

Dangerous Affected and Insanitary Buildings Policy

Policy Owner:	Building Quality Manager
Date approved:	June 2026
Next review date:	June 2031
Document number:	4323219
Required by legislation:	Sections 131 and 132 of the Building Act 2004

1 Introduction

- 1.1 This policy sets out the Waikato District Council's position in respect to the identification, assessment and management of dangerous, affected and / or insanitary buildings. Council is committed to ensuring the Waikato District is a safe place to live and work in.
- 1.2 Older buildings, a lack of maintenance and unauthorised building alterations can cause serious building problems for occupants and those who use buildings. The failure to obtain building consent or to use a building, for a purpose for which it is not designed, can result in a building no longer complying with the Building Code and posing a danger to occupants, the public or other properties.
- 1.3 The legal test under the Building Act (the Act) that must be met by Council, as a Territorial Authority (TA), in exercising its power is that it must be satisfied that the threshold of being dangerous, affected or insanitary has been met. In most cases, Council will seek professional advice on these aspects.

2 Purpose

- 2.1 The Purpose of this policy is to achieve compliance with the Act. The Act provides several statutory tools for dealing with dangerous, affected or insanitary buildings; these include:
 - Issuing formal notices;
 - Owner carrying out remedial work;
 - Council undertaking the remedial work; and
 - Demolition.
- 2.2 Wherever possible, Council will seek the co-operation of the owner and occupant to achieve compliance, without having to resort to the formal notice provisions of the Act; however, this may not always be possible.
- 2.3 A flexible and proactive approach must be taken to achieve this overall objective due to the diversity and dynamics which result in dangerous, affected or insanitary buildings.

2.4 Factors in determining the approach to be taken include:

- an assessment of the scale and immediacy of risk to occupants and the public.
- an assessment of the likelihood of harm to adjoining properties.
- an assessment of environmental impacts including contamination of water bodies.
- the availability and viability of alternative options.

3 Application

3.1 Under Part 6 (sections 121, 121A and 123-132) of the Act, Council (as a TA) is required to determine whether buildings in our district are dangerous, affected and / or insanitary. In doing so, Council may seek advice from people and/or groups including, but not limited to:

- Employees
- Volunteers
- Iwi, Hapuu or Marae / Maaori stakeholders
- Contractors
- Regulatory bodies such as:
 - Fire Emergency New Zealand (FENZ)
 - Ministry of Business, Innovation and Employment (MBIE)
 - Health New Zealand Te Whatu Ora
 - Medical Officer of Health/Health Protection Officers.

If advice is sought, Council must give due regard to that advice.

3.2 If Council is satisfied that only part of a building is dangerous, affected or insanitary it may apply the provisions of the Act and in doing so may exercise any of its powers or perform any of its functions in respect to that part of the building rather than the whole of a building.

3.3 Part 6 of the Act also provides the meaning of key terms and defines special provisions for dangerous, affected and insanitary buildings.

4 Definitions

Affected Buildings	A building is an <u>affected</u> building for the purposes of this Act if it is adjacent to, adjoining, or nearby: <ul style="list-style-type: none">a) a dangerous building as defined in s.121 (see above); orb) a dangerous dam within the meaning of s.153
Building Work	For the purposes of this policy, building work includes the demolition of all or any part of the building.
Dangerous Buildings	A building is <u>dangerous</u> for 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.

Heritage Buildings

means a building that is included on:

- a) the New Zealand Heritage List / Rārangī Kōrero maintained under s.65 of the Heritage New Zealand Pouhere Taonga Act 2014; or
- b) the National Historic Landmarks / Ngā Manawhenua o Aotearoa me ōna Kōrero Tūturu list maintained under s.81 of the Heritage New Zealand Pouhere Taonga Act 2014.

Insanitary Buildings

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

- 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.

