



## COVERSHEET

<b>Minister</b>	Hon Jenny Salesa	<b>Portfolio</b>	Building and Construction
<b>Title of Cabinet paper</b>	<b>Proposal to amend the Earthquake-prone Buildings Substantial Alterations Regulations</b>	<b>Date to be published</b>	12 August 2019

<b>List of documents that have been proactively released</b>		
<b>Date</b>	<b>Title</b>	<b>Author</b>
30/07/2019	<i>Proposal to amend the Earthquake-prone Buildings Substantial Alterations Regulations</i>	<i>Office of the Minister for Building and Construction</i>
30/07/2019	<i>Minute of Decision – Earthquake-prone Buildings Substantial Alterations Regulations: Proposed Amendments [DEV-19-MIN-0171]</i>	<i>Cabinet Economic Development Committee</i>

### **Information redacted**

**NO** (please select)

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# Cabinet Economic Development Committee

## Minute of Decision

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### Earthquake-Prone Buildings Substantial Alterations Regulations: Proposed Amendments

**Portfolio**                      **Building and Construction**

On 26 June 2019, the Cabinet Economic Development Committee:

- 1        **noted** that:
  - 1.1        on 1 July 2017, the new earthquake-prone building (EPB) system came into force [CAB-17-MIN-0326];
  - 1.2        the system sets timeframes for the identification and remediation of EPBs in New Zealand;
- 2        **noted** that if a ‘substantial’ alteration is carried out to an EPB, owners must do the required seismic strengthening work at the same time;
- 3        **noted** that a ‘substantial’ alteration to an EPB is [defined in the regulations](#) under the Building Act 2004 as building work (other than seismic strengthening) that has an estimated value of at least 25 percent of the building’s value, aggregated as the total value of the alterations over the preceding two year period;
- 4        **noted** that current EPB regulations are capturing work that is not ‘substantial’ due to low building values, and are having a disproportionate impact on provincial and small towns where there are many low value buildings;
- 5        **agreed** to add a minimum dollar value of \$150,000 to the existing threshold defining a ‘substantial’ alteration to an EPB, i.e. a ‘substantial’ alteration is an alteration (other than seismic work) that is more than 25 percent of the building’s value, but only if the value of the building work is greater than \$150,000;
- 6        **invited** the Minister for Building and Construction to issue drafting instructions to the Parliamentary Counsel Office to give effect to paragraph 5 above;
- 7        **authorised** the Minister for Building and Construction to make decisions on any minor and technical matters, consistent with the intent of the regulations.

Janine Harvey  
Committee Secretary

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**Hard-copy distribution: (see over)**

**Present:**

Hon Grant Robertson (Chair)  
Hon Phil Twyford  
Hon David Parker  
Hon Nanaia Mahuta  
Hon Stuart Nash  
Hon Iain Lees-Galloway  
Hon Shane Jones  
Hon Kris Faafoi  
Hon James Shaw  
Hon Julie Anne Genter  
Hon Eugenie Sage

**Officials present from:**

Office of the Prime Minister  
Officials Committee for DEV

**Hard-copy distribution:**

Minister for Building and Construction

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