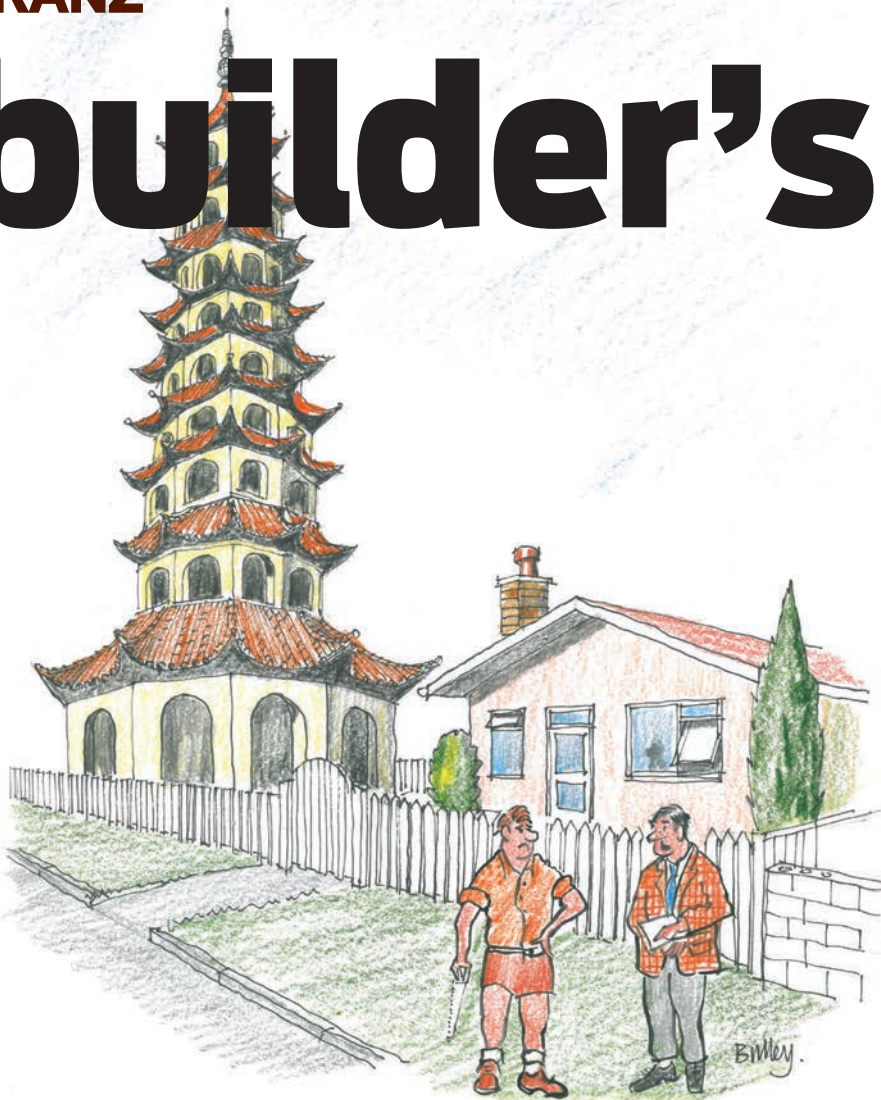


BRANZ

builder's mate



IF YOU READ IT CAREFULLY I THINK YOU'LL FIND THAT IT'S A "PERGOLA" YOU CAN BUILD WITHOUT A CONSENT!

When you don't need a building consent

Not having to apply for a building consent can save a lot of time and money.

The key document that sets out what building work doesn't need a consent, Schedule 1 of the Building Act 2004, was rewritten as part of the Building Amendment Act 2013. The new version came into force on 28 November 2013.

It pays to know the rules – the maximum penalty for building, altering, demolishing or removing buildings without a building consent is \$200,000 and, for a continuing offence, up to \$10,000 per day on top of that! >

WIN!

A Makita 18 V cordless driver drill

The Tool Shed

0800 948 665
www.thetoolshed.co.nz



worth \$399!

INDUSTRY NEWS

Eco Design a winner

The Eco Design Advisor service, a BRANZ initiative run by seven councils, won the Carter Holt Harvey Innovator of the Year Award at the Building Officials Institute of New Zealand conference.

The service gives designers, architects, builders and homeowners energy, water and materials-related advice. Hutt City Council launched the service, and Auckland, Hamilton, Invercargill, Nelson, Palmerston North and Kapiti Coast district councils now offer it.