5 Identifying Dangerous, Affected and / or Insanitary Buildings

5.1 Council does not have the resources to carry out a systematic survey of the standard of buildings across the district, nor does it need to. However, to identify whether a building is dangerous, affected or insanitary, Council will utilise any of the following mechanisms:

- the observations of staff or contractors
- information or complaints received from members of the public or members of professional bodies such as Engineering New Zealand, etc
- events arising following natural or manmade disasters
- notification from the Ministry of Business Innovation and Employment (MBIE)

- notification from FENZ
 - advice from the Medical Officer of Health
 - advice from Heritage New Zealand Pouhere Taonga
- 5.2 Once a complaint or notification is received, Council will act as soon as is practically possible, to inspect the building and investigate the matter further. A job sheet will be set up and all actions recorded (date, time, description of action). An inspection will be undertaken using appropriate checklists (also refer to section on Records).
- 5.3 In determining whether a building is dangerous or affected Council may seek the advice of experts such as FENZ, geotechnical, fire or structural engineers and technical experts, etc.
- 5.4 In determining whether a building is insanitary with respect to potable water, wastewater disposal or weathertightness, Council may seek the advice of appropriate sources, such as its Environmental Health Team, technical building specialists, testing laboratories, the Regional Council, etc. Council may also be guided by relevant bylaws and / or seek legal advice.

6 Heritage Buildings

- 6.1 Whilst heritage buildings will be assessed in a manner consistent with assessments for other potentially dangerous, affected or insanitary buildings, special efforts will be made to meet heritage objectives. It is important that in remediating such buildings that heritage values and their protection are not lost sight of.
- 6.2 In cases where compliance with any aspect of the Act would damage the attributes of a place to the extent that its very role as a valued heritage building is compromised, then case- by-case consideration of a dispensation or waiver may be negotiated.
- 6.3 Discussions will be held with owners and the New Zealand Historic Places Trust to identify a mutually acceptable way forward.
- 6.4 Where a dangerous, affected or insanitary building notice is issued for a heritage building, a copy of the notice will be sent to the Heritage New Zealand Pouhere Taonga as required by s.125(2) (f) of the Act.

7 Investigation

- 7.1 Once Council becomes aware of a potential problem, they must carry out a full investigation, including but not limited to consideration of the following points:
- Review Council records prior to site visit;
 - Identify whether a Compliance Schedule exists; the status of the Building Warrant of Fitness / IQP reports; Notices to Fix, etc).

- Identify whether there are any LIVE building consents, what sections of the Act applied e.g. S.112-116A and whether these are affected.
- Review of maps prior to the site visit;
 - Understand whether there are any natural or manmade hazards or other issues to be aware of).
- How Council was made aware of the situation.
- Location of the building.
- Actual site conditions.
- Previous and current use of the building.
- Occupancy numbers.
- Ownership / occupancy details.
- Whether the public have access to the building e.g. via the building or adjacent land and waterways.
- What aspects of the building are considered dangerous (all or part of the building).
- Whether any neighbouring properties are affected by the potentially dangerous or insanitary building.
- What aspects of the building are considered insanitary e.g. Lack of potable drinking water, sanitary fixtures or waste disposal, light and ventilation or vermin.
- How and to what extent these aspects are non-compliant with the Building Code.
- Who is or was responsible for creating this hazard (e.g. whether authorised or unauthorised work has been carried out).
- Whether the land or building has heritage status.
- Priorities (the **immediacy**) of the issue.

8 Criteria for determining priority of issue

- 8.1 Council will respond to buildings deemed to be immediately dangerous as a matter of urgency. In these circumstances, immediate action will be required to remove the danger and could include prohibiting any person occupying or using the building and where needed, boarding up the building up to prevent entry.
- 8.2 Buildings that are determined to be dangerous, but not immediately dangerous, will be subject to the minimum timeframes for reduction or removal of the danger (i.e. not less than 10 days) as set out in s124(1)(c) of the Building Act 2004.
- 8.3 A building (or part of a building) will be classified as dangerous or affected if it is likely to cause injury or death to the occupants, public or other property.
- 8.4 A building (or part of a building) will be classified as insanitary if it is likely to be injurious to health occupants, public or people on other property.
- 8.5 The immediacy of the issue depends upon whether the building is occupied or poses a danger to other property; for example:

- land is unstable.
- building is structurally unsound and considered dangerous to occupants or the public.
- building has a high fire risk.
- building lacks sufficient protection to occupants, public or other property (i.e. unfenced pool or large-scale excavations).
- building which has poor sanitation and poses an immediate impact to the health of the occupants or the public.
- the building lacks capacity to appropriately manage the onsite wastewater or effluent (e.g. failed wastewater system).
- building is inadequately protected against moisture penetration i.e. not weathertight.

