



Fact sheet – restricted building work

This fact sheet has been created to help you understand the framework for restricted building work and the owner builder exemption.

What is restricted building work?

Restricted building work is work that is critical to the integrity of a building. It is building work that by its nature is important to the building, is complex to do, needs to be done right, and should therefore be done by a competent person.

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

Restricted building work will not apply to all types of buildings. For example, sheds, garages, farm buildings, free standing decks and conservatories, and a number of other things, are excluded.

What will not be restricted building work?

The following is a list of things that will not be restricted building work:

- Exempt work (Schedule 1)
- Outbuildings or ancillary buildings, including farm buildings
- Tents and marquees
- Conservatories
- Electrical work
- Sanitary plumbing, gasfitting, or drainlaying
- Minor building alteration work;
 - ordinary decks
 - partial re-cladding or re-roofing using materials different from the original
 - installing or replacing exterior window or door
 - removing or constructing one structural wall
 - installing or replacing a fire rated door (fire resisting closure)
 - installing or replacing one area of fire rated plaster board (fire separation).

What is critical work?

The Government has made some in-principle decisions about the broad parameters of restricted building work. These parameters relate to the building elements that address critical areas of safety and health. They are

- managing moisture - systems that keep rain or ground water getting into a building, and systems like a waterproof barrier in a shower that stops moisture in wet areas doing serious damage
- structure - things like structural framework and bracing
- fire-rating - elements that stop fire spreading or causing a building to collapse.

When will I get more details about restricted building work?

The Government has directed the Department of Building and Housing to work with the building sector and the local government sector to test these parameters and develop in detail the specific items of building work, including design work that should be restricted.

The Government expects to consider final proposals by mid-October 2008.

Fact sheet – owner builder exemption

Why have an exemption for DIYers?

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

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

However, the Government is committed to ensuring the Kiwi tradition of DIY building work can continue under a licensing scheme, and that those people who want to build their own home can do so.

Most DIYers do not build their own homes from scratch. However, they will be able to do this if they want to. The Government has agreed in principle to a DIY exemption to the Licensed Building Practitioner Scheme.

What is the owner builder exemption trying to achieve?

The aim of the owner builder exemption is to allow homeowners to undertake restricted building work on their own houses while still protecting consumers (future owners of the home).

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

DIYers will be able to seek an exemption to carry out restricted building work provided they take the same accountability as a professional builder; ie the implied warranties under the Building Act.

To seek the exemption it is proposed DIYers:

- must be an individual
- own the land
- carry out the work themselves
- complete a statutory declaration confirming this, which will be held on the property file
- have the restricted building work they do recorded on the Land Information Memorandum.

The Government has directed the Department of Building and Housing to work with the building sector and the local government sector to test the parameters for the owner builder exemption.

When does this get decided?

The Government expects to consider final proposals by mid-October 2008.