



Department of
Building and Housing
Te Tari Kaupapa Whare

**If you're building,
there are law changes
you NEED to know**



**If you're building
or planning to build**

**You need to know
about these 3 things
RIGHT NOW**

1 WHAT

Is your residential work "Restricted Building Work"?

If your residential building work is structural or if it affects the weathertightness of the building, the work may be "Restricted Building Work". This means you **MUST** employ a Licensed Building Practitioner(s) (LBP) to design and carry out that work. They must either **DO** or **SUPERVISE** this work.

2 WHO

Licensed Building Practitioners (LBPs) are here right now

They include designers, carpenters, roofers, external plasterers, bricklayers and blocklayers, site and foundations licensed in the Government's LBP scheme.

Registered architects, chartered professional engineers and plumbers are deemed to be LBPs.



3 WHEN

The following changes come into effect on 1 March 2012 BUT

If you are in the planning or design phase and your application for building consent **MAY NOT** be lodged before this date – make sure the people you plan to employ are LBPs.



Why are these changes being made?

A strong and skilled building and construction sector is vital to New Zealand's economy and prosperity. We all want good quality, affordable homes and buildings – and the Building Act Review has put in place a number of changes to help achieve this. These changes are expected to take effect over the next few years.

All the changes are designed to provide a building and housing market that's both skilled and productive. These changes will be introduced in collaboration with the building and construction sector.



Restricted Building Work

An important change is the introduction of “**Restricted Building Work**” on 1 March 2012 – this is residential design and construction work that is critical to the building and must therefore only be carried out or supervised by a recognised competent person – a Licensed Building Practitioner. (Refer to page 7 for more details.)

Licensed Building Practitioners (LBPs)

LBPs are the only people allowed to supervise or carry out Restricted Building Work (RBW).

These are people who through assessment have shown they meet the standard of skill and competence in particular areas of building practice:

- Designers, (Registered architects and chartered professional engineers are deemed to be LBPs)
- Carpenters
- Site
- Roofers
- Bricklayers and blocklayers
- External plasterers
- Foundations



There are separate licences for each of these practitioners. Each recognises that they are competent in their specialist areas (some tradespeople may have more than one licence).

If you are the homeowner it is **your responsibility** to check the people you are using are licensed for the type of Restricted Building Work you are having done. Just ask to see their LBP card or visit our website www.dbh.govt.nz/lbp.

