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2011/118: The refusal to issue a code compliance certificate and the issue of a notice to fix for a 10 year-old house

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Abbreviation

2011/118

Valid from

23/12/2011

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 and to issue a notice to fix for a 10-year-old house because it was not satisfied that the building work complied with certain clauses of the Building Code. The authority's concerns primarily relate to the weathertightness of the exterior building envelope of the altered house. The matter to be determined is therefore whether the authority was correct in its decision to refuse to issue a code compliance certificate and to issue a notice to fix for the house. In deciding this matter, the following must be considered: 1-Whether the external claddings to the house (the claddings) comply with Clause B2 Durability and Clause E2 External Moisture of the Building Code; 2-Whether the house complies with other Building Code clauses identified in the notice to fix (C Fire safety, F4 Safety from falling and G12 Water supplies). The notice to fix cited Clause H1 Energy efficiency of the Building Code, although there are no specific identified items relating to this clause. The notice also cited contraventions of Clause B1 Structure and Clause E1 Surface water.

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