



Dangerous, and Insanitary Buildings Policy 2016

Commencement and Review

Councils Policy first took effect from 30th May 2006 with the amended Policy effective from 15th September 2016.

Background

The previous “Dangerous, Earthquake-prone and Insanitary Buildings Policy 2006” has been split into two separate policies, one policy for dangerous and insanitary buildings, and one policy for earthquake-prone buildings. This is to expedite future changes required when the new “Building (Earthquake-prone Buildings) Amendment Act 2016” commences. From commencement of the new Act all Territorial Authority existing policies on earthquake-prone buildings will cease to apply and Territorial Authority’s must work to the new national earthquake-prone building legislation.

The enactment of the “Building Amendment Act 2013” requires that dangerous and insanitary buildings policies take into account buildings that are defined as affected buildings, and include provisions for identifying and managing affected buildings.

This Policy may be further amended by Council from time to time at its discretion in accordance with the Special Consultative Procedure in section 83 of the Local Government Act 2002.

Policy Amendments

Amendment (s)	Date	Updated by & Authority
Adopted	30 May 2006	Council
Review Commenced	2011	Placed on hold pending the establishment of the Royal Commission of Inquiry into the Canterbury earthquakes and Ministry signalling that existing earthquake-prone building legislation would be changed pending consultation.
	November 2013	The “Building Amendment Act 2013” was enacted.
	December 2013	Government released the proposed “Building (Earthquake-prone

		Buildings) Amendment Bill” (Bill).
	April 2016	Bill reported from the committee of the whole House – Schedule of transitional provisions confirm all references to earthquake-prone buildings cease to apply from commencement date; dangerous and insanitary policy retained.
	May 2016	Policy review completed
	May 2016	Bill passed by Parliament and received Royal assent; now titled the Building (Earthquake-prone Buildings) Amendment Act 2016.
Special Consultative Procedure	1 st July to 12 th August 2016	Council
Policy 2016 adopted	15 th September 2016	Council

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Dangerous, and Insanitary Buildings

1.0 Introduction

Building consent authorities and territorial authorities are required to perform functions relating to dangerous, or insanitary buildings as defined under Section 12(2)(j) of the Building Act 2004.

Sections 131 and 132 of the Building Act 2004 (the “Act”) requires all Territorial Authorities to adopt a policy on Dangerous, and Insanitary Buildings. An amendment to the Act that came into force November 2013 requires the policy to apply to *affected* buildings (refer Appendix 1 for relevant sections/excerpts from the Act).

The policy is required to be reviewed every 5-years. Review commenced but was placed on hold pending government review of earthquake legislation.

The Policy has been adopted in accordance with the Special Consultative Procedure set out in Sections 83 and 89 of the Local Government Act 2002.

Definitions of “dangerous buildings”, “affected buildings”, and “insanitary buildings” are included in Section 2 of this policy.

This document sets out the policy adopted by Hastings District Council (herein after referred to as the “Council”) in accordance with the requirements of the Building Act 2004. The Dangerous and Insanitary Buildings Policy was created to contribute to Council’s commitment to the following community outcomes:

“A lifetime of good health and well-being by providing a safe environment for public use.”

The Policy is required to state:

1. The approach that Council will take in performing its functions under this part of the Building Act 2004.
2. The priorities established by Council in performing those functions.
3. How the policy will apply to heritage buildings.

To ensure the policy remains relevant and appropriate to our District, section 132 of the Act states the policy must be reviewed every five years.

1.1 Policy Principles

The following principles underpin the creation of this policy:

1.1.1 Principle 1

The Council is committed to taking responsible courses of action that will ensure its obligations under the Building Act 2004 are met. The Policy shall contribute to establishing a safe and secure community by protecting people and property from dangerous or insanitary buildings by requiring these buildings to be made safe.

Explanation:

Council's responsibility under the Building Act 2004 is set out in Section 12(2)(j), and the overall purpose and principles of the Building Act 2004 are set out in Section 3 & 4 of the Act (refer Appendix 1).

It is important that buildings within the District are durable for their intended use and that surrounding properties are protected from the potential of physical damage. The statutory requirement to establish a Policy to cover dangerous, affected, or insanitary buildings is consistent with the higher level community outcomes of the Long Term Plan (LTP) to provide safe, healthy and liveable communities.

