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2013/060: Regarding the refusal to issue a code compliance certificate for a 10 year-old house with a concrete tile roof

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Abbreviation

2013/060

Valid from

30/09/2013

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 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 about the compliance of the building work relate primarily to the weathertightness and durability of the roofing. The matter to be determined is therefore whether the authority was correct to refuse to issue a code compliance certificate. In deciding this, I must consider: 1-Whether the roof cladding to the house complies with Clause B2 Durability and Clause E2 External Moisture of the Building Code. The roofing includes the components of the system (such as the concrete tiles, the gutters and spouting and the flashings), as well as the way the components have been installed and work together; 2-Whether the relevant building work complies with the following Building Code clauses: E3 Internal moisture, G9 Electricity, and G12 Water supplies. The authority has expressed concerns about possible deterioration of concealed elements, which I take to mean any potential structural implications

associated with the weathertightness of the roof.

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