New building law website

The Commerce Commission has launched a new user-friendly website for the construction industry on competition and consumer law.

<http://construction.comcom.govt.nz/>

HAMMER 'N' NAILS



➤ Continued from previous page

The numbers that appear below – for example, ‘exemption 31’ – refer to the exemption number in Schedule 1.

Schedule 1 now has 3 parts:

- **Part 1:** Exempted building work. This includes general maintenance, repair and replacement work (exemption 1), small structures (exemptions 3–6), repair or replacement of an outbuilding (exemption 7), smaller additions and alterations (exemptions 8–19), other structures (exemptions 20–28) and demolition (exemptions 30 and 31). It includes a council’s discretion to exempt any building work (exemption 2).
- **Part 2:** Sanitary plumbing and drainlaying carried out by people authorised under the Plumbers, Gasfitters and Drainlayers Act 2006. The work specifically listed does not need a consent if carried out by an authorised person, such as a registered certifying plumber and drainlayer. You can check a plumber’s status on the online public register of plumbers, gasfitters and drainlayers at www.pgdb.co.nz/consumer/hiring-a-tradesperson.html
- **Part 3:** Building work for which design is carried out or reviewed by a chartered professional engineer. These engineers must be registered with the Institution of Professional Engineers New Zealand (IPENZ). You can check an engineer’s status on the IPENZ online public register at www.ipenz.org.nz/IPENZ/Registration/Search_registers.cfm

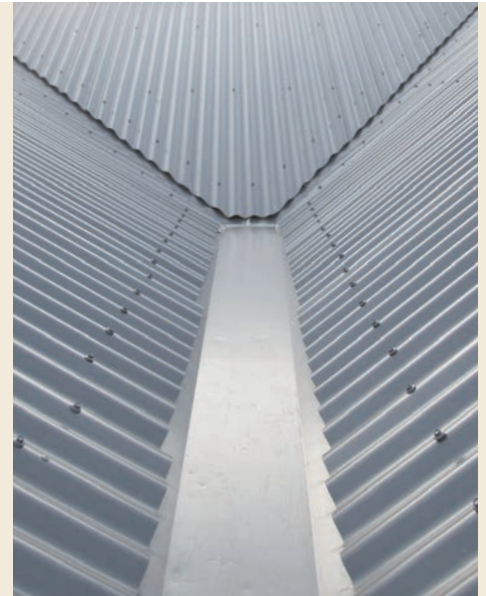
Changes

While the biggest change to Schedule 1 has been giving it a new structure, there are a few changes in the details of what does or doesn’t require consent.



Removal of a building element such as a chimney or roof is exempt. This exemption is limited to any building up to 3 storeys high as long as the removal does not affect the primary structure, any specified system or any fire separation (which includes firewalls protecting other property).

Any repair work that is necessary – for example, making good the gaps left in a roof after chimney removal – can also be done without a consent.



The exemption for “general repair, maintenance and replacement” applies to things like replacing old roof cladding with new, but in this case, the previous cladding must have achieved its Building Code durability requirement (it lasted more than 15 years) and the replacement cladding must be comparable to the old: you can replace a metal roof with another metal roof, for example, but replacing a metal roof with a concrete tile roof requires a building consent.

These include:

- some plumbing and drainlaying that could previously be done by anyone without consent now has to be carried out by an ‘authorised person’
- a detached building can now be demolished (within limits) even if it is not damaged
- there is a new exemption for removal of a building element (for example, taking down an unused brick

chimney above the roofline to reduce the risk of earthquake damage) as a result of lessons learnt from the Canterbury earthquakes

- you can repair and replace all or part of a privately owned one-storey outbuilding without a consent – previously, the exemption only applied to damaged outbuildings

**WORK
SAFENZ**
MAHI HAUMARU AOTEAROA

Mouth piece

New Zealand has an appalling record of workplace health and safety.

This year, if the averages remain constant, 75 Kiwis will die in workplace accidents and 900 may die from work-related disease.

WorkSafe New Zealand is a stand-alone Crown agent with a mandate to lead the country to lower this toll. The government has set a target of at least a 25% reduction by 2020, and WorkSafe NZ is working closely with business and worker representatives to develop new approaches to workplace health and safety.

WorkSafe NZ’s priorities are to target risk (to put our efforts where the highest risk and ability to change behaviours exist), work together (collaborating with business and worker representatives and with other agencies), rebuild Canterbury safely, work smarter (provide greater clarity on the regulatory regime) and strengthen our organisation (build capability and capacity).