At the heart of the requirement to establish a Dangerous and Insanitary Buildings Policy, is the need to ensure people who use buildings can do so safely, without endangering their health, and prevent injury or death to persons or damage to surrounding properties.

1.1.2 Principle 2

Fundamental to Council's responsibilities is the importance of maintaining standards of building design and construction in achieving compliance with the New Zealand Building Code.

2.0 Definitions

2.1 Affected Building

The definition of an affected building is set out in Section 121A of the Act:

A building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby—

- (a) a dangerous building as defined in section [121](#); or*
- (b) a dangerous dam within the meaning of section [153](#).*

Note: Waikato Regional Council perform the role of Building Consent Authority for Hawke's Bay in respect of dams. They also perform additional roles in respect of on-going safety of dams.

2.2 Dangerous Building

The definition of a dangerous building is set out in Section 121(1) of the Act:

“A building is dangerous for the purposes of this Act if:-

- (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause-*
 - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or*
 - (ii) damage to other property; or*
- (b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely”*

2.3 Insanitary Building

The definition of an insanitary building is set out in Section 123 of the Act:

“A building is insanitary for the purposes of this Act if the building-

- (a) is offensive or likely to be injurious to health because-*
 - (i) of how it is situated or constructed; or*
 - (ii) it is in a state of disrepair; or*
- (b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or*
- (c) does not have a supply of potable water that is adequate for its intended use; or*
- (d) does not have sanitary facilities that are adequate for its intended use.”*

3.0 Policy Approach for Dangerous Buildings

3.1 Policy Statement

When buildings that may be dangerous come to the attention of Council, Council will act promptly to investigate and if determined to be dangerous ensure they are made safe.

Buildings may become dangerous due to a number of reasons, such as unauthorised alterations being made, from a fire, from a natural disaster, or as a result of its use by an occupant. Council has a statutory responsibility to act promptly to ensure the safety of persons or property when buildings that that may be dangerous come to the Council's attention.

Council is also required to consider whether any other buildings may be affected by a dangerous building and if so, what action, if any, is appropriate. The concept of an affected building arises in the context of a dangerous building (or dam) that is physically close enough to potentially pose a danger to people within the affected building.

Note: *affected* buildings are defined as buildings which are adjacent to, adjoining, or nearby a dangerous building.

Council will use the legislative powers available under the Building Act 2004 when carrying out its duties for any dangerous or affected buildings.

3.2 Identification of Dangerous Buildings

In order to identify dangerous buildings Council may respond to and investigate building complaints or notifications from internal sources or third parties. The Council will determine on a case by case basis whether it will respond to anonymous complaints. The Council may elect not to respond to these complaints when no action is required or considered necessary or appropriate.

Where investigations reveal that a building is dangerous, the owner and occupier of the building will be informed and the owner required to reduce or remove the danger. Council may seek advice from the New Zealand Fire Service, structural or fire engineers, and advice from other appropriate expert personnel or organisations when making dangerous building assessments where it is appropriate to do so. For example an assessment of a complex building, or a building that may have suffered damage after an earthquake may be necessary.

Buildings adjacent to, adjoining, or nearby a building that has been deemed dangerous may be defined as “affected buildings” under the Act. Council may restrict access to affected buildings for a limited period of time (up to a maximum of 60 days).

Council will assess dangerous and affected buildings against the provisions of Section 121(1) and 121A of the Building Act 2004 (refer Appendix 1).

3.3 Taking Action on Dangerous and Affected Buildings

Where the danger is assessed as immediate, Council may undertake any of those measures outlined in Section 129 of the Act to mitigate or remove the danger. Due to the urgent nature of the risk that dangerous buildings pose to users, Council will in the first instance act to ensure no person uses or occupies the building until such work is undertaken to reduce or remove the danger. Council may seek to recover costs for work carried out under this Section.

