

Building Performance

[Building Performance](#)

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## [Rights and obligations in the building process](#)

If you are involved in a building project, it's important you know who is responsible for each aspect.

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## [Stages of the building process](#)

Understand project stages, from scoping and design to consents, construction and completion.

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## [Building law reform programme](#)

The reforms will speed up consenting and build confidence in the building system.

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## **[Understanding the building consent process](#)**

For safe, healthy and durable buildings, all building work in New Zealand must meet certain standards. Find out how to build within the rules.

### **[Health and safety on site](#)**

Avoid accidents and make site safety a priority.

#### **1. Planning a successful build**

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## Specified systems and compliance schedules

If you own a building that contains a specified system such as a cable car, you must ensure they are effectively operated for the life of the building and in keeping with the council-issued compliance schedule.

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## **[Determinations](#)**

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# **2015/058: Regarding the refusal to issue a building consent for a proposed apartment block**

# with a single means of escape in a retirement complex

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## Document

[Determination 2015/058\[PDF 192 KB\]](#)

## About this determination

Date issued

23 September 2015

Primary Building Code clause:

C - Protection from Fire

Primary topic:

[Fire safety](#)

Council:

Hutt City Council

## Summary

This determination discusses the compliance of a proposed block of apartments in a retirement village with respect to the limit provided for the numbers of people with disabilities likely to be present on any given floor when using the Acceptable Solution C/AS2. The determination sets out a method of calculating the numbers of people with disabilities for a known population by age.

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- with compliance with the Building Act, it is published under section 175 of the Building Act
- with a Weathertight Services claim, it is published under section 12 of the Weathertight Homes Resolution Services Act 2006.