



Fact sheet – restricted building work

What is restricted building work?

Restricted building work is work that is critical to the integrity of a building.

Restricted building work will only apply to houses and small-medium sized apartment buildings. Specifically, it will apply to the design and construction of:

- the *primary structure* (eg, foundations and framing) to ensure it will meet vertical and horizontal loads.
- *external moisture management systems* (eg, roof and wall cladding) to ensure the building is weathertight.

Restricted building work will also apply to the design of active fire safety systems in small-medium sized apartment buildings.

By its nature, restricted building work is important to the building, is complex to do, needs to be done right, and should therefore be done by a competent person.

From 1 March 2012 only a licensed building practitioner will be able to carry out or supervise restricted building work.

What will not be restricted building work?

Restricted building work is only a subset of all building work. It will apply only to some work that requires a building consent.

Nor will it apply to all types of buildings. For example, sheds, garages, farm buildings, free standing decks and conservatories, and some other things are excluded.

The following will not be restricted building work:

- exempt work (Schedule 1)
- outbuildings or ancillary buildings, including farm buildings
- tents and marquees
- conservatories
- minor building alteration work.

What is a small-medium sized apartment building?

A small-medium sized apartment building has an occupied floor not more than 10 metres in height above the nearest appropriate exit.

Are all houses in one category?

Consultation currently underway on streamlining the Licensed Building Practitioner scheme includes proposals for streamlining the building categories.

The consultation is proposing to simplify the building categories. It is proposed that Category 1 houses are simple houses with low-risk designs and with a low or medium weathertight risk. Category 2 houses are complex houses with a high or very high weathertight risk.

Fact sheet – Owner-builder exemption (for DIY – do-it-yourself)

Why have an exemption for owner-builders (DIYers)?

The exemption will ensure the Kiwi tradition of DIY building work can continue under the Licensed Building Practitioner (LBP) scheme. People who want to build their own home can still do so.

Most DIYers do not build their own homes from scratch. However, they will be able to do this if they want to, by claiming an exemption from restricted building work.

The majority of work that DIYers undertake will not be affected by the restricted building work requirements because:

- a lot of DIY work does not need a building consent
- much of DIYers' work that needs a building consent will not be restricted building work.

What is the owner-builder exemption trying to achieve?

The exemption is to allow homeowners to do restricted building work on their own homes while still protecting consumers (future owners of the home).

It is up to individual DIYers whether to claim an exemption – they may well choose to engage a LBP rather than do the restricted work themselves.

What will a DIYer have to do if they want to do restricted building work?

When they apply for a building consent, DIYers will also be able to claim an exemption to carry out restricted building work.

Exemption conditions are that the DIYer applicant must:

- be an individual (ie, not a company or trust)
- have a legal, beneficial or equitable interest in the property
- live in, or intend to live there (including a bach or holiday home)
- carry out the work themselves, or with a friend or relative
- complete statutory declarations that they meet these conditions.

Declarations will be kept on council files, so that DIYers who claim an exemption are accountable to future buyers for the quality of their work.

Exemption conditions are also to prevent restricted building work being carried out by people working in the industry who are not licensed practitioners.

When will the exemption be available?

The exemption will be available from 1 March 2012, the date that restricted building work requirements take effect.