

STRATFORD DISTRICT COUNCIL

POLICY: DANGEROUS AND INSANITARY BUILDINGS POLICY

DEPARTMENT: Environmental Services	RESPONSIBILITY: <ul style="list-style-type: none">• Director Environmental Services
SECTION:	
REVIEW DATE: 2018/19	NEXT REVIEW: 2021/22
VERSION: 3 D18/35499	APPROVAL DATE: 11/12/2018

INTRODUCTION

Section 131 of the Building Act 2004 (the Act) requires that the Stratford District Council must adopt a policy on how it intends to discharge its powers, duties and functions under Sub-part 6 of the Act. The policy must consider:

- the overall approach to be taken in respect of dangerous and insanitary and buildings.
- the priorities of Council in performing its functions concerning such buildings, and
- how it will approach heritage buildings.

PURPOSE OF POLICY

The purpose of the policy is to describe the manner in which buildings deemed to be potentially dangerous or insanitary will be identified, categorised and what action shall be taken.

POLICY PRINCIPLES AND APPROACH

In regard to dangerous and insanitary buildings, Council will respond to complaints and determine the appropriate course of action based on the circumstances of each individual case.

1. On receipt of a complaint or as a result of other information being made available to Council that a building may be dangerous or insanitary, Council must first be satisfied that the building is dangerous or insanitary. Any assessment shall be on the basis of:
 - Building and site inspection by the Building Control Officer.
 - If required by the Building Control Officer, the advice of the F-E-N-Z, registered engineer, Environmental Health Officer or Health Protection Officer.
2. A notice pursuant to Section 124(1)(c) of the Act shall be issued in respect of any building deemed to be either dangerous or insanitary.
3. The time for a building consent to be applied for and the extent of the required work or other action required of Council shall be determined by Council taking the following matters into consideration:
 - Potential risk to human life.
 - The location of the building in relation to other buildings and public places.
 - The level of use of the building and its immediate environs.
 - The size of the building.
 - The complexity of the building.
 - The current or likely future use of the building, including any specific cultural or traditional or historic values.
 - The reasonable practicality of any work.
 - Any other matters that Council considers to be relevant, taking into account the specific circumstances of the case.