

Auckland Council continues to see examples of shoddy building work, including but not limited to

- poorly set out foundations (out of square; out of level; incorrect dimensions)
- poorly laid block work (steel work not tied; cells not cleaned, blocks out of alignment)
- slabs (failure to vibrate concrete properly after placement)

If foundations and slabs are incorrectly set out, the issues compound and lead to problems with the framing, cladding and linings.

As the old adage goes, a picture tells a thousand words!



Steel in masonry should be continuous and tied together to provide tensile strength once the concrete is poured.



Cells should be clean and free of mortar; steel should be placed centrally in the block cell



Drainlayer's often undermine the foundations of the building by excavating too close to the building



Reinforcing steel exposed at the edge of a slab due to lack of vibration



Poorly set out foundations leaving inadequate room to attach the bottom plate, which should be sitting on the edge of the slab not overhanging it as in the photo!



Poorly set out foundations resulting in the building being too small; site concrete added to edge of floor slab. Among other things this will lead to moisture ingress.



Original steel placement incorrect; steel starter bar bent over and new rod inserted



Lack of protection to waste pipe



Steel placement incorrect (outside of block wall)