Note: A building is less likely to be classified as dangerous, affected or insanitary if it is unoccupied; however, the risk to the public and other properties must still be considered. Council will need to carefully consider these issues and determine whether they warrant immediate action to prevent injury or death. Each case must be considered on its own merits.

- 8.6 If the risk is significant e.g. the building is occupied or construction / earthworks pose a risk to the public or other property, immediate action may be warranted. Sometimes you might have a situation where the risk is significant but can be managed; in other situations, it may not be possible to manage the risk.
- 8.7 There is always a risk that in the event of a fire, death or injury will occur; however, there must be 'certain features' for this risk to be 'likely to occur'. Therefore, Council must first focus on whether the building complies with the Building Code. If the answer to that question is NO, then the next consideration must be to focus on what features do not comply with the Building Code that make this building dangerous. A building may be non-compliant with the Building Code, however this does not, of itself, make a building dangerous.
- 8.8 Council must consider the cost of remedial work in assessing the various means of reducing the hazard to human life presented by a building which has been identified as dangerous, affected or insanitary. Also, the availability of alternatives to continued use and occupation of the building, both in the short and long term.
- 8.9 Following the site visit and preliminary investigation Council will determine whether the building is dangerous, affected or insanitary and if so, whether to issue a notice and / or take other actions. Refer to the example of a Risk Management scenario.

9 Council's Territorial Authority Powers (actions)

- 9.1 If Council is satisfied that a building is a dangerous, affected, or insanitary building, it may do all or any of the following actions under s.124:

- (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 s.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 s.125(1A) restricting entry to the building for certain purposes or restricting entry to certain persons or groups of persons.

Note: The erection of a hoarding or fence is an action that Council can take to ensure the immediate safety of people and is not considered building work.

10 Notice requiring building work

10.1 Under s.125, a notice issued pursuant to s.124 (2) (c) must be in writing and fixed to the building in question.

10.2 A copy of the notice must also be issued to the owner, occupier and any other person who has an interest in the land; this includes:

- 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 2017; and
- every person claiming an interest in the land that is protected by a caveat lodged and in force under section 138 of the Land Transfer Act 2017; and
- every statutory authority¹ that has exercised a statutory power to classify or register, for any purpose, the building or the land on which the building is situated; and
- Heritage New Zealand Pouhere Taonga, if the building is a heritage building.

Note: If a notice is not given to one of the above parties it does not make it invalid.

10.3 The notice must state the time within which the building work must be carried out. The time must be no less than 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.

¹ Council will work with other agencies, for example Transit New Zealand for State Highways, or other Council departments, when considering any building such as a bridge that may be considered dangerous, to find a mutually acceptable way forward.

10.4 The notice must also state whether the owner of the building is required to obtain a building consent to carry out the work required by the notice.

11 Notice restricting entry

11.1 Under s.124 (2) (d) a notice restricting entry must be in writing and fixed to the building in question. A copy of the notice must be provided to the owner, occupier and any other person who has an interest in the land.

11.2 The notice may also restrict entry to all or any part of a building; it may also be restricted to certain people or groups of people.

11.3 In the case where a notice restricts entry to a building, it may be issued for a maximum period of 30 days; thereafter it may only be reissued once, for a maximum period of 30 days.

12 Requirement to obtain a building consent

12.1 Under s.125 the notice must advise the applicant of the requirement to obtain a building consent (if applicable). However, under s.41 a building consent is not required in relation to building work where it is not practical to obtain building consent in advance and the building work must be done under urgency. If the applicant wishes to proceed under s.41 of the Act, the matter should be discussed and agreed with Council. In these circumstances a full, written scope of work will be required, followed by an application for Certificate of Acceptance as soon as practicable after completion of the building work.

12.2 If Council carries out the building work, this section does not apply, and a building consent is not required. However, Council must apply to the District Court for an order authorising it to carry out the work.

