

# Repairing Damaged Heritage Buildings

## Guidelines for building owners

### GUIDELINE 5 – Professional advice and tradespeople

These guidelines were developed after the Canterbury Earthquake, 4 September 2010. They are intended as guidelines for owners of heritage and character buildings, to assist with repair and maintenance of these buildings, and are applicable following any earthquake or building damage.

#### Resource consents:

The resource consent processes apply for work to damaged heritage buildings. In all instances property owners of listed heritage buildings need to contact the Council prior to undertaking any work. Where emergency works have been permitted to take place by Council, retrospective consent approval will be required.

#### Building consents:

Any building work normally requires a building consent. This includes work to alter or demolish a building. Exceptions include minor works. [Click here](#) to find out whether you need a building consent. Further information can also be found on the Department of Building and Housing website [www.dbh.govt.nz](http://www.dbh.govt.nz).



## Professional advice and tradespeople

### 1 Consultants

Obtaining advice from suitably qualified experts can eliminate the need for future costly repairs. The New Zealand Historic Places Trust has compiled a list of professional consultants known to have experience working on heritage buildings, see [www.historic.org.nz](http://www.historic.org.nz).

It should be noted that the New Zealand Historic Places Trust does not guarantee the competency of persons or companies included on its list. Consultants directing work on heritage buildings should be able to provide evidence that they have had experience in work of this nature.

Much of the repair and reconstruction work will need to be carried out by experienced tradespeople and these individuals should be required to demonstrate competency in working with heritage materials.

#### Structural Engineers

A registered structural engineer with experience of working with heritage buildings should be employed. They can make an initial assessment of the building's stability and assess any danger it might pose to building occupants or the general public.

An engineer can also devise methodologies for stabilising the building if needed and assist with the design of permanent repairs.

#### Architects

Registered architects can provide valuable advice and can be engaged to oversee repairs or reconstruction work to buildings. Architects involved in work to heritage buildings should have experience in buildings of this nature. They should preferably have some knowledge and experience of the [ICOMOS \(The International Council of Monuments and Sites\) New Zealand/Te Mana o Nga Pouwhenua o Te Ao](#).

### 2 Tradespeople

Christchurch has a number of reputable tradespeople who have experience in reconstructing and repairing heritage buildings. These include: stonemasons, bricklayers, roofers, plasterers and glaziers.

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**Glaziers** In the Canterbury Earthquake 2010 a number of buildings in Canterbury, particularly churches, suffered damage to leadlights and stained glass windows. The repair of leadlight and stained glass is a specialist trade and should only be undertaken by craftspeople who are able to demonstrate a high level of competency in work of this nature.

### 3 Suppliers

Various companies and suppliers in Christchurch can provide new or second hand materials. Pre-used materials such as bricks should match the original materials and the suitability of such materials should be confirmed by consultants and tradespeople engaged on the project.

For more information or advice contact:  
[heritage@ccc.govt.nz](mailto:heritage@ccc.govt.nz) or call 941 8999.

Go to the complete series Damaged buildings -  
Guidelines for heritage building owners :  
[www.ccc.govt.nz/heritagepublications](http://www.ccc.govt.nz/heritagepublications)

Heritage Guideline 1 – Safe and secure  
Heritage Guideline 2 – Repairs to the heritage building  
Heritage Guideline 3 – Reconstruction of elements  
Heritage Guideline 4 – Strengthening of buildings  
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