



BUILDING CONSENT AUTHORITY

**T-14.2 BUILDING WITH A SPECIFIED INTENDED LIFE
(building consent authority function)**

Roles and Responsibilities

- **TEAM LEADER BUILDING**
To provide policy and procedures to be followed for dealing with buildings with a specified intended life of 50 years or less.
- **SENIOR CONSENTS OFFICER**
To provide and maintain appropriate audit processes and procedures.

To be satisfied on reasonable grounds that the requirements of section 113 are met and ensure appropriate conditions are included in the building consent when granted.
- **BUILDING OFFICER**
To ensure a condition is placed on each building consent that involves buildings that have an intended life of *less than 50 years* requiring them to be altered, removed or demolished on or before the end of the specified intended life.
- **ADMINISTRATION**
To ensure a condition has been placed on building consents where the intended life is specified *less than 50 years*.

Background

- Section 113 applies to all proposed buildings that have an intended life of 50 years or less.

<p>NPDC Building Consent Authority</p>	<p>Location: Quality Manual</p>	<p>Authorised By: Peter Scantlebury Responsibility: Senior Consents Officer</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">NPDC Controlled Document</p>	<p>Version No: 2</p>
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NPDC Controlled Document

- Section 113 requires that, in the case of a building consent where the intended life of a building is 50 years or less, the consent must be granted by a building consent authority.
- The building consent authority must impose a condition requiring the building to be demolished, removed or altered on or before the end of the specified intended life.
- The building consent authority should develop a mechanism for tracking consents affected by this condition to ensure the condition imposed is met.
- This condition will apply to all building consents for building work such as installation of inbuilt or free-standing heating appliances (fires) and hot water cylinders. These elements will require demolishing, removing, altering or having their intended lives extended on or before the end of the specified intended life.
- The building consent authority should also consider providing this information in both land and project information memoranda. Both present and future owners should be informed of the length of life left in the building before they are required to remove, demolish or alter it.
- When the building consent authority receives an application to alter an existing building it will need to assess whether the existing building is suitable for the proposed work ie, that the proposed alteration has a life span that is commensurate with the specified intended life stated on the building consent application for the alteration. This should be determined and advised during the project information memorandum process.
- If the existing building does not have a life span that is commensurate with that stated on the building consent application for the proposed alteration work, the building consent authority may:
 - refuse the consent, or
 - request that the specified intended life on the application be amended downward to ensure it is commensurate with the existing building, or
 - require elements of the existing building that are being relied upon to support the proposed alteration work to be upgraded to ensure the life of these elements will be commensurate with that of the proposed building work, or
 - require the owner to apply for an extension of life of the existing building (section 116) prior to applying for consent.

The above options should be noted on the project information memoranda that relate to alteration work.

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Procedure

1 IF ALTERATION – REFERENCE PROPERTY FILE TO CHECK EXISTING DETAILS

- 1.1 Only a building consent authority can grant a building consent for a building that has a specified intended life of 50 years or less.
- 1.2 The building officer will first need to determine whether the application is for an alteration or for a new building. If the application involves an alteration, the property file will need to be checked to determine whether there is any outstanding or uncompleted building consents and, if so, whether it/they relate to work associated with the building consent application.
- 1.3 If there are outstanding building consents and this impacts on the proposed work, the building consent authority should decline the application. The applicant should be advised that the building work associated with prior building consents needs to be completed and CCC issued before consent for new work will be granted.
- 1.4 Once a request to undertake a final inspection is received, the building consent authority will inspect the work and, if satisfied, arrange issue of the code compliance certificate. If not satisfied a notice to fix should be issued.

2 CONSIDER WHETHER THE SPECIFIED INTENDED LIFE IS REALISTIC

- 2.1 The building officer processing the application will need to consider whether the specified intended life nominated on the application form is realistic. Careful consideration should be given to determining whether the materials or systems specified will satisfy Building Code durability provisions.
- 2.2 If the application involves alterations, an assessment of the existing structure may be necessary to determine whether existing elements or systems that are intended to be relied upon to satisfy structural or durability provisions have the requisite integrity to enable Building Code compliance to be achieved.

3 APPLY CONDITIONS

- 3.1 If the building officer is satisfied compliance will be achieved, the building consent may be approved subject to any conditions that the building consent authority deems necessary.
- 3.2 It is mandatory that the building consent authority applies a condition that the building be removed, demolished or altered on or before the end of the specified intended life.

4 ISSUE BUILDING CONSENT

- 4.1 Once conditions are applied, the building consent may be granted in accordance with T-25.

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Notes

NPDC Controlled Document

Version No: 2

NPDC Building Consent Authority	Location: Quality Manual	Authorised By: Peter Scantlebury Responsibility: Senior Consents Officer	
Introduction Date: 2 August 2006	Issue Date: 6 March 2007 Review Date: 6 September 2007	File Name: T-14.2	Page 4 of 4