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## 2015/015: The refusal to issue a code compliance certificate for a 16 year-old house with monolithic and brick veneer claddings

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### Abbreviation

2015/015

### Valid from

06/05/2015

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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 refuse to issue a code compliance certificate for a 16-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 exterior cladding, given the building's age.

The matter to be determined is therefore whether the authority was correct to refuse to issue the code compliance certificate.

In deciding this matter, consideration was given to:

1. Whether the external building envelope of the house complies with Clause B2 Durability and Clause E2 External moisture of the Building Code that was in force at the time the consent was issued. The building envelope includes the components of the systems (such as the monolithic wall cladding, the brick veneer, the windows and the roof cladding) as well as the way the components have been installed and work together;
2. Whether other items identified by the authority comply with relevant Building Code clauses: namely Clauses B1 Structure, G9 Electricity, G12 Water supplies, and G13 Foul Water. And whether items noted by the expert and the property inspection company during their inspections comply with Clauses E3 Internal moisture, and H1 Energy efficiency.

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