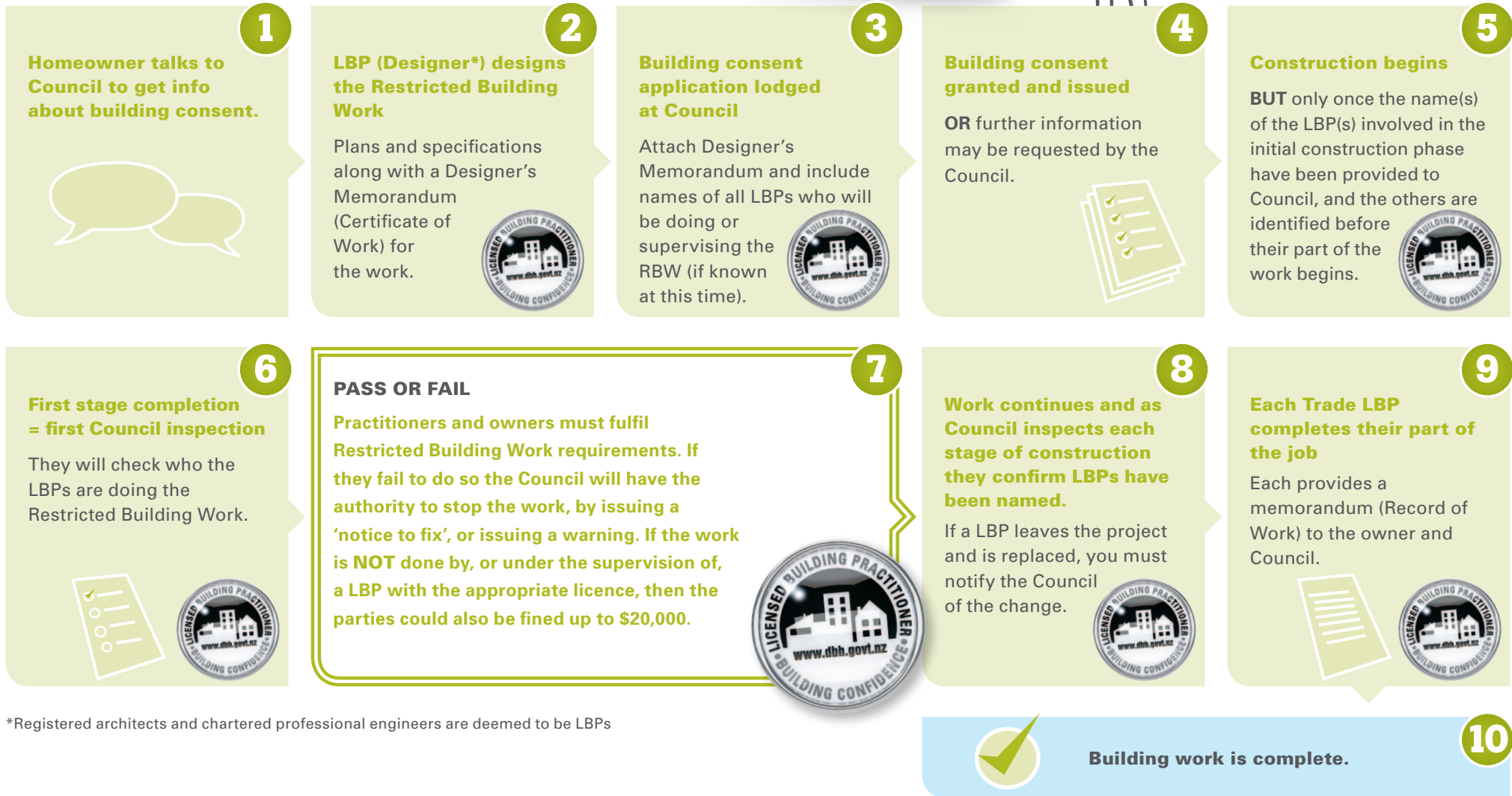
Overleaf you can see how the building consent application process works.

For more detailed information on “Restricted Building Work” see pages 7-9

Here's how it works –



Restricted Building Work – the building consent application process



*Registered architects and chartered professional engineers are deemed to be LBPs

Restricted Building Work – Code Compliance Certificate process

1 Final inspection

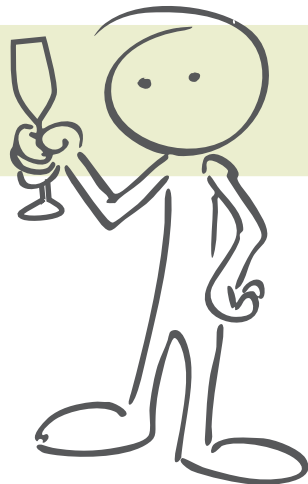
2 Homeowner submits application to Council for a Code Compliance Certificate (CCC)

This will include all memoranda (Records of Work) provided to the owner by the LBP(s).

3 Council checks that all memoranda (Records of Work) align with the RBW done

Council carries out their usual non-RBW related checks. May request further information.

4 Get certificate. Have party.



Restricted Building Work – what you need to know

Restricted Building Work (RBW) is design and building work that is so critical to the integrity of a residential building that, from 1 March 2012, it can only be carried out or supervised by a LBP.

Restricted Building Work seeks to do two things:

1. ensure that critical design and building work is carried out or supervised by competent persons
2. ensure that those persons can be held to account if this work ends up being not up to standard.

Residential

Restricted Building Work only relates to residential construction, alterations and design, with residential meaning houses and small to medium sized apartment buildings.

A house is:

- a free-standing, fully detached building consisting of a single residential unit (and can also have 1 or more residential facilities such as a foyer, laundry, garage, etc)

A small to medium sized apartment is a building that:

- contains 2 or more residential units (apartments) or residential facilities (foyer, laundry, garage, etc)
- does not contain commercial units or facilities
- has a maximum height of less than 10m (the vertical distance between the highest point of its roof – excluding aerials, chimneys, flagpoles and vents – and the lowest point of the ground).