Where the danger is assessed as not being immediate, in accordance with Sections 121, 124 and 125 of the Act, Council may:

- Advise and liaise with the owner(s) of the building(s) on steps to make a building safe;
- Request a written report on a building from the New Zealand Fire Service, a structural engineer or other suitably qualified and experience person(s) (for example, a report from a structural engineer to determine if a building is safe to occupy following unconsented structural alterations to a building; or a report from a fire engineer to determine if a building has suitable fire safety systems for how a building is being used);
- If the building is found to be dangerous the Council may:
 - put up a hoarding or fence to prevent people from approaching the building nearer than is safe
 - attach a written notice to the building that warns people not to approach the building
 - attach a written notice to the building requiring remedial work to be carried out to reduce or remove the danger within a time stated in the notice (being not less than 10 days)

- issue a notice restricting entry to the building for particular purposes or restricting entry to particular persons or groups of persons
- provide copies of the notice to the building owner, the occupier and every person who has an interest in the land, or is claiming an interest in the land, as well as the Heritage New Zealand Historic Pouhere Taonga, if the building is a heritage building;
- Consider enforcement action under the Act if the requirements of the notice are not met (for example; not completing specified actions within the time stated on any notice, or other non-compliance matters such as continuing to use or occupy a building, or permitting another person to do so in contravention of a notice).

4.0 Policy Approach for Insanitary Buildings

4.1 Policy Statement

When buildings that may be insanitary come to the attention of Council, Council will act promptly to investigate, and if determined to be insanitary ensure they are made safe.

Buildings may become insanitary due to a number of reasons, such as unauthorised plumbing/drainage alterations being made, following a natural disaster (for example flooding), as a result of poor maintenance, or misuse by an occupant. Council has a statutory responsibility to act promptly to ensure the safety of persons or property when buildings that may be insanitary come to the Council's attention.

Council will use the legislative powers available under the Building Act 2004 when carrying out its duties for any insanitary buildings.

In some circumstances additional statutory measures may need to be considered to address issues that fall outside the scope of the Building Act 2004. For instance remedies may be appropriate and necessary under the Health Act 1956 or the Resource Management Act 1991. Each situation will be assessed on merit and referred to appropriate authorities and agencies.

4.2 Identification of Insanitary Buildings

In order to identify insanitary buildings Council may respond to and investigate all building complaints or notifications from internal sources or third parties. The Council will determine on a case by case basis whether it will respond to anonymous complaints. The Council may elect not respond to these complaints when no action is required or considered necessary or appropriate.

In situations where natural disasters have occurred, Council will institute an active approach to assessing the sanitary state of affected buildings.

Where any investigations reveal that a building is in an insanitary state, the owner and occupier of the building will be informed and the owner required to address those conditions contributing to the insanitary state. Council may seek advice from other appropriate expert personnel or organisations when making insanitary building assessments where it is appropriate to do so. For example an assessment of a buildings potable water supply that may have become contaminated with faecal coliforms.

Council will assess insanitary buildings against the provisions of Section 123 of the Building Act 2004 (refer Appendix 1).

4.3 Taking action on Insanitary Buildings

Where immediate action is required to prevent the building from remaining insanitary, Council may undertake measures under Section 129 of the Act to fix the insanitary conditions. Due to the urgent nature of the risk that insanitary buildings pose to users, Council will in the first instance act to ensure no person uses or occupies the building, or permits another person to use or occupy the building until such work is undertaken to fix the insanitary conditions.

Where immediate action is not required, in accordance with Sections 124 and 125 of the Act, Council may:

- Advise and liaise with the owner(s) of the building(s) on steps to fix the insanitary conditions;

- Request a report from a suitably qualified and appropriate expert personnel or organisations (for example, a report from a Building Surveyor and Weathertight Expert to determine if a leaky building with internal mould is still safe to occupy);
- If the building is found to be insanitary the Council may:
 - put up a hoarding or fence to prevent people from approaching the building nearer than is safe
 - attach a written notice to the building that warns people not to approach the building
 - attach a written notice to the building requiring remedial work to be carried out to prevent the building from remaining insanitary within a time stated in the notice (being not less than 10 days)
 - provide copies of the notice to the building owner, the occupier and every person who has an interest in the land, or is claiming an interest in the land, as well as the Heritage New Zealand Historic Pouhere Taonga, if the building is a heritage building;
- Consider enforcement action under the Act if the requirements of the notice are not met within the time stated on any notice or other non-compliance matters such as continuing to use or occupy a building, or permitting another person to do so in contravention of a notice

5.0 Recording Status of Dangerous, or Insanitary Buildings

If a building has been assessed as being dangerous or insanitary, Hastings District Council will record its status in the following manner:

- On Council's property files;
- In Land Information Memoranda (LIM's)

Following the building being made safe and/or sanitary, the records are updated.

