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# 2013/061: Regarding the issuing of two notices to fix and the code compliance of a two-coat plaster cladding system for an 11 year-old motel complex

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Abbreviation  
2013/061

Valid from  
01/10/2013

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Information provider  
Ministry of Business, Innovation and Employment

Information type  
Determination

Format  
PDF

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Description

This determination arises from the decision of the authority to issue two notices to fix in regard to a motel complex. The authority issued the notices as it was not satisfied that the building work complies with certain clauses of the Building Code. The two notices to fix refer to non-compliance with Clauses B1 Structure, B2 Durability, C1-4 Protection from fire, E1 Surface water, E2 External moisture, F4 Safety from falling and H1 Energy efficiency. However the applicant limited the application for determination to compliance of the cladding, and in particular the weathertightness of the solid plaster system as installed. The matter to be determined therefore is whether the authority correctly exercised its powers of decision when it issued two notices to fix in regard to building consent No ABA20020518 on the basis of non-compliance with Clauses E2 and B2 of the Building Code. In making this decision I must consider whether the two-coat plaster system applied to the

walls of the complex complies with Clauses B2 Durability and E2 External Moisture of the Building Code. I have not considered any other building elements or other clauses of the Building Code in this determination.

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