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2014/013:Regarding the refusal to issue a code compliance certificate and the issue of a notice to fix a 13 year-old house with monolithic cladding

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Abbreviation

2014/013

Valid from

21/02/2014

Information provider

Ministry of Business, Innovation and Employment

Information type

Determination

Format

PDF

Description

Regarding the refusal to issue a code compliance certificate and the issue of a notice to fix a 13 year-old house with monolithic cladding at 28 Downing Street, Crofton Downs, Wellington

Scope

This determination arises from the decision of the authority to refuse to issue a code compliance certificate for the 13-year-old house because it was not satisfied that the building work complied with certain clauses of the Building Code (First Schedule, Building Regulations 1992). The authority's concerns regarding compliance of the building work relate to the weathertightness of the claddings.

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 whether the external building envelope of the house complies with Clause B2 Durability and Clause E2 External Moisture of the Building Code. The building the envelope includes the components of the systems (such as the monolithic cladding, the windows, the roof claddings, the attached deck and the flashings), as well as the way the components have been installed and work together. This matter also includes Clause B1 in regard to the upper deck.

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