

## Things you need to know if you want to build a tree house

We suggest you do some research before starting construction. It's also a good idea to talk to our Building Services and Planning staff.

We also advise you to talk to your neighbours before you begin so they are aware of your plans (their permission may also be required). Aim for a design which is acceptable to you and your neighbours.

Legal aspects you need to know under the Building Act 2004.

1. It is likely that the tree house will be defined as a building (section 8).
2. Construction of the tree house will be building work (section 7).
3. Some classes of building work are exempt from the need for building consent. Exemptions under Schedule 1 include:
  - **exemption 24** for decks, platforms, bridges, boardwalks, etc. which limits the height of the work to 1.5 metres to the platform surface.
  - **exemption 28** for private household playground equipment which requires that no part of the equipment exceeds 3 metres above the ground.
4. If the tree house falls outside of these exemptions, a building consent will be required and possibly resource consent.
5. Whether you need building consent or not, you must make sure the work complies with the New Zealand Building Code. While you need to comply with all relevant sections, the two most likely to be applicable for tree houses are:
  - **B1 Structure**
  - **F4 Safety from falling.**

Note: For any building work, a safety barrier is required if people could fall more than one metre.

This guidance must be read in conjunction with the Building Act and Schedule 1 exemptions. Copies of the Act and exemptions, and further information, are available at [www.mbie.govt.nz](http://www.mbie.govt.nz). You are also welcome to call us on 03 477 4000 or visit the ground floor of the Civic Centre and talk to our staff.