

# Juralco Edgetec® Single Disc Anchor Balustrade System

## BPIR Declaration

Version: 7-22 v1

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### Designated building product: Class 2

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### Declaration

Davidson's Limited trading as HomePlus Rotorua has provided this declaration to satisfy the provisions of Schedule 1(d) of the Building (Building Product Information Requirements) Regulations 2022.

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### Product/system

<b>Name</b>	Juralco Edgetec® Single Disc Anchor Balustrade System
<b>Line</b>	
<b>Identifier</b>	

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### Description

The Juralco Edgetec® Single Disc Anchor Balustrade is a Frameless Glass Balustrade system designed for 12mm, 15mm Toughened Glass, 15.2mm, 17.2mm Laminated Glass and 13.52mm, 17.52 SentryGlas. All Faced fixed and for Residential or Commercial use. The system is extremely versatile and can be made in a range of configurations to suit most modern architectural requirements.

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## Scope of use

Edgetec Single Disc Anchor balustrade is suitable for deck and balcony barriers, pool fencing, internal stairways or landings and can be fixed to timber (including waterproof decks), concrete, and steel.

Suitable for:

- Residential and Domestic Occupancy types A, A Other, and C3
- Commercial Occupancy types B, E, and C3

A hidden fixing detail is standard for Single Disc Anchor fixings.

This installation manual details the documents the Juralco Edgetec® Single Disc Anchor Balustrade System refers to in relation to the New Zealand Building Code, the manufacturer's documents, products used in the System, requirements in relation to fixing and surface finishing.

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## Conditions of use

- Only extrusions, components and hardware supplied by or specified by JABP may be used in the Juralco Edgetec® Single Disc Anchor Balustrade System.
- Aluminium extrusions, components, and hardware – unless specified are manufactured to 6060 T5 specifications.
- Stainless Steel components, hardware, fixings – all components to 316 grade.
- Glass - all Glass used in the Juralco Edgetec® Single Disc Anchor Balustrade System must conform to the specifications as listed in the Juralco Edgetec® Single Disc Anchor Balustrade System manual with each panel conforming to AS/NZS 2208 and as confirmed by the Safety Stamp detailing the manufacturer's description and licence number.
- The Juralco Edgetec® Single Disc Anchor Balustrade System must only be installed in accordance with the Juralco Edgetec® Single Disc Anchor Balustrade System manual.
- Any deviation from that specified in the Juralco Edgetec® Single Disc Anchor Balustrade System manual must only be in accordance with the site-specific PS1 with site-specific calculations and drawings listing the non-standard details.
- The Juralco Edgetec® Single Disc Anchor Balustrade System must only be fabricated/installed by a Juralco approved fabricator.
- Upon completion of the installation the fabricator must supply the owner with a PS3 (Construction).

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## Relevant building code clauses

**B1 Structure** — B1.3.1, B1.3.2, B1.3.3 (c, f, h, j, m), B1.3.4

**B2 Durability** — B2.3.1 (a), B2.3.2 (a, b)

**D1 Access Routes** — D1.3.3 (j, k)

**F2 Hazardous building materials** — F2.3.1, F2.3.3

**F4 Safety from falling** — F4.3.1

**F9 Means of restricting access to residential pools** — F9.3.1, F9.3.3

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## Contributions to compliance

### NZBC Compliance

- The Juralco Edgetec® Single Disc Anchor Balustrade System has been reviewed by Lautrec Technology Group Ltd to demonstrate compliance with the structural requirements of the New Zealand Building Code and NZS 1170: 2002 occupancy A, B, E, A Other and C3, NZS 3604 Low, Medium, High, Very High and Extra High Wind Zones, to a maximum ULS wind load of 2.5kPa
- The Structural Engineering design includes the requirements of B1 Structure, B2 Durability, F2 Hazardous material, and F4 Safety from falling, all from the Building Code.
- Verification Method B1 / VM1, B2/AS1, F4 / AS1
- All Glass used in the Juralco Edgetec® Single Disc Anchor Balustrade System must conform to AS/NZS 2208.
- Complies with NZS 4223.3.2016
- Separation of dissimilar materials (as relates to B2 compliance) have been reviewed. For other combinations refer to NZS 3604:2011 Section 2.3.3 Separation and Section 4 Durability.

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## Supporting documentation

The following additional documentation supports the above statements:

<b>BA Edgetec® Single Disc Balustrade System</b>	7-22 v1	<a href="https://www.homeplus.co.nz/assets/Uploads/resources/BA-Edgetec-Single-Disc-Balustrade-System-7-22-v1.pdf">https://www.homeplus.co.nz/assets/Uploads/resources/BA-Edgetec-Single-Disc-Balustrade-System-7-22-v1.pdf</a>
<b>Producer Statement Request</b>	7-22 v1	<a href="https://ps1.homeplus.co.nz/">https://ps1.homeplus.co.nz/</a>
<b>HomePlus Warranty</b>	11 December 2023	<a href="https://www.homeplus.co.nz/warranty/">https://www.homeplus.co.nz/warranty/</a>
<b>Balustrade Care and Maintenance</b>	11 December 2023	<a href="https://www.homeplus.co.nz/warranty/care-and-maintenance/balustrade-care-and-maintenance/">https://www.homeplus.co.nz/warranty/care-and-maintenance/balustrade-care-and-maintenance/</a>

For further information supporting Juralco Edgetec® Single Disc Anchor Balustrade System claims refer to our website.