6.0 Heritage Buildings

Council believes it is important that heritage buildings within the District do not pose a risk to the safety of people or other buildings.

Heritage buildings will be assessed in the same way as other dangerous or insanitary buildings.

Any requirement for works to occur on heritage buildings will take into account a desire to seek preservation of the heritage fabric where possible.

7.0 Objections

Building owners may lodge an objection with Council about any action taken under this policy at any stage.

Where building owners disagree with a formal notice served by Council pursuant to Sections 124 or 129 of the Act, they have a right to apply to the Ministry of Business, Innovation and Employment (MBIE) for a determination under Section 177(3)(f) of the Act (refer Appendix 1).

Appendix 1: Relevant Sections (or excerpts of Sections) of the Building Act 2004

Section 3

[3] **Purposes**

This Act has the following purposes:

- (a) *to provide for the regulation of building work, the establishment of a licensing regime for building practitioners, and the setting of performance standards for buildings to ensure that—*
 - (i) *people who use buildings can do so safely and without endangering their health; and*
 - (ii) *buildings have attributes that contribute appropriately to the health, physical independence, and well-being of the people who use them; and*
 - (iii) *people who use a building can escape from the building if it is on fire; and*
 - (iv) *buildings are designed, constructed, and able to be used in ways that promote sustainable development:*
- (b) *to promote the accountability of owners, designers, builders, and building consent authorities who have responsibilities for ensuring that building work complies with the building code].*

Section 4

4 **Principles to be applied in performing functions or duties, or exercising powers, under this Act**

- (1) *This section applies to—*
 - (a) *the Minister; and*
 - (b) *the chief executive; and*
 - (c) *a territorial authority or regional authority (but only to the extent that the territorial authority or regional authority is performing functions or duties, or exercising powers, in relation to the grant of waivers or modifications of the building code and the adoption and review of policy on dangerous, earthquake-prone, and insanitary buildings or, as the case may be, dangerous dams).*
- (2) *In achieving the purpose of this Act, a person to whom this section applies must take into account the following principles that are relevant to the performance of functions or duties imposed, or the exercise of powers conferred, on that person by this Act:*
 - (a) *when dealing with any matter relating to 1 or more household units,—*
 - (i) *the role that household units play in the lives of the people who use them, and the importance of—*
 - (A) *the building code as it relates to household units; and*
 - (B) *the need to ensure that household units comply with the building code:*
 - (ii) *the need to ensure that maintenance requirements of household units are reasonable:*
 - (iii) *the desirability of ensuring that owners of household units are aware of the maintenance requirements of their household units:*

- (b) *the need to ensure that any harmful effect on human health resulting from the use of particular building methods or products or of a particular building design, or from building work, is prevented or minimised:*
- (c) *the importance of ensuring that each building is durable for its intended use:*
- (d) *the importance of recognising any special traditional and cultural aspects of the intended use of a building:*
- (e) *the costs of a building (including maintenance) over the whole of its life:*
- (f) *the importance of standards of building design and construction in achieving compliance with the building code:*
- (g) *the importance of allowing for continuing innovation in methods of building design and construction:*
- (h) *the reasonable expectations of a person who is authorised by law to enter a building to undertake rescue operations or firefighting to be protected from injury or illness when doing so:*
- (i) *the need to provide protection to limit the extent and effects of the spread of fire, particularly with regard to—*
 - (i) *household units (whether on the same land or on other property); and*
 - (ii) *other property:*
- (j) *the need to provide for the protection of other property from physical damage resulting from the construction, use, and demolition of a building:*
- (k) *the need to provide, both to and within buildings to which section [118](#) applies, facilities that ensure that reasonable and adequate provision is made for [persons] with disabilities to enter and carry out normal activities and processes in a building:*
- (l) *the need to facilitate the preservation of buildings of significant cultural, historical, or heritage value:*
- (m) *the need to facilitate the efficient use of energy and energy conservation and the use of renewable sources of energy in buildings:*
- (n) *the need to facilitate the efficient and sustainable use in buildings of—*
 - (i) *materials (including materials that promote or support human health); and*
 - (ii) *material conservation:*
- (o) *the need to facilitate the efficient use of water and water conservation in buildings:*
- (p) *the need to facilitate the reduction in the generation of waste during the construction process:*
- [(q) *the need to ensure that owners, designers, builders, and building consent authorities are each accountable for their role in ensuring that—*
 - (i) *the necessary building consents and other approvals are obtained for proposed building work; and*
 - (ii) *plans and specifications are sufficient to result in building work that (if built to those plans and specifications) complies with the building code; and*
 - (iii) *building work for which a building consent is issued complies with that building consent; and*
 - (iv) *building work for which a building consent is not required complies with the building code.]*

