

Guide to exemptions from building consent requirements under Schedule 1 of the Building Act 2004

Schedule 1 of the Building Act 2004 outlines the types of building work that do not require a building consent.

Changes, effective from October 16 2008, have been made to Schedule 1 to extend the types of building projects that do not require consent.

However, the work must still comply with the Building Code and other legislation.

The following are examples of building projects which will no longer require a building consent:

- Removal or alteration of a wall that is not a structural or bracing element.
- Awnings, pergolas or a veranda over a deck.
- Installation or replacement of windows, exterior doors or roof windows, provided that structural elements are not modified.
- Alteration of dwellings to improve access for persons with disabilities, including doorway modifications and access ramps, but excluding wet area accessible showers.
- Internal shop or office fit out where the work does not modify, or require modifications to, any specified systems or means of escape from fire.
- Alterations to existing plumbing in bathrooms, kitchens, laundries and toilets, including minor drainage alteration (e.g. shifting a gully trap) but excluding new connections to services. Any such alterations must be carried out by a registered plumber in accordance with the Plumbers, Gasfitters and Drainlayers Act 1976.
- Erecting tents and marquees of up to 100sq m where they are for private use and up to 50 sq m where they are intended for public assembly.

Owners and builders are advised to read Schedule 1 in full to assess whether or not their work requires consent before starting work on projects of this kind.

While the Building Act provides for the above exemptions, the work must still comply with other legislation, including:

- the Building Code
- the Resource Management Act 1991
- the Plumbers, Gasfitters and Drainlayers Act 1976
- the Electricity Act 1992
- the Health Act 1956
- council bylaws

More details are available from the Department of Building and Housing website at www.dbh.govt.nz.

When applying for a building consent the owner/applicant must decide whether work that is exempt is to be included as part of the consent application or not. If it is not included, it will not be inspected and a Code Compliance Certificate will not be issued for that work.

For further information, phone Waitakere City Council's 24-hour call centre on 839 0400, visit the council website www.waitakere.govt.nz or speak to Counter Services staff at Waitakere Central, 6 Henderson Valley Road, Henderson.