13 Order to the District Court (s.126)

13.1 If the owner does not carry out the building work identified in the notice or the building work is not proceeding with reasonable speed, Council may apply to the District Court to do the work itself. However, before applying to the Court, Council must notify the owner in writing giving them no less than 10 days of their intention to do so.

13.2 If Council carries out building work, the owner is liable for the costs; such costs are recoverable via a charge on the land.

14 Measures to avoid immediate danger or to fix insanitary conditions (s.129)

14.1 Where there are immediate dangers or insanitary conditions present, the Chief Executive of Council may by warrant issued under their signature take any action

necessary to remove the danger or fix the insanitary conditions. If any actions are taken under s.129(2) the Chief Executive is required to apply to the District Court seeking confirmation of the warrant.

14.2 Prior to taking this step, Council will engage legal advice before executing a warrant. Council is not required to apply for confirmation of the warrant if the owner has notified Council that they do not dispute entry onto the land.

14.3 The District Court is required to:

- confirm the warrant; or
- confirm the warrant with modifications; or
- set the warrant aside.

15 Records

15.1 Where a building is identified as being dangerous, affected or insanitary, a requisition will be placed on the property file. This requisition will remain until the danger is remedied and made available if a Land Information Memorandum is sought whilst the notice is in place.

15.2 Council will also maintain a register of Dangerous, Affected and Insanitary buildings to enable effective monitoring.

16 Risk Framework

16.1 For the purposes of this section, it is assumed that:

- There is no building consent for the building work being risk assessed; or
- If the work was consented in the past, it is no longer compliant with that building consent

16.2 Unauthorised building work means: -

- Building work for which a building consent has not been obtained when one was required; or
- Building work which is considered exempt but does not comply with the Building Code

16.3 If the consenting process has been completed and a CCC issued and there are elements of that building work that do not comply, then that work is non-compliant.

Note: In this scenario, it is likely that the bulk of the building work is compliant (work completed under a building consent) as opposed to the building work which occurred without a building consent. This is reflected in the risk assessment of unauthorised building work that occurs within a consented building for example, an extension or additions to a dwelling.

16.4 Once the outcome has been established i.e. that a building is dangerous and / or insanitary; the risk to other property (i.e. affected buildings) must then be considered using the same analysis.

17 Policy Review

This policy shall be reviewed at five yearly intervals or as otherwise required by the Chief Executive or Building Quality Manager.

Appendix 1 - Risk Assessment System

The purpose of this section is to describe a process for systematically and consistently identifying risk. The chance of something happening is measured in terms of consequences and likelihood; this is best described using a matrix².

Likelihood - a qualitative description of probability or frequency

Level	Descriptor	Description
A	Almost Certain	Expected to occur in most circumstances
B	Likely	Will probably occur in most circumstances
C	Possible	Might occur at some time
D	Uncertain	Could occur at some time
E	Rare	May occur in exceptional circumstances

Consequence - the outcome of an event expressed qualitatively or quantitatively, being a loss, injury, disadvantage or gain. There may be a range of possible outcomes associated with an event.

Level	Descriptor	Description
1	Insignificant	No injuries
2	Minor	May require some medical treatment
3	Significant	Medical treatment required
4	Major	Extensive injuries
5	Extreme	Death

Risk rating – the chance of something happening that will have an impact upon objectives. It is measured in terms of consequences and likelihood.

Likelihood	Consequences				
	Insignificant	Minor	Moderate	Major	Extreme
Almost Certain	Moderate	Moderate	High	Very High	Very High
Likely	Moderate	Moderate	High	High	Very High
Possible	Low	Moderate	Moderate	High	High
Uncertain	Low	Low	Moderate	Moderate	High
Rare	Low	Low	Moderate	Moderate	High

² Source AS/NZS 4630:1999 Risk Management

Legend:

Very high	Extreme risk: immediate action required
High	High risk: senior management attention required
Moderate	Management responsibility must be specified
Low	Manage by routine procedures

Appendix 2 - Risk Management Scenario

This scenario is used to demonstrate how risk can be assessed.

