

BGC01 Pre-Painted Metal Wall Cladding to Ground Clearance

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Version 1

Acceptable Solution E2/AS1 Table 18 requires a minimum clearance of 100 mm between the bottom of profiled metal wall cladding and hard paving, and 175 mm to unpaved ground.

Durability, rather than weatherproofness, motivates these clearances. The purpose of clearance between cladding and ground surfaces is to keep the wall cladding free from build-up of vegetation or debris, that may both be corrosive and increase time of wetness.

The Table 18 clearances are, however, no guarantee of Durability compliance. Wall cladding with clearances of up to 1m have been known to corrode prematurely because of site conditions and/or poor maintenance, e.g., when earth has built up against the wall, or rank vegetation is left untended.

On the other hand, even pre-painted metal wall cladding embedded in soil, although showing obvious signs of corrosion, can achieve 15 years compliance.

Pre-Painted wall cladding embedded in dirt after 15 Years



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Premature surface corrosion of wall cladding, although undesirable, does not constitute non-compliance with the performance requirements of NZBC B2. B2/AS1 2.1.1.c) says:

Normal Maintenance may include the replacement of interior and exterior protective coatings. (See overleaf)

The durability of pre-painted steel wall cladding or terminal flashing adjacent to sealed ground will ultimately be determined by site conditions and occupier maintenance, not by arbitrary clearances. Provided clearance is achieved and maintained, appropriately selected pre-painted metal materials can be expected to comply with the 15-year durability requirement of NZBC B2. In unfavourable conditions, or if unmaintained, such cladding may exhibit visible signs of corrosion within a 15-year period.

The following clearances are sufficient for pre-painted profiled metal wall cladding to meet the 15-year durability requirement of NZBC B2:

- **30 mm to sealed ground**
- **100 mm to unsealed ground**

This applies if the area:

- Is not exposed to excessive debris build-up.
- Receives regular maintenance to remove debris.
- Has surface coatings repaired as needed.

The cladding must also be coated to the appropriate **AS/NZS 2728** standard.

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