300mm, no board at a wall finishes shorter than 300mm, and boards ripped lengthwise at walls stay as wide as the set-out allows.
2. Never install over existing floor coverings; remove them back to the structural substrate first.
3. **Seal every tongue and groove joint.** In wet areas, apply a continuous bead of D3 rated PVA adhesive into the groove of each joint as it is laid: enough to achieve a water seal along the full length of the joint, without excess squeezing onto the face. We specify Bostik PVA Indoor Outdoor. This is the step that makes the joints impervious, and it applies to both methods without exception.
4. Close joints with a tapping block. No major force should be needed; a board with a damaged joint is replaced, not forced.
5. Cut the final board of each row to length and start the next row with the offcut where it is 300mm or longer.
6. Provide an expansion joint at doorways, remove all spacers at completion, and protect the finished floor from the trades that follow.

Direct adhesive fixing

- Boards are bedded into the full trowel bed of adhesive as described in section 5, joint by joint, with the D3 PVA seal applied as each joint closes.
- Maintain a perimeter expansion gap of 6 to 10mm to every vertical surface: walls, door frames, pipework and cabinetry fixed to the substrate.
- Cover the gap with skirting or scotia at least 12mm thick, fixed to the wall, never to the floor.

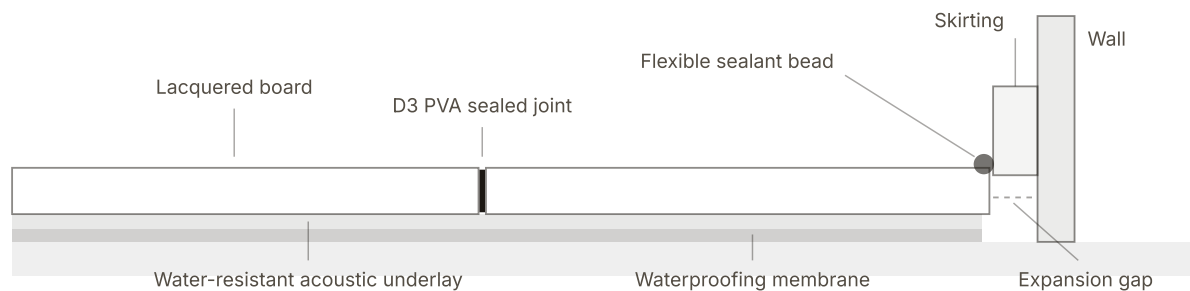
Floating

- Boards are laid over the membrane and underlay build-up from sections 3 and 4, joints glued with the same continuous D3 PVA bead, with no fixing through to the substrate: the floor moves as one raft.
- Maintain a perimeter expansion gap of 10 to 15mm to every vertical surface, covered by skirting or scotia at least 18mm thick, fixed to the wall.
- Never trap a floating floor under fixed joinery. Kitchen islands and cabinetry are fitted first, with the floor running up to them with the standard gap and seal, not under them.

7. Edge detailing

Within the wet area, the junction between the floor and every wall, cabinet, fixture and penetration is sealed with a thin bead of **waterproof flexible sealant**, colour matched where it meets cabinetry. We specify an MS polymer sealant, Bostik Seal N Flex Advance. Silicone is avoided, as silicone residue interferes with any future recoating of the boards.

The sealant closes the splash path at the perimeter while the skirting conceals the expansion gap behind it. The sealant is never applied into the expansion gap at board ends, where the floor must stay free to move.



WET AREA EDGE DETAIL, FLOATING METHOD SHOWN · PROPORTIONS EXAGGERATED FOR THE DIAGRAM

The solution

Clause 3.1.1 of E3/AS1 carries the comment this Alternative Solution is built on:

“Other floor finishes may also be capable of satisfying the performance for impervious and easily cleaned, if installed in a manner that prevents gaps or cracks within the finish and at any parts of its perimeter that are exposed to watersplash, and/or if the surface is sealed with a suitable durable coating. However, such other finishes are outside the scope of this Acceptable Solution.”

Installed as this document describes, the flooring system answers each stated condition:

i. Impervious

- **No gaps or cracks within the finish.** The machined tongue and groove, closed over a continuous bead of D3 PVA adhesive, forms a tight glued joint that does not let moisture pass.
- **No gaps or cracks at the perimeter.** Every edge of the floor within the wet area is sealed with flexible sealant against skirtings, walls, toe kicks, cabinetry, pipes and penetrations.
- **A sealed surface.** The factory UV lacquer is a durable, moisture resistant coating, maintained by ordinary cleaning.
- **A second line of defence.** In floating installations, the continuous waterproofing membrane beneath the underlay protects the substrate even in the event of damage to the floor above.

Independently tested in New Zealand. An IANZ accredited laboratory flooded an assembled sample of the 14mm board and its glued joints for 24 hours to ISO 4760:2022 (modified), with the joints sealed with D3 PVA as this document specifies. No water reached the underside, and every specimen earned the best possible rating for edge swell: grade 1, no change.

NZ WOOL TESTING AUTHORITY MATERIALS LAB ·
REPORT 1623082.3 · JULY 2026 · FULL REPORT ON
REQUEST

ii. Easily cleaned

The lacquered floor is cleaned by conventional methods, as the situation requires:

- Broom or soft brush
- Standard vacuum system
- Well wrung sponge or microfibre mop with proprietary timber floor cleaning products

Never use bleach, abrasive cleaners, or products containing wax or oil. A steam mop shall not be used: it forces heat and moisture into the joints. Keep rubber backed mats off the lacquer, as they can mark it irreversibly.

Exclusions

- The flooring system may not be used within a shower enclosure, or in any application where the floor is immersed in water.
- The flooring is not suitable for exterior use.
- The system is designed for splash and topical moisture, not standing water. Spills are wiped up within a reasonable time, as they would be on any timber floor.

A note on the wording

Water resistant in this document means exactly what the testing shows: water held over the sealed joints for 24 hours without penetration. It does not mean waterproof. No timber floor is waterproof, and we will not tell you otherwise. Installed and maintained as described here, the floor delivers the wet area performance the Building Code asks for, with the timber floor you actually wanted.

Specified products

Role	Product
Flooring adhesive, with moisture vapour control	Mapei Ultrabond ECO 995
Tongue & groove joint sealer	Bostik PVA Indoor Outdoor (D3 rated)
Perimeter flexible sealant	Bostik Seal N Flex Advance
Waterproofing membrane, floating installations	Bostik DAMPFIX GOLD system, with ASA Multiprime or N40 primer
Underlay, floating installations	2mm water-resistant acoustic underlay
Primers & levelling compounds	Per the membrane and adhesive manufacturers' systems

The file behind this document

The specification sheets, the maker's installation guide, the certification file and the full NZWTA moisture test report are all held by ATS Design and available on request. For wet area building consent applications, we prepare the supporting documentation for your project ourselves; ask us and it is handled.