

SECTION 112 - ALTERATIONS TO EXISTING BUILDINGS

Dave Gittings

Ministry of Business, Innovation and Employment



**2014
NZSEE
Conference**

When undertaking building work under a building consent on an existing building, or part of an existing building (including seismic upgrade), section 112 of the Building Act (2004) is enacted. This legislation requires the building to comply, as near as reasonably practicable, with the provisions of the Building Code that relate to ‘means of escape from fire’ and ‘access and facilities for persons with disabilities’. Additionally, the building must be ‘no worse’ on completion of the building work. This section of the Act is often poorly understood and the presentation will cover section 112 including how ‘as near as reasonably practicable’ should be interpreted.