

Doc Ref TS-14 2 Buildings with Specified Intended Life-NV

Date 20/05/2008

TS-14.2 BUILDING WITH A SPECIFIED INTENDED LIFE

ROLES AND RESPONSIBILITIES

BCA

To provide procedures to be followed for dealing with buildings with a specified intended life of *50 years or less*.

To provide and maintain appropriate audit processes and procedures dealing with the end of the specified intended life of the building.

Building Manager

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 *50 years or less* requiring them to be altered, removed or demolished on or before the end of the specified intended life.

To ensure a condition has been placed on building consents where the intended life is specified *50 years or less*.

BACKGROUND

1. Section 113 applies to all proposed buildings that have an intended life of 50 years or less.
2. 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 territorial authority.
3. The TA must impose a condition requiring the building to be demolished, removed or altered on or before the end of the specified intended life.
4. The TA should develop a mechanism for tracking consents affected by this condition to ensure the condition imposed is met.
5. The TA should also consider providing this information in project information memoranda.
6. When a TA receives an application to alter an existing building they will need to assess whether the existing building is suitable for the proposed work i.e., 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.
7. If the existing building does not have a life span that is consistent with at least that stated on the building consent application for the proposed alteration work, the TA may:
 - refuse the consent, or
 - request that the specified intended life on the application be amended downward to ensure it is consistent 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 consistent 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.

	<p style="text-align: center;">Clutha District Council</p> <p style="text-align: center;">Building Consent Authority Manual</p>	Doc Ref	TS-14 2 Buildings with Specified Intended Life-NV
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8. The above options should be noted on the project information memoranda that relate to alteration work.

PROCEDURE

1 IF ALTERATION – REFERENCE PROPERTY FILE TO CHECK EXISTING DETAILS

- 1.1 Only a TA 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 TA should consider the effect of the proposed building work on existing consents.

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 TA deems necessary.
- 3.2 It is mandatory that the TA 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 TS-25.

NOTES

Checksheet for Building Consent processing.