

OIR: 2223/547

30 May 2023



Tēnā koe

Request for Information under the Local Government and Official Information and Meetings Act 1987 (the Act) (the LGOIMA)

Thank you for your email of 12 May 2023. On 18 May we sought clarification from you regarding your request and you confirmed on the same day that you required ***“information about removing and reinstating cladding because the building is being “upgraded”. The cladding is being changed from monolithic to a cladding over a cavity.”*** Our responses to each of your questions are below.

- 1. I wondered if you would be kind enough to forward me all the council documents that relate to the consenting, inspection and CCC where the removal of cladding is concerned.***

The council does not have a specific set of documentation for consenting, inspection, and granting a code compliance certificate where cladding is changed from monolithic cladding to a new cladding over a cavity.

Each building consent, including for removal and upgrading of external cladding on a building, is assessed for compliance with relevant New Zealand Building Code clauses based on details included in the building consent application. This information needs to be supplied by an owner or their agent.

Processing of these applications is done using an on-line building consent assessment system called Go Get. Go Get is also used for the inspection of an approved building consent and issuing of CCC process.

Depending on what is being put forward by an applicant the proposed recladding of the building may be assessed against the relevant Acceptable Solutions for Building Code clause E2 External Moisture. An example would be if the new cladding was timber weatherboard.

If the new cladding system is not covered by the Acceptable Solution, the applicant needs to supply information from suitable sources such as technical opinions (E.G. BRANZ Appraisal) or manufacturers installation guidelines.

The inspection and issuing of the CCC for work covered by an approved building consent will be in accordance with details included in the granted consent. Changes to consented work will need to be covered by an approved amendment before the additional work is started.

To assist with your enquiry, attached are links to information we hold on our council website:

[Guidelines - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://kapiticoast.govt.nz)

[Inspections - Kāpiti Coast District Council \(kapiticoast.govt.nz\)](http://kapiticoast.govt.nz)

2. I would also be grateful of any procedures associated where the cladding is < 15 years vs where it was installed > 15 years ago. Does council treat this differently?

As noted, a building consent is assessed based on the information supplied by the applicant. We do not have any additional procedures where cladding being removed is more than 15 years old.

If the existing cladding regardless of age has failed, the council may require the applicant to engage the services of a suitably qualified person to undertake an assessment on the condition of the building. The aim is to determine if additional work such as remediation of structural elements is required.

If remediation is required and the amount of remediation is more than minor, it is likely this work will require an amendment to the granted building consent. This amendment will need to be granted by the council before the remediation can commence.

I hope I have answered your request, otherwise you have the right to request the Ombudsman to review this decision. Complaints can be sent by email to info@ombudsman.parliament.nz, by fax to (04) 471 2254, or by post to The Ombudsman, PO Box 10152, Wellington 6143.

If you have further questions, please contact Building Team Manager Steve Cody at: steve.cody@kapiticoast.govt.nz

Ngā mihi



James Jefferson

Group Manager Regulatory Services
Te Kaihautū Ratonga Whakaritenga