

Code Compliance Certificates

What is a Code Compliance Certificate (CCC)?

A Code Compliance Certificate (CCC) is the final approval that all works undertaken comply with the building consent. You must apply for a CCC after all work has been completed. This is an important document and should be retained for future reference.

What do I need to have finished before a Code Compliance Certificate can be approved?

All wet areas need to be finished, ground levels need to be finished, all exterior levels need to be finished. Building Control Officers need to be given all relevant Producer Statements, Electrical Certificates, and as-laid drainage plans. All exterior areas need to be painted.

Application for Code Compliance Certificate

An application for a CCC is required to be made. An application form for this is found in your building consent pack if you have applied for a consent. Forms are available from each Council office.

How long does it take to issue a Code Compliance Certificate after the inspection has passed?

Council has 20 working days after application of Code Compliance Certificate has been received to decide whether to issue or refuse to issue a Code Compliance Certificate.

Why should I get a Code Compliance Certificate?

CCC's are important. When you sell your property a CCC shows the buyer that the building or renovations were done properly and to the Building Code. If you build a house or unit for the purpose of selling it immediately (i.e. act as a residential property developer) the Building Act prohibits you from selling the property without a Code Compliance Certificate.

Sales by Residential Property Developers Section 364

Section 365 of the Building Act 2004 introduces important consumer protection measures covering the sale of household units by residential property developers or 'spec builders'. It is an offence for a residential property developer to complete the sale, or allow a purchaser to take possession of a household unit before a Code Compliance Certificate has been issued.

Effectively, this makes it the developer's responsibility to fix any faults before sale. A person who commits an offence under section 364 is liable to a fine of up to \$200,000. This fine applies to each household unit sold without a Code Compliance Certificate. If a development included five units and each unit was sold without a Code Compliance Certificate, the developer is liable for a fine of up to \$1 million.

Commercial and Industrial Properties

If your building is open to the public, the building cannot be used/occupied until a Code Compliance Certificate is issued. This is because public premises generally have systems within the building for the safety and well-being of building users (these systems are called specified systems). In certain circumstances it may be possible to apply for a Certificate for Public Use, which will allow a building to be used before the Code Compliance Certificate is granted. Each application will be considered on a case-by-case basis.