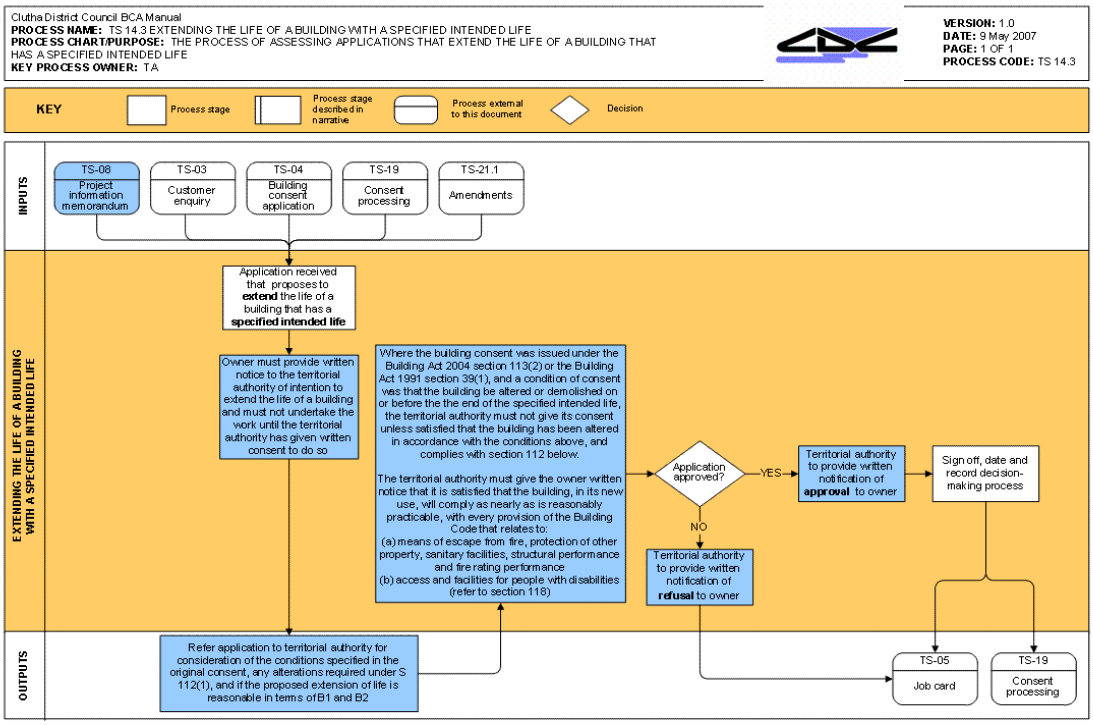
Clutha District Council BCA Manual
PROCESS NAME: TS 14.3 EXTENDING THE LIFE OF A BUILDING WITH A SPECIFIED INTENDED LIFE
PROCESS CHART/PURPOSE: THE PROCESS OF ASSESSING APPLICATIONS THAT EXTEND THE LIFE OF A BUILDING THAT HAS A SPECIFIED INTENDED LIFE
KEY PROCESS OWNER: TA
VERSION: 1.0
DATE: 9 May 2007
PAGE: 1 OF 1
PROCESS CODE: TS 14.3
KEY
Process stage
Process stage described in narrative
Process external to this document
Decision
INPUTS
TS-08 Project information memorandum
TS-03 Customer enquiry
TS-04 Building consent application
TS-19 Consent processing
TS-21.1 Amendments
EXTENDING THE LIFE OF A BUILDING WITH A SPECIFIED INTENDED LIFE
Application received that proposes to extend the life of a building that has a specified intended life
Owner must provide written notice to the territorial authority of intention to extend the life of a building and must not undertake the work until the territorial authority has given written consent to do so
Where the building consent was issued under the Building Act 2004 section 113(2) or the Building Act 1991 section 39(1), and a condition of consent was that the building be altered or demolished on or before the the end of the specified intended life, the territorial authority must not give its consent unless satisfied that the building has been altered in accordance with the conditions above, and complies with section 112 below.
The territorial authority must give the owner written notice that it is satisfied that the building, in its new use, will comply as nearly as is reasonably practicable, with every provision of the Building Code that relates to:
(a) means of escape from fire, protection of other property, sanitary facilities, structural performance and fire rating performance
(b) access and facilities for people with disabilities (refer to section 118)
Application approved?
YES
Territorial authority to provide written notification of approval to owner
Sign off, date and record decision-making process
NO
Territorial authority to provide written notification of refusal to owner
OUTPUTS
Refer application to territorial authority for consideration of the conditions specified in the original consent, any alterations required under S 112(1), and if the proposed extension of life is reasonable in terms of B1 and B2
TS-05 Job card
TS-19 Consent processing