If a residential building project does not need a building consent then it does not have RBW.

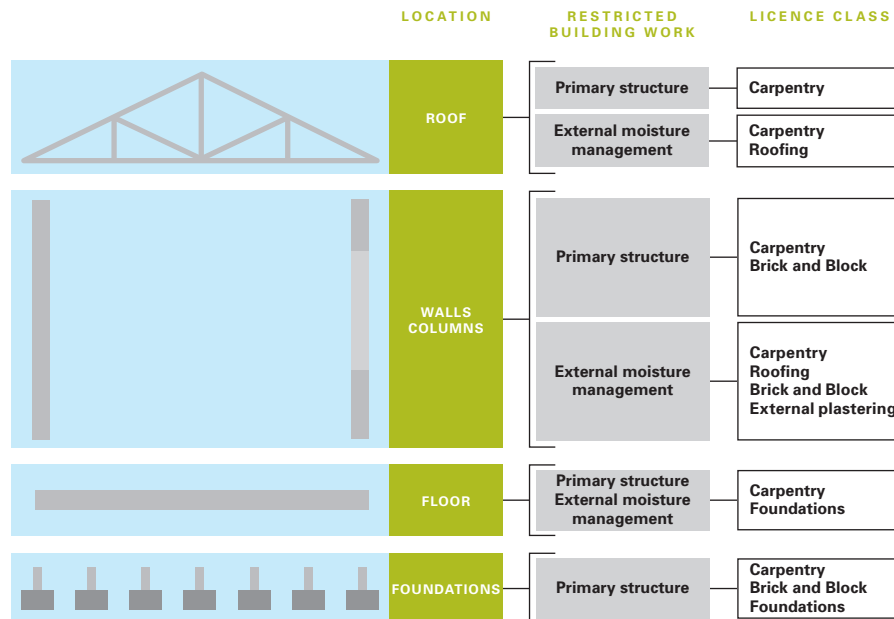
Restricted Building Work – Houses and small to medium apartment buildings

Design and construction of the primary structure

The principal structural system of the building – it includes all structural elements of the building intended to contribute to resisting vertical and horizontal loads.

Primary structure includes	Examples (including but not limited to)
Foundations and subfloor framing	Slab on ground, piles (including braces), foundation walls, strips, rafts, pads, jack studs, bearers, stringers
Floors	Slabs, joists, trusses
Walls	Studs, lintels, panels (e.g interior lining), solid construction, piers
Roof	Rafters, purlins, trusses
Columns and beams	Columns, posts, pillars, beams
Bracing	Cross bracing, sheet bracing, shear walls, diaphragms

The diagram below shows the parts of a simple home and how they relate to RBW.



Design and construction of external moisture management systems

Comprises the building elements and systems that prevent the ingress of external moisture and help control moisture within the building fabric.

External moisture management system elements	Examples (including but not limited to)
Damp-proofing	Floors, walls and roofs in direct contact with the ground or floor Sub-floor/suspended floors and solid walls exposed to airborne moisture
Roof/wall cladding and roof/wall cladding systems (Attached to the outside of framed or solid walls or roofs)	Building wrap Cladding and drained cavities Ventilators Openings, penetrations, windows, doors, skylights Flashings, seals, joints, junctions and fixings Surface treatment (e.g. Waterproof coating)
Water-proofing (Tanking and water-proof coatings)	Floors, walls and roofs in direct contact with the ground or floor Solid walls exposed to airborne moisture Roofs exposed to airborne moisture

Design of fire safety systems

Those building elements that are intended to protect people, household units adjacent to it, or other property from fire or the effects of fire.

Fire safety system element examples	Examples (including but not limited to)
Emergency warning systems	Automatic or manual emergency warning systems
Evacuation and fire service operation systems	Electromagnetic or automatic doors or windows Emergency lighting systems Fire service lift control Escape routes Final exits and signs Fire and smoke separations
Suppression or control systems	Automatic systems for fire suppression Mechanical or passive ventilation or air handling systems Pressurisation and smoke control systems Dampers and fire hose reels Building hydrant systems
Other parts of design	Interface of systems Fire systems centre Emergency power supply



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building **our** future

New Zealand Government