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2012/005: The refusal to issue a code compliance certificate and the issue of a notice to fix for a relocated and altered house

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Abbreviation

2012/005

Valid from

30/01/2012

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 8-year-old alterations to a relocated 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, it must be considered whether the alterations comply with the relevant Building Code clauses (B2 Durability, C Fire safety, E2 External moisture, F4 Safety from falling, G9 Electricity, G12 Water supplies and G13 Foul water).

The notice to fix also cites contraventions of Clause H1 Energy efficiency, although there are no specific items relating to this clause.

The notice to fix also states that the applicant may apply to the authority for a modification of the durability requirements to allow durability periods to commence from the date of substantial completion in January 2003.

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