A warehouse has been converted to backpacker's accommodation without a building consent. In this scenario, the building was not previously used for sleeping accommodation. Sleeping accommodation triggers a higher risk for the occupiers of the building. When assessed against the Building Code, this type of occupancy would trigger the need for a fire alarm. No alarm has been installed.

A building (or part of a building) will be classified as *dangerous* if it is likely to cause injury or death to the occupants of the building.

Considerations	Comments
Risk level	<i>Major / Extreme</i>
Risk type	<i>Fire hazard</i>
Likelihood	<i>Will probably occur in most circumstances</i>
Risk rating	<i>Very High</i>
Building occupied?	<i>Yes</i>
Sleeping accommodation?	<i>Yes, there are rooms for 30 people</i>
Death or injury likely?	<i>Yes, there is no fire alarm or emergency lighting in the building</i>
Is the public or other property affected?	<i>No, the building is located at least 6.0m from all boundaries</i>
Can risk be eliminated immediately?	<i>No</i>
Can risk be eliminated eventually?	<i>Yes, by installing a compliant alarm and emergency lighting</i>
Assess options	<p><i>Risk can be minimised in interim.</i></p> <p><i>Provide security personnel 24/7 that could raise the alarm in the event of an emergency and guide people out of the building.</i></p> <p><i>Create an evacuation plan and test.</i></p>
	<p><i>Risk cannot be minimised immediately.</i></p> <p><i>Evacuate the building immediately.</i></p> <p><i>Owner to apply for building consent or CoA to undertake work under urgency.</i></p> <p><i>Obtain CCC / CoA / Compliance Schedule.</i></p>
Outcome	<i>Issue dangerous building notice</i>

In this case the building is considered dangerous because the risk is that:

- People could lose their lives or face serious injury because of a fire.
- People are unable to safely escape the building in the event of a fire or have insufficient warning should a fire break out.

Appendix 3 - Qualitative Measures of Consequences for Risks

Rating	Consequences	Description	Examples
1	Insignificant	Would not cause illness or injury to any person Loss of amenities Temporary or very minor nuisance or inconvenience	Lack of insulation Unauthorised minor work e.g. carport, deck, small garden shed, temporary noise or odour, disconnected downpipe
2	Minor	May cause very minor injury to people Very minimal impact if any on people other than those in immediate proximity Minor damage to local physical environment only Significant loss of amenity, widespread impact from noise or odour	Unauthorised addition to existing building; multiple utility sheds on property; garden shed too close to boundary; mild stormwater runoff; tripping or slipping hazard in public place
3	Moderate	Potential to cause significant injury or illness to people Minor injury or illness to many people May cause some significant damage to property or the environment Can include multiple instances of minor effects long term	Structural elements fail that could cause a person to fall >1.0m but <2.0m Unconsented habitable space Significant storm water runoff Leaky home Persistent noise issues
4	Major	Serious illness, injury or death to one or more people Significant injury or illness to many people Major degradation to the wider environment (not contained on offending property).	Structural elements fail that could cause a person to fall >2m Non-compliant swimming pool Electrical supply to unauthorised building Sleepout or similar with unconsented sanitary fixtures Expired BWoF or failed systems
5	Extreme	Serious illness, injury or death to one or more people including building occupants, third parties (neighbours) or the public. Threatens overall integrity of buildings other than the offending buildings Serious and irreversible degradation to the wider environment (not contained on offending property)	Serious threat to the overall structural integrity of the building such that collapse is imminent and would cause death or serious injury to third parties Public Use buildings considered unsafe due to fire or insanitary risk whether due to unsafe heating, energy systems or lack of means of escape Condition of building could cause very serious harm due to discharge or improper containment, processing of contaminants or hazards, including industrial and solid wastes Large excavation threatening other property

