



Single-Storey Pole Sheds and Hay Barns in Rural Zones

There will be two exemptions:

- up to 110 square metres in net floor area where the design has been carried out or reviewed by a Chartered Professional Engineer
- up to 110 square metres in net floor area where a Licensed Building Practitioner has carried out or supervised design and construction
- wind zone not exceeding 'high'.

Ground Floor Awnings up to 30 Square Metres

There will be two additional exemptions that increase the size of the building work from the current exemption:

- the design has been carried out or reviewed by a Chartered Professional Engineer
- a Licensed Building Practitioner has carried out or supervised design and construction.

Ground Floor Verandas and Porches up to 30 Square Metres

There will be two additional exemptions that increase

the size of the building work from the current exemption:

- the design has been carried out or reviewed by a Chartered Professional Engineer
- a Licensed Building Practitioner has carried out or supervised design and construction.

Other Changes...

There are also changes to outdoor fireplaces or ovens, flexible water storage bladders, small pipe supporting structures, short-span (small) bridges (which the general public cannot access and does not span on a road or rail area) and ground-mounted solar array panels.

More information about the new exemptions, including technical requirements will be on www.building.govt.nz in August.

Building work must also comply with any other relevant legislation, including:

- Plumbers, Gasfitters, and Drainlayers Act 2006
- Gas (Safety and Measurement) Regulations 2010
- Electricity Act 1992
- Electricity (Safety) Regulations 2010
- Resource Management Act 1991
- Fire Service Act 1975
- Health and Safety in Employment Act 1992

For more information go to:

<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/>

A Guide to

New Building Consent Exemptions 2020



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The information in this brochure is a guide only and is not a statutory document.
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New Building Consent Exemptions 2020 - What you need to know

The Government recently announced changes coming to low risk building works that will no longer require Building Consent. These changes are now in effect. It is the **owner's responsibility** to determine whether or not your building work is exempt (i.e. does not require building consent) and make sure that any exempt building work complies with the Building Code. Please note, that even if your works fall under exemption, you can still apply for a building consent and the building consent authority must process your application. This will ensure that these works are recorded on Council building files, are updated with Quotable Value and may assist when you choose to sell your property.

All building works **MUST** comply with the rules of the Ruapehu District Plan e.g. yards (boundary offsets), coverage, height and density etc. The location of any proposed works falling under the new exemptions should be discussed with a Council Environmental Planner before any construction is commenced.

Please ask Council for advice if you are unsure on whether you require building consent for your project. Advice is free and may save you money in the long run.

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New Exemptions



Single-storey detached buildings (e.g. sleep outs, sheds and greenhouses)

Note: A sleep out is a room, associated to a dwelling, and does not have any sanitary fittings – Building Consent will be required if you wish to install any sanitary fixtures; i.e. sink, basin, toilet or shower.

There will be additional exemptions that increase the size of the current exemption:

- Kitset or prefab buildings with a maximum floor area of 30 square metres where a manufacturer or supplier has had the design carried out or reviewed by a Chartered Professional Engineer
- Buildings with a maximum floor area of 30 square metres where a Licensed Building Practitioner is to carry out or supervise design and construction

Buildings with a maximum floor area of 30 square metres where only lightweight materials with structural components built in accordance to Building Code compliance B1/AS1 are used, (for details see www.building.govt.nz) and this work may be done without the help of a professional.



Carports up to 40 Square Metres

There will be two additional exemptions that increase the size of the building work from the current exemption:

- the design has been carried out or reviewed by a Chartered Professional Engineer
- a Licensed Building Practitioner has carried out or supervised design and construction.