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2012/008: The issue of a notice to fix in respect of 14 year-old additions and alterations to a house

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Abbreviation

2012/008

Valid from

13/02/2012

Information provider

Ministry of Business, Innovation and Employment

Information type

Determination

Format

PDF

Description

This determination arises from the authority's decision to issue a notice to fix because it was not satisfied that the additions and alterations to the house complied with certain clauses of the Building Code. The authority's concern relates primarily to the weathertightness of the additions to the house and of the stand alone garage. The matter to be determined is therefore whether the authority was correct in its decision to issue a notice to fix for the house. In deciding this, the following must be considered: 1-Whether the external cladding to the house and stand alone garage (the cladding) complies with Clauses E2 External Moisture and B2 Durability of the Building Code. The cladding includes the components of the systems (such as the wall claddings, the windows, the roof claddings and the flashings), as well as the way the components have been installed and work together, including junctions with existing building work; 2-Whether the house and stand alone garage comply with the other relevant Building Code clauses identified in the the notice to fix: B1 Structure, C1 Outbreak of Fire, F7 Warning Systems, G12 Water Supply, G13 Foul Water and H1

Energy Efficiency.

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