RESTRICTED BUILDING WORK GUIDANCE

Is the work an amendment to a building consent lodged before ABA 2012-393?

Yes [Not Restricted Building Work]

No [Is the work Exempt under Schedule 1 of the Building Act 2004?]

Yes [Not Restricted Building Work]

No [Does the work involve an Apartment Building? (2 or more units)]

Yes [Does the work involve a House? (Not including a detached sleep out, garage or studio in a garage)]

Yes [Does the work involve the Primary Structure or Exterior Moisture Management Systems? (Not including decks or other exterior structures)]

Yes [Does the work involve: Primary Structure? (Not including decks or other exterior structures) Or Exterior Moisture Management Systems? (Not including decks or other exterior structures) Or Fire Safety Systems? (passive or active)]

Yes [Restricted Building Work]

No [Is the maximum height over 10m?]

Yes [Not Restricted Building Work]

No [Does the Building contain parts that are neither residential units or facilities?]

Yes [Not Restricted Building Work]

No [Restricted Building Work]

*Note – Only the design work relating to Fire Safety Systems is Restricted Building Work. See over page for definitions.
DEFINITIONS

Restricted Building Work involves:
The construction or alteration of –

a. the primary structure of a house or small to medium apartment building; or
b. the external moisture management system of a house or small to medium apartment building.

Restricted Design Work involves:
The preparation of any drawing, specification or other document according to which:

a. the primary structure of a house or small to medium apartment building is proposed to be constructed or altered.
b. any external moisture management system attached to or forming part of a house or small to medium apartment building is proposed to be constructed or altered.
c. any fire safety system attached to or forming part of a small to medium apartment building is proposed to be constructed or altered.

A House means:
A free standing fully detached building consisting of a single residential unit, (or a single residential unit and one or more residential facilities).

Small to Medium Apartment means a building that:
a. contains 2 or more residential units or residential facilities; and
b. does not contain certain parts that are neither residential units or residential facilities,
c. has a maximum calculated height of less than 10 metres.

Maximum calculated height means:
The vertical distance between the highest point of its roof (excluding aerials, chimneys, flagpoles and vents) and the lowest point of the ground.

Refer Building (Definitions of Restricted Building Work) Order 2011 and Amendment Order 2014 for further information: www.legislation.govt.nz