Appendix 4 - Building Risk Factors – Dangerous Buildings

Risk Factor – B1	How can this occur?	Impacts	Impact rating
a) Deck (including stairs), roof tiles or roofing insecure or foundations / piles weak, removed or unsound	Degradation due to age Poor material quality Poor workmanship Unreasonable weight / loading Natural hazard including subsidence Wilful damage Hazard zone not factored Poor design Change of use Fire / Flooding No / incomplete consent	May: <ul style="list-style-type: none"> • cause a person or persons to fall or trip • prevent access in or out of building • people may be hurt by falling materials • debris may fall onto other property / roads • dampness and moisture issues • misalignment of doors and windows • collapse of building with various impact depending on height, geography of site 	Major
b) Internal support-bracing weak, removed or unsound	Degradation due to age Poor material quality Poor workmanship Unreasonable weight / loading Natural hazard including wind Wilful damage Hazard zone not factored Poor design Fire No / incomplete consent	May cause: <ul style="list-style-type: none"> • collapse or sagging walls • misalignment of doors and windows • further weakening to main structural elements 	Moderate
c) Internal support-main structural beams weak, removed or unsound	Degradation due to age Poor material quality Poor workmanship Unreasonable weight / loading Natural hazard including wind Wilful damage Hazard zone not factored Poor design	May cause: <ul style="list-style-type: none"> • full or partial collapse of building 	Extreme

	Fire / Flooding Relocation of building Nearby excavation or erosion No / incomplete consent		
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Appendix 5 - Building Risk Factors – Dangerous Buildings

Risk Factor – B1	How can this occur?	Impacts	Impact rating
d) Flooring weak or unsound (not including surface failure)	Degradation due to age Poor material quality Poor workmanship Unreasonable weight / loading Natural hazard including wind Wilful damage Hazard zone not factored Poor design Fire / Flooding Relocation of building Nearby excavation or erosion No / incomplete consent	May cause: <ul style="list-style-type: none"> • injury due to falling through floor • illness due to moisture problems 	Moderate
e) Bridges and retaining walls weak, removed or unsound	Degradation due to age Poor material quality Poor workmanship Unreasonable weight / loading Natural hazard including wind Wilful damage Hazard zone not factored Poor design Fire / Flooding Relocation of building Nearby excavation or erosion No / incomplete consent	May cause: <ul style="list-style-type: none"> • collapse • an injury or fall • nuisance to other property, block road or river • a lack of access resulting in isolation of property 	Extreme

Appendix 6 - Building Risk Factors – Dangerous Buildings

Risk Factor – D1-2, E1, F1-9, G1-15	How can this occur?	Impacts	Impact rating
a) Unsafe pedestrian access	Slippery surface Unsafe slope Irregular rise in stairs Lack of handrail Ungraspable handrail No landing or landings at long intervals in stairs The size of landing does not accommodate door opening No / incomplete consent	May cause: <ul style="list-style-type: none"> injury due to tripping, slipping or another hazard 	Minor
b) Unsafe vehicular access to building	Slippery surface / unsafe slope Inadequate queuing / circulation space Inadequate sight distances Design does not avoid conflict between vehicles and people using or moving to space Safety from falling (lack of barriers or bollards) No / incomplete consent	May cause: <ul style="list-style-type: none"> injury damage to other property 	Moderate
c) Failure or inappropriate installation or use of a specified system (not fire related) e.g. mechanical installation	Degradation due to age Poor material quality Poor workmanship Not fit for purpose No / incomplete consent	May cause: <ul style="list-style-type: none"> entrapment of person or limbs resulting in injury 	Major
d) Falling from places other than decks and stairs e.g. temporary site fences, mezzanine levels, etc <1.0m	Lack of suitable barrier Unreasonable weight Lack of warning No / incomplete consent	May cause: <ul style="list-style-type: none"> injury 	Minor
e) Falling from places other than decks and stairs e.g. temporary site fences, mezzanine levels, etc >1.0m	Lack of suitable barrier Unreasonable weight Lack of warning No / incomplete consent	May cause: <ul style="list-style-type: none"> injury or death 	Moderate <u>OR</u> Major (if fall height > 2.0m)
f) Hazardous construction or demolition including access to site by small children	Unlimited access Unmarked projections Open hazards / projections	May cause: <ul style="list-style-type: none"> injury or death damage to other property 	Major

	Lack of safe route through site No / incomplete consent		
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Appendix 7 - Building Risk Factors – Dangerous Buildings