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## Contact details

<b>Manufacture location</b>	New Zealand
<b>Legal and trading name of manufacturer</b>	Davidson's Limited trading as HomePlus Rotorua
<b>Manufacturer address for service</b>	71 Marguerita Street, Rotorua 3010
<b>Manufacturer website</b>	<a href="https://www.homeplus.co.nz/find-us/rotorua/">https://www.homeplus.co.nz/find-us/rotorua/</a>
<b>Manufacturer email</b>	rotorua@homeplus.co.nz
<b>Manufacturer phone number</b>	07 348 6383
<b>Manufacturer NZBN</b>	9429040040097

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## Responsible person

As the responsible person as set out in Regulation 3, I confirm that the information supplied in this declaration is based on information supplied to the company as well as the company's own processes and is therefore, to the best of my knowledge, correct.

I can also confirm that Juralco Edgetec® Single Disc Anchor Balustrade System is not subject to a warning or ban under [s26 of the Building Act](#).

Signed for and on behalf of **Davidson's Limited trading as HomePlus Rotorua:**

*Shaun O'Donnell*

Shaun O'Donnell  
DIRECTOR/OWNER  
December 2023

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**DAVIDSON'S LIMITED TRADING AS HOMEPLUS ROTORUA**  
71 Marguerita Street, Rotorua 3010 New Zealand  
07 348 6383 | <https://www.homeplus.co.nz/find-us/rotorua/>

# Appendix

## BPIR Ready selections

**Category:** Balustrades systems

	Yes	No
Use as pool fencing	×	
Provides an accessible handrail	×	
Use of glass or other brittle material	×	

## Building code performance clauses

### B1 Structure

B1.3.1

*Buildings, building elements and sitework* shall have a low probability of rupturing, becoming unstable, losing equilibrium, or collapsing during *construction* or *alteration* and throughout their lives.

B1.3.2

*Buildings, building elements and sitework* shall have a low probability of causing loss of amenity through undue deformation, vibratory response, degradation, or other physical characteristics throughout their lives, or during *construction* or *alteration* when the *building* is in use.

B1.3.3

Account shall be taken of all physical conditions likely to affect the stability of *buildings, building elements and sitework*, including:

- (c) temperature
- (f) earthquake
- (h) wind
- (j) impact
- (m) differential movement

#### B1.3.4

Due allowances shall be made for:

- a. the consequences of failure,
- b. the intended use of the *building*,
- c. effects of uncertainties resulting from *construction* activities, or the sequence in which *construction* activities occur,
- d. variation in the properties of materials and the characteristics of the site, and
- e. accuracy limitations inherent in the methods used to predict the stability of *buildings*.

## B2 Durability

#### B2.3.1

*Building elements* must, with only normal maintenance, continue to satisfy the performance requirements of this code for the lesser of the *specified intended life* of the *building*, if stated, or:

- (a) the life of the building, being not less than 50 years, if: those building elements (including floors, walls, and fixings) provide structural stability to the building, or those building elements are difficult to access or replace, or failure of those building elements to comply with the building code would go undetected during both normal use and maintenance of the building

#### B2.3.2

Individual *building elements* which are components of a *building* system and are difficult to access or replace must either:

- (a) all have the same durability
- (b) be installed in a manner that permits the replacement of building elements of lesser durability without removing building elements that have greater durability and are not specifically designed for removal and replacement

## D1 Access Routes

#### D1.3.3

Access routes shall:

- (j) have smooth, reachable, and graspable handrails to provide support and to assist with movement along a stair or barrier
- (k) have handrails of adequate strength and rigidity as required by Clause B1 Structure

## **F2 Hazardous building materials**

### F2.3.1

The quantities of gas, liquid, radiation, or solid particles emitted by materials used in the *construction* of *buildings*, shall not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space.

### F2.3.3

Glass or other brittle materials with which people are likely to come into contact shall:

- a. if broken on impact, break in a way which is unlikely to cause injury, or
- b. resist a reasonably foreseeable impact without breaking, or
- c. be protected from impact.

## **F4 Safety from falling**

### F4.3.1

Where people could fall 1 metre or more from an opening in the external envelope or floor of a *building*, or from a sudden change of level within or associated with a *building*, a barrier shall be provided.

## **F9 Means of restricting access to residential pools**

### F9.3.1

*Residential pools* must have or be provided with physical barriers that restrict access to the pool or the *immediate pool area* by unsupervised young children (i.e., under 5 years of age).

### F9.3.3

A barrier surrounding a *pool* *must* have no permanent objects or projections on the outside that could assist children in negotiating the barrier. Any gates must

- a. open away from the pool; and
- b. not be able to be readily opened by children; and
- c. automatically return to the closed position after use.