Section 12

12 **Role of building consent authority and territorial authority—**

- (2) Under this Act, a territorial authority—
- (j) performs functions relating to dangerous, earthquake-prone, or insanitary buildings;

Section 121

121 **Meaning of dangerous building**

- (1) A building is dangerous for the purposes of this Act if,—
- (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause—
 - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
 - (ii) damage to other property; or
 - (b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely

Section 121A

121A **Meaning of affected building**

A building is an affected building for the purposes of this Act if it is adjacent to, adjoining, or nearby—

- (c) a dangerous building as defined in section [121](#); or
- (d) a dangerous dam within the meaning of section [153](#).

Section 123

123 **Meaning of insanitary building**

A building is insanitary for the purposes of this Act if the building—

- (a) is offensive or likely to be injurious to health because—
 - (i) of how it is situated or constructed; or
 - (ii) it is in a state of disrepair; or
- (b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or
- (c) does not have a supply of potable water that is adequate for its intended use; or
- (d) does not have sanitary facilities that are adequate for its intended use.

Section 124

124 **Dangerous, affected, earthquake-prone, or insanitary buildings: powers of territorial authority**

- (1) This section applies if a territorial authority is satisfied that a building in its district is a dangerous, affected, earthquake-prone, or insanitary building.
- (2) In a case to which this section applies, the territorial authority may do any or

all of the following:

- (a) put up a hoarding or fence to prevent people from approaching the building nearer than is safe:
 - (b) attach in a prominent place on, or adjacent to, the building a notice that warns people not to approach the building:
 - (c) except in the case of an affected building, issue a notice that complies with section [125\(1\)](#) requiring work to be carried out on the building to—
 - (i) reduce or remove the danger; or
 - (ii) prevent the building from remaining insanitary:
 - (d) issue a notice that complies with section [125\(1A\)](#) restricting entry to the building for particular purposes or restricting entry to particular persons or groups of persons.
- (3) This section does not limit the powers of a territorial authority.]

Section 125

125 [Requirements for notice requiring building work or restricting entry]

- [(1) A notice issued under section [124\(2\)\(c\)](#) must—
- (a) be in writing; and
 - (b) be fixed to the building in question; and
 - (c) be given in the form of a copy to the persons listed in subsection [\(2\)](#); and
 - (d) state the time within which the building work must be carried out, which must not be less than a period of 10 days after the notice is given or a period reasonably sufficient to obtain a building consent if one is required, whichever period is longer; and
 - (e) state whether the owner of the building must obtain a building consent in order to carry out the work required by the notice.]
- [(1A) A notice issued under section [124\(2\)\(d\)](#)—
- (a) must be in writing; and
 - (b) must be fixed to the building in question; and
 - (c) must be given in the form of a copy to the persons listed in subsection [\(2\)](#); and
 - (d) may be issued for a maximum period of 30 days; and
 - (e) may be reissued once only for a further maximum period of 30 days.]
- (2) A copy of the notice must be given to—
- (a) the owner of the building; and
 - (b) an occupier of the building; and
 - (c) every person who has an interest in the land on which the building is situated under a mortgage or other encumbrance registered under the [Land Transfer Act 1952](#); and
 - (d) every person claiming an interest in the land that is protected by a caveat lodged and in force under section [137](#) of the Land Transfer Act 1952; and
 - (e) any statutory authority, if the land or building has been classified; and
 - (f) **[Heritage New Zealand Pouhere Taonga]**, if the building is a heritage

building.

