



Nov
2023

A guide to building placards ('stickers')

The council issues placards in emergency situations after doing a Rapid Building Assessment (RBA) to **assess immediate risk**. Placards are very different to the property categorisation process, which considers the future, long-term risk to life if another extreme weather event occurs.

What do placards mean?

The council uses placards to identify immediate safety risks at a property, and to tell people whether their home is safe to enter and/or stay in. Placards are either white, yellow or red.

A **white placard** means that there is **light damage or no damage to a property**. For example, a small amount of water might have gone into the property causing minimal damage.

A **yellow placard** means there is **moderate damage**. For example, when there is damage to the structure of the property and/or part of the property cannot be used. A yellow placard might mean we need to restrict access to the property to keep people safe. For example, we might limit how long someone can spend in the property.

A **red placard** means there was an **immediate high risk to the property**. For example, when external factors, such as a large slip, makes it unsafe, or when the property is badly damaged.

What does it mean when a placard is downgraded?

This means the council has completed a re-assessment and decided that the placard can be changed to a lower level. It may also mean that the owner has completed work to reduce the risk and we have seen information that shows the danger has been removed or that the risk is lower than it was immediately following the emergency.

When and why does the council remove placards?

We remove placards when a property owner can prove that the storm damage has been fixed and their home is safe again. The type of information we need for this depends on the situation. It could be an engineer's report, or proof that a builder has fixed the problem. When we remove a placard, we will

send a letter to the homeowner confirming the change of placard status. We will also update the property file and/or LIM to say, 'placard closed'.

What can I do to get my placard removed?

When we give your property a placard, we will give you the name of your 'case manager' – this is the person at the council who is responsible for managing your placard.

You will need to hire someone with expert training to look at your property in detail. This person might be a geotechnical engineer or other specialist qualified to investigate the damage to your property and decide what work is needed to make it safe again.

Your case manager can help you to understand what type of expert help you need. If you don't have your case manager's details, you can email: rbacomms@aucklandcouncil.govt.nz.

Once you have completed the work to make your property safe, you need to contact your case manager and provide documents to prove the work that has been done. The type of proof might be, for example, an engineering report from a geotechnical engineer showing that there is no problem with slips, a structural engineering report showing that the building is now safe, or proof that a builder has fixed the problem.

Why does the placard status go into the LIM?

The council must show placard information on the LIM report because it is our duty under section 44A of the Local Government Official Information and Meetings Act. The information will show as 'open' if the placard is still active, and 'closed' once we have removed the placard. White placards automatically expire after 21 days.



Need help?



Visit: aucklandcouncil.govt.nz
Enquire: aucklandcouncil.govt.nz/contactus



Phone: 09 301 0101



Write: Auckland Council, Private Bag 92300
Victoria Street West, Auckland 1142 | DX CX 10032

