

*Source Reference: The Business of Building Issue 1:09 ([www.thebusinessofbuilding.co.nz](http://www.thebusinessofbuilding.co.nz))*

## **Schedule 1: Exempt Work**

This includes:

- Fences up to two metres in height (except pool fences)
- Retaining walls up to 1.5 metres in height, providing they only carry the ground load
- Small garden sheds – they must be less than 10 metres<sup>2</sup> and a single storey. They cannot include sleeping accommodation or toilets or stored drinking water, and they must be as far away from the boundary as the height of the shed itself and the rainwater from the roof must not cause ponding or a nuisance to the neighbouring property.
- Closing in an existing veranda or patio where the floor area does not exceed five square metres
- A patio or deck at ground level
- Garden trellis less than 2 metres high
- Installing kitchen cupboards
- A small garden pond
- Maintenance of your house, for example replacing spouting or a piece of weatherboard

## **Minor Building Work Changes – Effective October 16, 2008**

There are a number of changes, which came into effect on October 16, 2008, which will make it easier for homeowners to do minor building work without having to get council consent. The list of work that no longer requires a building consent has been extended and now includes:

- Changing existing household plumbing, including minor drainage work, as long as the work is done or signed off by a licensed plumber or drainlayer.
- Building or installing a small cabin near to an existing home, as long as the cabin is smaller than 10 m<sup>2</sup> and does not have cooking or sanitary facilities.
- Removing or changing a non load-bearing wall
- Building awnings, pergolas or verandas over a deck
- Installing or replacing windows or exterior doors, provided there have not been weathertightness problems and there is no change to structural elements
- Making a home more accessible by widening doorways and building access ramps
- Fitting out shop or office interiors where the work does not modify certain important building features, such as fire escapes
- Erecting tents or marquees, as long as they are smaller than 100m<sup>2</sup> (for private use) and 50m<sup>2</sup> (for public use) and will not be used for more than a month.

Note: this list is not comprehensive but covers most of the exemptions pertaining to domestic situations. If you are unsure, ask your local council before doing any work. Building work that is exempt from having a building consent must still comply with the Building Code.

Your Application:

- Must be on the prescribed application form and be completed in full,
- Must be accompanied by the prescribed application fee,
- Must be accompanied by plans, specifications and other information required by the Council.

There are checksheets and guidance documents available to help you prepare applications and to put together the necessary information held at your local council, but in the accompanying table is a comprehensive (but not exhaustive) list. The Council will not accept incomplete applications.



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# Industry News Article

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Note: The BCA (Council) will often request additional information to that supplied and the 20-day clock will stop until that information is provided to the BCA.