- (3) However, the notice, if fixed on the building, is not invalid because a copy of it has not been given to any or all of the persons referred to in subsection [\(2\)](#).

Section 128

[128 Prohibition on using dangerous, affected, earthquake-prone, or insanitary building

- (1) This section applies if a territorial authority has done any of the following:
- (a) put up a hoarding or fence in relation to a building under section [124\(2\)\(a\)](#);
 - (b) attached a notice warning people not to approach a building under section [124\(2\)\(b\)](#);
 - (c) issued a notice restricting entry to a building under section [124\(2\)\(d\)](#).
- (2) In any case to which this section applies, and except as permitted by section [124\(2\)\(d\)](#), no person may—
- (a) use or occupy the building; or
 - (b) permit another person to use or occupy the building.]

Section 128A

[128A Offences in relation to dangerous, affected, earthquake-prone, or insanitary buildings

- (3) A person who fails to comply with a notice issued under section [124\(2\)\(c\)](#) that is given to that person under section [125\(2\)](#)—
- (a) commits an offence; and
 - (b) is liable to a fine not exceeding \$200,000.
- (4) A person who fails to comply with section [128\(2\)](#)—
- (a) commits an offence; and
 - (b) is liable on conviction to a fine not exceeding \$200,000 and, in the case of a continuing offence, to a further fine not exceeding \$20,000 for every day or part of a day during which the offence has continued.]

Section 129

129 Measures to avoid immediate danger or to fix insanitary conditions—

- (1) This Section applies if, because of the state of a building,—
- (a) immediate danger to the safety of people is likely in terms of section [121](#) or section [122](#) or section [123](#); or
 - (b) immediate action is necessary to fix insanitary conditions.
- (2) The chief executive of a territorial authority may, by warrant issued under his or her signature, cause any action to be taken that is necessary in his or her judgment to—
- (a) remove that danger; or
 - (b) fix those insanitary conditions.
- (3) If the territorial authority takes action under subsection [\(2\)](#),—
- (a) the owner of the building is liable for the costs of the action; and
 - (b) the territorial authority may recover those costs from the owner; and

- (c) *the amount recoverable by the territorial authority becomes a charge on the land on which the building is situated.*
- (4) *The chief executive of the territorial authority and the territorial authority are not under any liability arising from the issue, in good faith, of a warrant under subsection [\(2\)](#).*

Section 131

131 Territorial authority must adopt policy on dangerous, earthquake-prone, and insanitary buildings

- (1) *A territorial authority must, within 18 months after the commencement of this section, adopt a policy on dangerous, earthquake-prone, and insanitary buildings within its district.*
- (2) *The policy must state—*
 - (a) *the approach that the territorial authority will take in performing its functions under this Part; and*
 - (b) *the territorial authority's priorities in performing those functions; and*
 - (c) *how the policy will apply to heritage buildings.*

Section 132A

[132A Policy must take into account affected buildings

- (1) *A policy under section [131](#) must take into account affected buildings.*
- (2) *A territorial authority must amend an existing policy to take into account affected buildings at the latest within a reasonable period following the next review of its policy required under section [132\(4\)](#).*
- (3) *In subsection [\(2\)](#), existing policy means a policy existing at the date of this section coming into force.]*

Section 177

177 Application for determination

- (1) *A party may apply to the chief executive for a determination in relation to either or both of the following:*
 - (a) *whether particular matters comply with the building code:*
 - (b) *the exercise, failure or refusal to exercise, or proposed or purported exercise by an authority in subsection [\(2\)](#), [\(3\)](#), or [\(4\)](#) of a power of decision to which this paragraph applies by virtue of that subsection.*
- (3) *Subsection [\(1\)\(b\)](#) applies to any power of decision of a territorial authority in respect of, or under, all or any of the following:*
 - (f) *sections [112](#), [113](#), [115](#), and [116](#) (which relate to alterations to, or changes in the use of, a building) and [124](#) and [129](#) (which relate to dangerous, earthquake-prone, and insanitary buildings):*