

## QHAT advisory note – Changes to threshold requirements

CA-GDL-019a

### Removal of level threshold requirement for main entry: effective immediately

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. a level threshold</li> </ul> <p>iv. a means for identifying visitors without the need to open the door</p>

**Level thresholds at the main entry are no longer required. This change will be reflected in the next update of Ngā Paerewa Hoahoa Whare: Design Requirements.**

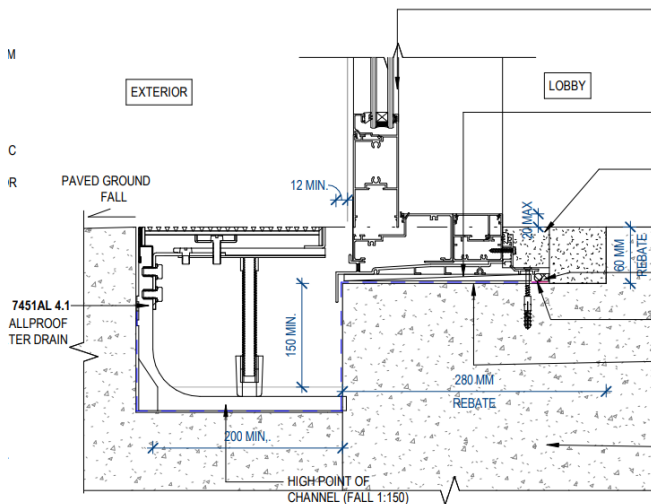
- **Projects briefed from 4 March 2024** do not require a level threshold at the main entry.
- **In-flight projects:** projects currently in design may have this detail removed from the plans if it is practical/economical to do so.
  - Ensure this change is reflected in the plans, or a note made and 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.

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- If requested, provide a 'minor variation' to the Building Consent via the inspector.

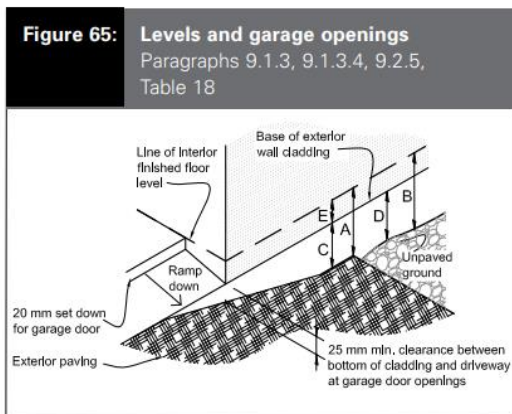
**The exception to this** is circumstances where a level threshold is required for compliance with NZ Building Code, or where ramped access is provided to a dwelling entrance (i.e. for accessibility purposes) in which case a level threshold should be provided.

## Typical example of current main entry threshold detail



Bader Ventura consent set

## Compliant threshold



**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
Concrete slab	100	150	150	225	100	175	50
Timber floor	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

From floor level (or bottom of slab recess of a recessed front door is used) to concrete entry path level:

- At least 100mm where brick cladding is used

- At least 150mm for all other cladding types.

**Note:**

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

## Related document and sections

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

**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	Reason for change
V01	New

### SME review

Name	Designation	Date
Kendyl Drummond	Senior Advisor - Quality Homes	25/03/2024

### Endorsers

Legal		Date
Henry Clayton	Associate General Counsel Public Law	28/03/2024
Business Owner		Date
Andrea Duncan	Manager - Quality Homes Advisory	25/03/2024

## Keywords for Atamai

## Information architecture

CA - Core Assets > Develop property assets > Guidelines