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2011/020: The refusal to amend a building consent for remedial work to a 12 year-old house with monolithic cladding

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Abbreviation

2011/020

Valid from

09/03/2011

Information provider

Ministry of Business, Innovation and Employment

Information type

Determination

Format

PDF

Description

This determination arises from a decision by the authority to refuse to grant an amendment to a building consent for proposed remedial work to a 12-year-old house, because it is not satisfied that the proposed repairs will comply with certain clauses of the Building Code. The authority's concerns relate to the weathertightness and durability of the proposed repair work, and the condition of the original timber framing. The matter to be determined is therefore whether the authority's decision to refuse to issue an amendment to the building consent for the proposed repairs is correct. In deciding this matter, the following must be considered: Matter 1-Whether the remedial work proposed for the external envelope of the house will result in the external claddings (the claddings) complying with Clause B2 Durability and Clause E2 External Moisture of the Building Code. This matter also includes whether the proposed repairs will result in the timber framing complying with Clause B1

Structure of the Building Code. Matter 2-Whether the elements that make up the building work not affected by the remedial work comply with Building Code Clause B2 Durability, taking into account the age of the house.

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