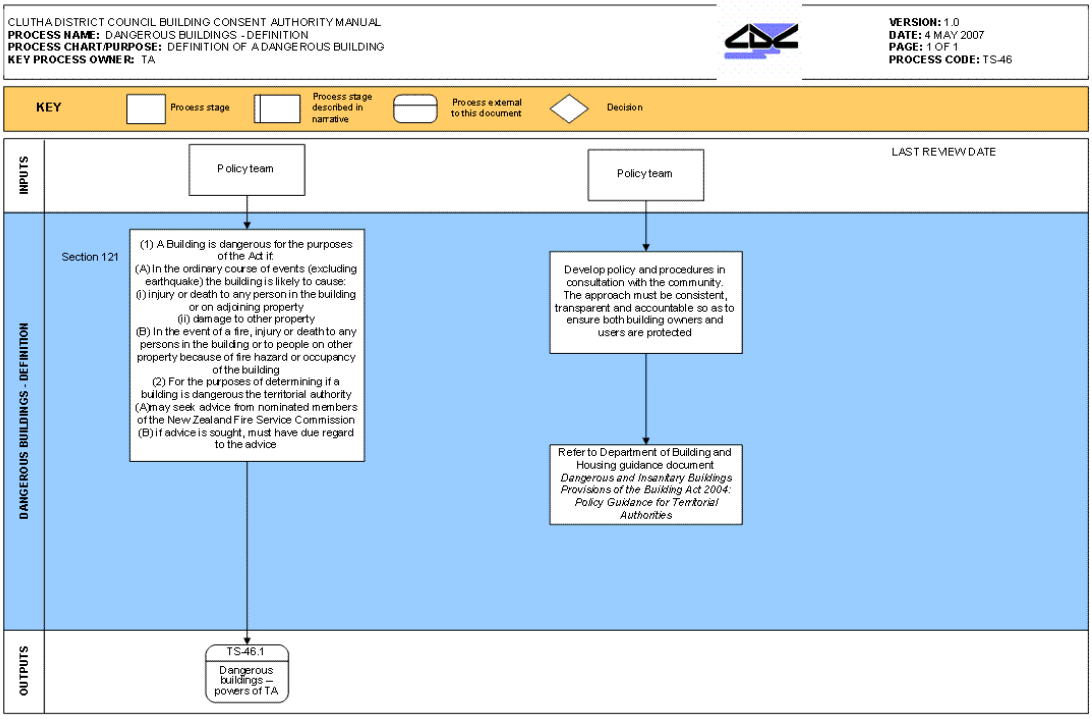
CLUTHA DISTRICT COUNCIL BUILDING CONSENT AUTHORITY MANUAL
PROCESS NAME: DANGEROUS BUILDINGS - DEFINITION
PROCESS CHART/PURPOSE: DEFINITION OF A DANGEROUS BUILDING
KEY PROCESS OWNER: TA
VERSION: 1.0
DATE: 4 MAY 2007
PAGE: 1 OF 1
PROCESS CODE: TS-46
KEY
Process stage
Process stage described in narrative
Process external to this document
Decision
INPUTS
Policy team
Policy team
LAST REVIEW DATE
DANGEROUS BUILDINGS - DEFINITION
Section 121
(1) A Building is dangerous for the purposes of the Act if:
(A) In the ordinary course of events (excluding earthquake) the building is likely to cause:
(i) injury or death to any person in the building or on adjoining property
(ii) damage to other property
(B) In the event of a fire, injury or death to any persons in the building or to people on other property because of fire hazard or occupancy of the building
(2) For the purposes of determining if a building is dangerous the territorial authority
(A) may seek advice from nominated members of the New Zealand Fire Service Commission
(B) if advice is sought, must have due regard to the advice
Develop policy and procedures in consultation with the community. The approach must be consistent, transparent and accountable so as to ensure both building owners and users are protected
Refer to Department of Building and Housing guidance document Dangerous and Insanitary Buildings Provisions of the Building Act 2004: Policy Guidance for Territorial Authorities
OUTPUTS
TS-46.1
Dangerous buildings – powers of TA