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2011/039: Refusal to issue a code compliance certificate for a 14 year-old house with timber weatherboards and brick veneer

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Abbreviation
2011/039
Valid from
20/04/2011

Information provider
Ministry of Business, Innovation and Employment
Information type
Determination
Format
PDF

Description

This determination arises from the decision of the authority to refuse to issue a code compliance certificate for a 14-year-old house, because it is not satisfied that the building work complies with the Building Code. The refusal arose because the authority cannot locate some of its inspection records and therefore has no evidence that all required inspections had been completed; and the authority also has concerns about the compliance of the house with relevant clauses of the Building Code and the age of the building work substantially completed in 1996. 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 brick veneer, the

weatherboards, the windows, the deck, 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 the remaining relevant clauses of the Building Code; 3-Whether the building elements comply with Clause B2 Durability of the Building Code, taking into account the age of the house. Although the applicant and the builder maintain that the authority carried out all relevant inspections during construction of the house, most of the inspection records cannot now be located. The authority has concluded that all of the required inspections were not completed.

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