

# TS-14.3 EXTENDING THE LIFE OF A BUILDING WITH A SPECIFIED INTENDED LIFE

## ROLES AND RESPONSIBILITIES

### BCA

To provide procedure that is to be followed for dealing with an application to extend the specified intended life of a building.

### Building Manager

To be satisfied on reasonable grounds that the procedures required to extend the specified intended life of a building have been followed.

### Building Officer

To appraise applications that are made to extend the specified intended life of a building.

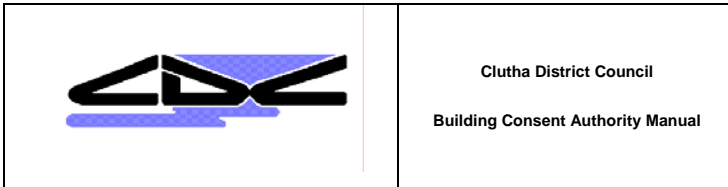
## BACKGROUND

1. Section 114 requires a building owner to give written advice to the TA if it is proposed to extend the life of a building. Notification is to be in writing and could be in the form of a letter, Project Information Memorandum, or building consent application.
2. A BCA should advise the TA if it received an application for any of the above. Only a TA can grant approval for extension of life of a building.
3. Section 116 requires that the owner of a building with a specified intended life must not extend the life without first obtaining the written consent of the TA. To do otherwise is an offence under section 116B.
4. Section 116(2) applies to a building with a specified intended life if:
  - Building Act 2004 section 113(2): building consent for its building or alteration was issued subject to the condition that it **must** be altered on or before the end of the specified intended life
  - Building Act 1991 section 39(1): building consent for its building or alteration was issued subject to the condition that it **shall** be altered on or before the end of the specified intended life.
5. Section 116(3) states that the TA must not give its consent to the extension of life of a building to which section 116(2) applies unless satisfied on reasonable grounds that the building:
  - has been altered in accordance with the condition, and
  - complies with section 112.

## PROCEDURE

### 1 APPLICATION RECEIVED TO EXTEND THE SPECIFIED INTENDED LIFE OF A BUILDING

- 1.1 When the BCA receives written notice that an owner intends to extend the specified intended life of a building, then the TA will need to consider whether:
  - the application meets the conditions specified in the original building consent issued:
    - Building Act 2004 section 113(2)
    - Building Act 1991 section 39(1)



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- the building needs to be altered in accordance with section 112(1)
- the number of years that the owner intends to extend the life for is realistic (a Building Officer will need to consider whether the building's durability is consistent with the proposed extended intended life).

- 1.2 In order to demonstrate compliance with clauses B1 and B2 of the New Zealand Building Code, supporting information such as reports from engineers may be needed.
- 1.3 If alterations to existing buildings are needed to extend the specific intended life of the building, building consent application will also be assessed in accordance with process TS-14.1.
- 1.4 When considering the application, the original plans and consent will be examined, and the reason why a specific intended life was imposed be established.

## 2 BUILDING REQUIRES ALTERATION

- 2.1 If the building requires alteration to extend the specific intended life of the building, or to satisfy the provisions of section 112(1) and 112(2), the Building Officer will advise the owner accordingly. The owner should be informed that:
  - before undertaking the alterations they will need to apply for a building consent and that the application must include plans and specifications for the proposed alterations that demonstrate compliance with the provisions of sections 112(1) and 112(2)
  - the specified intended life will be required to be nominated on the building consent application form in accordance with section 113(3)
- 2.2 The building consent application will be processed in accordance with TS-19 and TS-14.1.
  - once satisfied on reasonable grounds, the TA will advise the owner in writing in accordance with section 116(1)
  - the consent will be issued by the BCA with a condition that it must be altered on or before the end of the specified intended life if this is applicable.
  - upon issue of the code compliance certificate the specified intended life of the building will be extended to that nominated on the building consent.

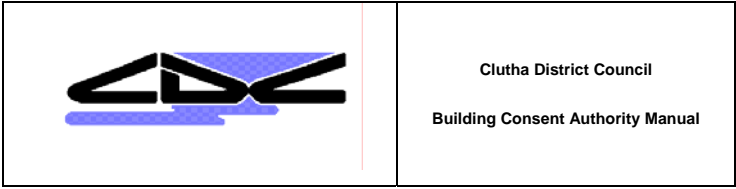
## 3 BUILDING DOES NOT REQUIRE ALTERATION

- 3.1 If the building does not require alteration because:
  - the TA is satisfied that the provisions of sections 112(1) and 112(2) are complied with, or
  - the provisions of section 112(1) are not complied with but the TA deems that the provisions of section 112(2) apply and that the building does not require alteration, and
  - No building works are necessary to ensure compliance with clauses B1 and B2 of the New Zealand Building Code for the intended extension of life

In accordance with section 116(3) the owner will be provided with written notice from the TA that permission to extend the life of the building is granted.

- 3.2 If provisions of 112(2) are applied, the Building Officer processing the request for an extension of specified intended life should document the reasons for being satisfied.
- 3.3 Any decisions made by the TA should be noted on the job card.

## NOTES



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Checksheet for Building Consent processing