

# Building Consent Exemptions

**Additional building consent exemptions are being added to the Building Act, covering low-risk buildings that Versatile manufacture and build. These changes are effective from the 1st of September 2020.**

The new exemptions will save building owners time and money, by not having to go to their local council for consent for common, low risk building work.

Building work that does not require a building consent must still comply with the Building Code and other legislative requirements, such as those under the Resource Management Act 1991, the Electricity Act 1992 and the Health and Safety at Work Act 2015.

While it is the building owner's responsibility to check whether a building consent is required your local Versatile will be able to provide you advice on this as they have the appropriate building knowledge and expertise.

## **The new exemptions apply to the following Versatile buildings:**

- Sleepouts and Garages up to 30m<sup>2</sup>
- Carports up to 40m<sup>2</sup>
- Single-storey pole sheds or hay barns in a rural zone with a maximum floor area of 110m<sup>2</sup>, in a wind zone no greater than High

## **These exemptions mean you can build these buildings and not obtain a building consent, if:**

- The manufacturer or supplier has had the design carried out or reviewed by a Chartered Professional Engineer, or
- A Licensed Building Practitioner is to carry out or supervise the design and construction.
- The building does not have any plumbing work (kitchen, bathroom or laundry). Any plumbing work included in a new building still requires a building consent.
- Any electrical work will have to be carried out by a registered electrician.

# The Building Code

All building work in New Zealand must comply with the Building Code, even if it doesn't require a building consent. This ensures buildings are safe, healthy and durable for everyone who may use them.

The Building Code sets clear expectations of the standards, buildings should meet. It covers aspects such as structural stability, fire safety, access, moisture control, durability, services and facilities, and energy efficiency. For example, the Building Code details sizes of timber per span, floor heights, roof requirements, spouting, etc. It also covers off areas of high rainfall or zones where snowfall needs to be considered.

The Building Code states how a building must perform in its intended use rather than describing how the building must be designed and constructed. In other words, it is a performance-based Building Code.

You can obtain a copy of the Building Code from [legislation.govt.nz](http://legislation.govt.nz) or discuss with your local Versatile team.

All buildings must also comply with your local District Plan and the Resource Management Act.

## Can I just order a kitset, grab a hammer and get going?

Not quite. While the need to go through the consent process has been lifted, you still must meet the Building Code for your region. That means the following:

- The design work for your new building must be carried out or reviewed by an engineer, or
- The design and construction of your new building must be carried out or supervised by a Licensed Building Practitioner.

In short, the person who builds your new building, must know what they are doing. A DIY-er or handyman may not understand the Building Code well and feel confident, but an LBP definitely will.

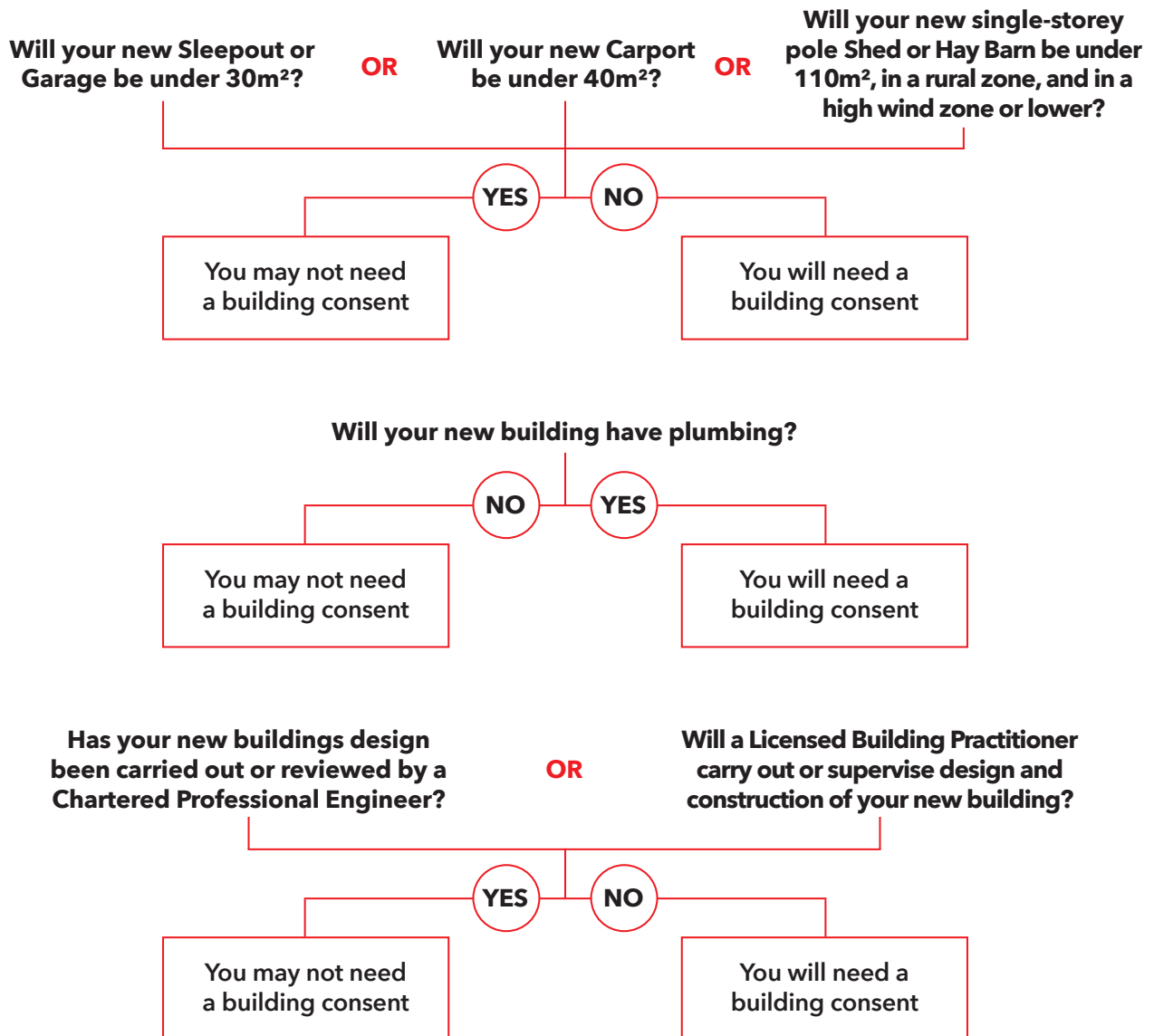


# Good news - Versatile can take care of it all!

All Versatile buildings are designed by a Chartered Professional Engineer, and Versatile can arrange for a Licensed Building Practitioner to design and construct your new building for you. This means the stress and hassle is all taken care of, on your behalf.

While it is the building owner's responsibility to check whether a building consent is required your local Versatile will be able to provide you advice on this as they have the appropriate building knowledge and expertise.

## Will my new building require a building consent?



**Contact the experts at your local Versatile today!**

**www.versatile.co.nz 0800 VERSATILE**

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