Risk Factor – D1-2, E1, F1-9, G1-15	How can this occur?	Impacts	Impact rating
g) Destabilisation of neighbouring property due to construction site	Collapse of land due to poor ground strength No retaining walls in place Silt and erosion Over-excavation of site No / incomplete consent	May cause: <ul style="list-style-type: none"> injury or death damage to other property 	Extreme
h) Lack of adequate access or escape route for disabled persons including visibility, width, etc	Lack of knowledge and awareness Site specific No / incomplete consent	May cause: <ul style="list-style-type: none"> loss of amenity or inconvenience 	Minor
i) Harms due to offensive odour, food contamination, inadequate privacy, inability to clean effectively, lack of amenity or other annoyance (excludes facility for load / drainage risks)	Inappropriate sanitary facility provision either for purpose or number No / incomplete consent	May cause: <ul style="list-style-type: none"> injury or illness damage to property 	Moderate
j) Contamination from storage manufacturing or processing of food including animal products, medical treatment of humans or animals' reception of dead bodies	Inappropriate sanitary facility provision either for purpose or number No / incomplete consent	May cause: <ul style="list-style-type: none"> injury or illness damage to property 	Moderate
k) Loss of fresh air, air temperature or activity space	Lack of ventilation Mechanical air handling system failure or not appropriate No means of removing or collecting cooking fumes, moisture from laundry, steam etc No/incomplete consent	May cause: <ul style="list-style-type: none"> loss of amenity or inconvenience illness 	Minor
l) Loss of noise transmission between adjoining occupancies	Lack of insulation Insufficient sound transmission class. Unreasonable noise levels No / incomplete consent	May cause: <ul style="list-style-type: none"> loss of amenity or inconvenience illness or injury 	Minor
m) Lack of natural or artificial light	Poor design Obstruction by neighbours No / incomplete consent	May cause: <ul style="list-style-type: none"> loss of amenity or inconvenience illness or injury 	Minor

n) Inadequate ventilation or explosion from gas appliance or installation	Improper installation System / product failure No / incomplete consent	May cause: <ul style="list-style-type: none"> • fire • damage to property • death or injury 	Extreme
o) Hot water explosion	Lack of pressure relief The temperature is too high Unauthorised building work No / incomplete consent	May cause: <ul style="list-style-type: none"> • fire • damage to property • death or injury 	Extreme

Appendix 8 - Building Risk Factors – Dangerous Buildings

Risk Factor – D1-2, E1, F1-8, G1-15, H1	How can this occur?	Impacts	Impact rating
p) Hot water unavailable	Failure to provide Energy supply failure Unauthorised building work No / incomplete consent	May cause: <ul style="list-style-type: none"> inconvenience 	Insignificant
q) Foul odour, noise or other inconvenience	Unauthorised building work No / incomplete consent	May cause: <ul style="list-style-type: none"> Inconvenience or nuisance 	Insignificant
r) Unauthorised foul water, industrial waste, solid waste disposal	Illegal dumping System not fit for purpose Unauthorised building work No / incomplete consent	May cause: <ul style="list-style-type: none"> illness contamination of the environment damage to property 	Extreme
s) Inefficient use of energy when sourced from a network utility operator or a depletable energy source	Failure to limit uncontrollable airflow Degradation due to age Poor material quality Poor workmanship No / incomplete consent	May: - <ul style="list-style-type: none"> generate systemic inefficiency generate unnecessary cost 	Insignificant
t) Lack of means of escape (including accessible features and signage F8) or lack of, or expired BWOF	No means of egress Failure to maintain gates locks Expired BWOF Lack of signage / direction Inadequate for user numbers Unauthorised changes to specified systems or new systems added Alarms, etc. are not fitted or appropriate Lack of resources Poor IQP performance Poor inspection, maintenance and monitoring process No / incomplete consent	May cause: <ul style="list-style-type: none"> lack of warning of fire resulting in people becoming trapped in a building or part of a building if it catches fire serious injury from fire or attempts to escape 	Extreme
u) Unauthorised or unsafe installation or operation of solid fuel heating system	Deterioration due to age Lack of awareness Use of secondhand appliances Use of incorrect material when operating appliance No / incomplete consent	May cause: <ul style="list-style-type: none"> fire when operated injury or damage to property 	Extreme

v) Lack of appropriate fire retardation materials	Unauthorised work Poor installation Poor quality materials No / incomplete consent	May cause: <ul style="list-style-type: none">• fire to spread more rapidly• injury or damage to property	Major
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Appendix 9 - Building Risk Factors – Dangerous Buildings

