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- [Home Home](#)
- [About this portal](#)
- [Latest updates](#)

Print

[Save](#)

Email

[Resource detail](#)

[Citations](#)

2011/031: Refusal to issue code compliance certificate for a 7 year-old house completed under the supervision of a building certifier

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Abbreviation

2011/031

Valid from

08/04/2011

Information provider

Ministry of Business, Innovation and Employment

Information type

Determination

Format

PDF

Description

This determination arises from the authority's decision to refuse to issue a code compliance certificate for a 7-year-old house because it was not satisfied that the house complied with the Building Code. The refusal arose because at the time of construction no pre-plaster or cladding inspections were undertaken and the building work been undertaken under the supervision of Bay Building Certifiers Ltd (the building certifier), which was duly registered as a building certifier under the former Building Act 1991, but which ceased operating as a certifier before it had issued a code compliance certificate for the work. The matter for determination is whether the authority was correct in its decision to refuse to issue a code compliance certificate. In deciding this, the following must be considered: 1-Whether the external envelope of the dwelling (the external envelope) complies with Clause B2 Durability and Clause E2 External Moisture of the Building Code. The external envelope

includes the components of the systems (such as the plaster and fibre-cement claddings, the windows, the roof tiles and the flashings), as well as the way the components have been installed and work together; 2-Whether the building work complies with the other relevant clauses of the Building Code; 3-Whether the elements that make up the building work comply with Clause B2 Durability of the Building Code, taking into account the age of the house. This determination therefore considers whether it is reasonable to issue a code compliance certificate for the building work.

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