

Information for Building Owners/Occupants Regarding the Rapid Damage Assessment of this Building

This property/building was assessed for life safety purposes to identify whether any unsafe conditions exist that would prevent or restrict occupancy.

- The property/building was not assessed or inspected for legislative or code compliance, or for insurance or financial reimbursement purposes.
- The assessment included a brief visual inspection of non-concealed areas to identify the presence or absence of seven (7) damage assessment criteria that would suggest a building is unsafe.
- The assessment did not include an inspection or test for concealed/hidden damaged areas, equipment operation, the presence of insects, rot, or hazardous materials such as asbestos, radon gas, lead paint, urea formaldehyde, toxic chemicals, mould, and/or contamination.

For additional information, please contact _____.

Frequently Asked Questions regarding Notices (Placards) on buildings

Why has a placard been placed on my building?

As part of the response to the emergency, the Local Government has placed placards (notices) on buildings in and around the risk area. The placards indicate that a basic safety assessment had been carried out and as a result, structures were classified as red, yellow or green. Building Owners should still obtain a more detailed report of their building, as the assessment is basic, and there may be hidden damage or subsequent events causing damage which could change this assessment. Because of this, we recommend you still engage a Professional Structural Engineer or a building inspector.

What does the coloured placard mean?

RED - You must not enter a building with a red placard because it is unsafe. In a flood event this could be due to the depth of water in the home. If the water has gone down and the building has been re-assessed and a new red placard placed on the building then some form of work is necessary to repair the unsafe condition.

YELLOW - Buildings are considered either suitable for restricted access until issues are resolved, or use may be possible in those parts of the building that have not been damaged. Subsequent events may cause increased damage or danger and change the assessment. Some form of work is necessary to repair the unsafe condition.

GREEN - The building has been assessed and while no apparent structural or other safety hazards are found a more comprehensive assessment may reveal safety hazards.

Does the Local Government keep a record of the placard attached to my building during the emergency?

Yes, they keep a record of the placard so that the most up-to-date information can be provided when requested.

When can I remove the placard from my building?

Do not remove a red or yellow placard until you have completed the work identified on the placard so that the building is no longer unsafe. The green placard may be taken down by the building owner at their discretion.

Who can remove the placard from my building?

Red or Yellow placards may only be Removed, Altered, or Covered by Governing Authority or licensed/certified contractor. Green placards may be removed by the building owner.

I don't agree that the notice should be posted on my building? What should I do?

If you are the owner or occupant of a building and you consider there is an error, please contact the Local Government Emergency Operations Centre and provide details of your name, the building address and the error you consider needs correcting.

What if I think my red placard has been placed because of a dangerous building or area next door – and I think that my building has not been damaged?

You should not reoccupy your building. There is a risk that an adjoining building or area which suffers more damage could present an immediate danger to life, or cause injury to any occupants of a neighbouring building. Please talk to your neighbour about their plans to work with their insurer, and through any structural issues. This may give you some idea about time frames around when you might be able to reoccupy your home.

Do I have to tell the Local Government that I have had a structural assessment report and give them a copy?

They require that you provide a copy of the assessment and any information on work completed as a result so that the most up-to date information is available on the property file. For example, a report or a contractor's invoice might show that suitable work was carried out after a placard was posted on your building.

Whose responsibility is it to make sure my building is safe to reoccupy?

Every building owner has a legal responsibility to make sure that their building is a safe place for any occupants or visitors. There could be serious legal issues for the owner if anyone is hurt because a building has not been made safe. Any contractor fees for the detailed inspection/quote-estimate process may be recoverable by the homeowner under insurance or Disaster Financial Assistance (DFA). The building inspector will also need to re-inspect after the repair work is eventually done to re-instate the occupancy permit.

If you require assistance with translation of this information, please contact _____.