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## 2011/032: Refusal to issue a code compliance certificate for an 8 year-old house

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### Abbreviation

2011/032

### Valid from

13/04/2011

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### Information provider

Ministry of Business, Innovation and Employment

### Information type

Determination

### Format

PDF

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### Description

This determination arises from the decision of the authority to refuse to issue a code compliance certificate for an 8-year-old house, because it is not satisfied that the building work complies with the Building Code. The refusal arose because the authority has concerns about: the adequacy of inspections undertaken during construction; the compliance of the house with certain clauses of the Building Code, relating to weathertightness of the building envelope and the adequacy of the structural elements; and the durability of the building work as it was substantially completed in 2003. The matter to be determined is therefore whether the authority was correct to refuse to issue a code compliance certificate. In deciding this, the following must be considered: 1-Whether the external building envelope of the house complies with Clause B2 Durability and Clause E2 External Moisture of the Building Code. The building envelope includes the components of the systems (such as the plywood cladding, the profiled metal cladding, the concrete block walls, the windows, the decks, the roof cladding and the flashings), as well as the way the components have been installed and work together; 2-Whether the house complies with Clause B1 Structure of the Building Code, taking into account the level of oversight provided by the engineers and the authority during construction; 3-Whether the building elements comply with Clause B2 Durability of the Building Code, taking into account the age of the house.

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