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2012/012: The issue of a notice to fix for a 6 year-old garage addition to a house

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Abbreviation
2012/012

Valid from
23/02/2012

Information provider
Ministry of Business, Innovation and Employment

Information type
Determination

Format
PDF

Description

The matter to be determined is therefore whether the authority was correct in its decision to issue a notice to fix for the garage addition. In deciding this matter, it must be considered whether the external claddings to the garage addition (the claddings) comply with clauses B2 Durability and E2 External Moisture of the Building Code. The claddings include the components of the exterior building envelope (such as the weatherboards, the doors, the roof deck membrane and the flashings), as well as the way the components have been installed and work together. The notice to fix also cited contraventions of Clause B1 Structure, which I have taken as relating to potential structural implications associated with weathertightness. The notice to fix refers to documents required to assist with confirmation of compliance and 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.

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