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2011/001: Refusal to issue a code compliance certificate for a partly-completed house constructed under the supervision of a building certifier

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Abbreviation

2011/001

Valid from

10/01/2011

Information provider

Ministry of Business, Innovation and Employment

Information type

Determination

Format

PDF

Description

This determination arose from the decision of the authority to refuse to issue a code compliance certificate for a house shell that was partly completed because it was not satisfied that it complied with certain clauses of the Building Code.

The refusal arose because the building work had been undertaken under the supervision of Bay Building Certifiers which was duly registered as a building certifier under the former Building Act 1991, but which ceased operating as a certifier during the construction of the house shell.

The authority was also concerned about the age of the house shell considering the work was completed four to six years prior to the application for determination.

The matter determined was whether the authority was correct to refuse to issue a code compliance certificate for the building work completed to date.

The following were considered:

1. Whether the external claddings to the house shell complied with Clause B2 Durability and Clause E2 External Moisture of the Building Code;
2. Whether the house shell complied with Building Code Clauses B1 Structure, B2 Durability (as it applies to B1), G12 Water Supplies, G13 Foul Water and H1 Energy Efficiency;
3. Whether the elements that made up the house shell complied with Building Code Clause B2 Durability, taking into account the age of the house shell.

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