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2015/080: Regarding the refusal to issue a code compliance certificate for a 14 year-old prefabricated outbuilding

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Abbreviation

2015/080

Valid from

03/12/2015

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 14-year-old garage/ storeroom 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 about the compliance of the building work relate primarily to the structure and weathertightness of the outbuilding, given the building's age.

The matter to be determined is therefore the exercise of the authority's power of decision in refusing to issue the code compliance certificate for the reasons given in its refusal dated 14 July 2015. In deciding this matter, the following were considered:

1. Whether the external building envelope of the outbuilding 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 metal wall cladding, the windows and the roof cladding) as well as the way the components have been installed and work together. Structural implications related to weathertightness are included within this matter;

2. Whether other items identified by the authority comply with the relevant clauses of Building Code: namely Clauses B1 Structure, E1 Surface Water and H1 Energy Efficiency.

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