WorkSafe NZ already has a series of national programmes in operation, including one facing directly at the construction sector, which has a current focus on falls from heights in the sector. This and its companion programmes will continue while WorkSafe NZ develops additional programmes to reduce the harm in our workplaces.

New safety at work legislation, which clarifies health and safety responsibilities and creates a stronger penalty regime, is currently before Parliament, and this legislation is expected to be in force early next year.

In coming editions, there will be more information on WorkSafe NZ’s approach and the impact it will have on the construction sector.

WorkSafe New Zealand

- a building's level of compliance with the Building Code must not be adversely affected once the exempt building work is completed.

Even if building work does not require a building consent, all building work must comply with the Building Code.

The changes don't affect exempt work that was started before the new Schedule 1 came into force in November 2013.

Schedule 1 to the Building Act 2004 isn't the only reference to exemptions.

- Section 41 of the Building Act 2004 exempts certain types of work, including work that urgently needs to be carried out to protect life or health or prevent serious damage to a property. The owner still needs to apply for a certificate of acceptance afterwards.
- Section 42A imposes a few conditions on the Schedule 1 exemptions.

More help

The Ministry of Business, Innovation and Employment has published a useful guidance document: *Building work that does not require a building consent*. The guide gives plenty of examples of where exemptions could apply and where consent is still required. You can download this at:

www.dbh.govt.nz/bc-no-consent

Talking to your local building consent authority (BCA) is also a good idea. If the scope of what you are planning is slightly beyond an exemption listed in Schedule 1, for example, the BCA has discretion as to whether or not it will require a building consent.

Earlier rules

To check whether or not earlier building work was covered by an exemption, you need to check the version of Schedule 1 that applied at the time. Previous versions were issued on 23 December 2010, 16 October 2008 and 24 August 2004.

Before this, the Building Act 1991 was in force, and the 3rd Schedule of this law covered exemptions.



build

“Do you get your free Build magazine?”



All building contractors who are in the business of building and have paid a Building Research Levy in the current year can receive BRANZ's *Build* magazine for free. This Levy is paid as part of the building consent fee on all construction projects over \$20,000. If you are missing out on your free copy of *Build*, call 0800 80 80 85 (press 2) or email vera.chan@branz.co.nz.



ADVISORY HELPLINES

For the building and construction industry:

0800 80 80 85

For the homeowner and public enquiries:

0900 5 90 90

Calls cost \$1.99 per minute plus GST

WWW.BRANZ.CO.NZ



Whether building work requires a building consent or not, all building work must comply with the Building Code.

Competition

Here's a tool. What is it?



Win!

A Makita 18 V cordless driver drill



Worth \$399!

This driver drill is built to last yet is compact and lightweight. It has a single sleeve keyless chuck, fastening torque up to 50 Nm, variable speed control by trigger.

The prize is provided courtesy of The ToolShed.

All you need to do to win is tell us the name of the mystery tool (above).

Email your answer to buildersmate@branz.co.nz. Put "June Competition" in the subject line. The message should include your answer, your name, postal address and phone number. One entry per entrant please.

Don't forget to tell us where you picked up your copy of *Builder's Mate*! The winner will be the first correct entry drawn at 9 am on Friday 4 July 2014. Details will be posted on the BRANZ Ltd website (www.branz.co.nz) and in the next edition of *Builder's Mate* due out on 1 August 2014.



February winner Gareth Simpson receives his DeWalt multitool prize from Warren Rehu, manager, Rotorua ToolShed. Winner of the April competition was Chris Cairns of Otaki. Chris wins a ToolShed Trade Roller Stand worth \$189. The mystery tool was a sash clamp.

Terms and conditions:

Entry is open to all New Zealand residents except employees and immediate families of BRANZ and The ToolShed shops. The competition will close on Friday 4 July 2014. The prize is not transferable for cash. The judge's decision is final. No correspondence will be entered into.

What's wrong in these PICTURES?



1 WIRE THROUGH WALL UNDERLAY

2 HOLDING-DOWN STRAPS

2. The holding-down straps should have been fixed to the framing before the lining was installed.

1. Wire through wall underlay should be sealed or taped.

ANSWERS



www.buildmagazine.org.nz

Launching June 2014

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Although BRANZ has made every attempt to ensure the accuracy of its information, it provides generic advice only, and BRANZ accepts no liability for any loss or damage incurred. Opinions expressed in *Builder's Mate* do not necessarily reflect the views of BRANZ.

Standards referred to can be purchased from Standards New Zealand. Tel: 04 498 5991 or www.standards.co.nz.

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