Risk Factor – C, G9-10	How can this occur?	Impacts	Impact rating
w) Unauthorised electrical supply installation or electrical supply in unsafe building	Unauthorised connection - no approval from Energy Provider Poor installation Poor quality materials No / incomplete consent	May cause: <ul style="list-style-type: none"> • electric shock and or fire • injury or damage to property 	Major
x) Non-compliant pool barrier, unauthorised construction or lack of pool barrier	Poor audit / monitoring Poor or no maintenance on gates, landscaping, etc No control of what happens on neighbouring property (boundary fences) Lack of awareness of risk No / incomplete consent	May cause: <ul style="list-style-type: none"> • drowning or injury especially to young children 	Extreme

Appendix 10 - Building Risk Factors - Insanitary Buildings

Risk Factor - G1, G12; G13	How can this occur?	Impacts	Impact rating
a) Insanitary due to lack of potable water supply or contaminated water	No connection to services Contamination of supply at source or by systems materials Lack of filtration Low rainfall No on-site retention of water Failure to plan for growth Lack of resource consent Lack of public infrastructure provision Cost prohibitive private solutions Lack of awareness of potable standards No / incomplete consent	May: <ul style="list-style-type: none"> • cause ill health due to drinking water that is not potable • result in reliance on other methods for obtaining water 	Moderate
b) Insanitary due to drainage not functioning or non-existent drainage	Degradation due to age Poor material quality Poor workmanship Poor design Nearby works Failure to provide drainage solution Lack of resource consent Lack of public infrastructure provision Cost prohibitive private solutions Misunderstanding of sustainable solutions No / incomplete consent	May cause: <ul style="list-style-type: none"> • illness from insanitary material • flooding • damage to property 	Moderate
c) Insanitary due to drainage unauthorised discharge	Lack of resource consent Lack of public infrastructure provision Cost prohibitive private solutions No / incomplete consent	May cause: <ul style="list-style-type: none"> • illness from insanitary material • flooding • damage to property • damage to environment 	Major

<p>d) Insanitary due to not having enough facilities for loads (e.g. toilets)</p>	<p>Overcrowding due to poverty Overcrowding at events Unexpected increase in user / visitor numbers Inappropriate use / purpose group No / incomplete consent</p>	<p>May:</p> <ul style="list-style-type: none"> • result in insanitary conditions being perpetuated due to alternative measures being used • cause environmental degradation • cause illness 	<p>Moderate</p>
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Appendix 11 - Building Risk Factors – Insanitary Buildings

Risk Factor – E2, G1-3	How can this occur?	Impacts	Impact rating
e) Insufficient facility for loads on other sanitary fixtures (e.g. bath, shower, hand washing)	Overcrowding due to poverty Overcrowding at events Unexpected increase in user / visitor numbers Inappropriate use / purpose group No / incomplete consent	May: <ul style="list-style-type: none"> • result in insanitary conditions being perpetuated due to lack of facilities • cause environmental degradation • cause illness • inability to wash 	Minor
f) Moisture ingress or moisture levels too high	Degradation due to age and lack of maintenance Poor material quality Poor design / workmanship Natural hazard including flooding Wilful damage Hazard zone not factored Fire / Flooding Relocation of building Lack of impervious surface walls, floors and structural elements in contact with the ground Spaces and cavities transmitting moisture and / or condensation No / incomplete consent	May cause: <ul style="list-style-type: none"> • illness • damage to entire structure 	Major
g) Insanitary due to nature of sanitation facility	Location of facility No / incomplete consent Degradation due to age and lack of maintenance Poor material quality Poor design / workmanship No / incomplete consent	May: <ul style="list-style-type: none"> • not be able to clean facilities to an acceptable standard • cause illness 	Moderate
h) Lack of laundering facilities	Inappropriate sanitary facility provision either for purpose or number No / incomplete consent	May cause: <ul style="list-style-type: none"> • injury or illness • damage to property 	Insignificant