



**February
2023**



Information Sheet

Building repair approval options

This guide provides information to homeowners that have buildings affected by natural hazards including flooding and landslips and is particularly relevant to the impacts of the recent weather events experienced in the Auckland Region during late January and early February 2023.

Buildings with red, yellow or white placards

Please read our pamphlet “What the coloured Placard (Notice) on buildings mean” which describes the meaning of these placards and your responsibilities. It is [available on the Auckland Emergency Management website](#).

Contacts to make before planning to undertake repair works to your property

Your insurer

If you are insured this should be your first contact to discuss the damage to your property. They will advise the process they need you to follow relating to assessment and repairs. They will also advise about the likely building professionals which they will engage, or they will provide you with approval to engage your own professionals

Building professionals (engineers, licensed building professionals)

If you are not insured, you need to engage with licensed building professionals yourself to work through your remediation process. They should be able to advise you what approvals you may require for consent in order to comply with the relevant legislation.

Guides available

There are several guides available to help you decide how to approach your building repair work.

Branz - [Guide to restoring a home after flood damage](#)

MBIE - [Exempt Building Work Guidance](#)

MBIE - [Exempt Building Work FAQs](#)

Auckland Council: An information article is [available on OurAuckland](#), and this includes links to the MBIE and BRANZ resources within this factsheet.

Pathways available for repair

A. General repairs and Maintenance (exempt work Building Act Schedule 1)

In many cases this will cover most of the repair to simple general residential houses, but there may be complications in attached residential unit situations particularly if the work involves structural repair. The BRANZ bulletin reference above provides a good explanation.

B. Urgent work (section 41 Building Act)

This option is sometimes used during an emergency to enable very urgent work to proceed (usually with the assistance of an engineer) to avert danger to that building or neighbouring buildings.

Auckland Council has a process available where you can notify us of the intention to undertake this work or advise the works have been done already. You are still then required to apply for an application for Certificate of Acceptance (COA) at a time as soon as it is practical after the emergency has been averted and the work has been completed.

C. Council Approved Exemptions (Building Act Schedule 1(2))

This option is for relatively simple works that would not need inspection by council but are not included in the general repairs option in A above. This is explained on page 21 of the MBIE guide.

D. Building Consent (How to apply for Building Consent)

Where a building consent is required follow the standard process for applying. Building design professionals will be familiar with this process and more information is [available on the Auckland Council website](#).

Auckland Council will be prioritising applications for building consent which are required to enable people to return to their buildings if they have been prohibited by a red or yellow building placard. To assist us with this, **please reference flood or cyclone in the descriptions of work** in your application.

Please note: Depending on the scale of your remediation you may need resource consent as well as a building consent. For more information speak to your architect/designer or ring our planning helpdesk on 09 301 0101.

Last updated 28/02/2023