# **Building or Renovating?**

## There are law changes you need to know



## **Restricted Building Work & Licensed Building Practitioners Regime**

### Begins 1 March 2012

If you're building a new home or want to renovate your existing home there are changes to the Building Act which take effect 1 March 2012. These changes only apply to residential construction and do not affect commercial work.

After 1 March 2012 if your residential building work is structural or if it affects the weathertightness of the building, the work may be Restricted Building Work.

The changes only concern building consent applications lodged after 1 March 2012. If you don't think you will be lodging your application until after this date you will need to talk to your designer to confirm if the new rules apply to your project.

These requirements do not apply to work exempt under the 1st Schedule of the Building Act.

Licensed Building Practitioners

(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 automatically treated as Design LBPs)
- Foundations
- Bricklayers and blocklayers
- Carpenters
- External plasterers
- Roofers

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). Licensed or

certified plumbers or gasfitters are automatically treated as licensed in Brick and Block laying, External Plastering and Roofing. They are treated as LBPs in these classes but must only complete Restricted Building Work that they have the competency to do.

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 the department of Building & Housing website www.dbh.govt.nz/lbp.

Restricted Building Work only relates to residential construction, alterations and design, with residential meaning houses and small to medium sized apartment buildings. Go to www.builditright. govt.nz for more details.

### **Restricted Building Work includes:**

### Foundations (LBP)

- Concrete foundation walls
- Concrete slab on ground

Prepare & carry out excavations Apply damp proof material

Place hardfill

Fabricate & place reinforcing steel

Place, finish & cure concrete

Place & space piles

Pile footing excavations Fix sub floor bracing

Fix bearers, stringers & bracing

### **Brick & Blocklayers (LBP)**

Structural masonary

Lay masonary units

Preparation of mortar

Placement & tying reinforcing steel

Placement of grout into cores & cavities

Brick Veneer

Laying limited foundation wall: Max height 1.2m Ensure openings are flashed & building wrap is fixed

Lay brick veneer

Screwing all ties to NZ Standard requirements

### Carpenter (LBP)

Foundations & floors

Prepare & setout site

Excavate & prepare for footings

Construct formwork

Fabricate, place, tie reinforcing

Pile footing excavation

Sub floor bracing

Construct floor framing

•Wall & columns

Erect wall framing

Internal linings, bracing systems

Erect exterior cladding

Construct/erect joinery

Roof framing

Install profiled metal roofing

### **External Plasters (LBP)**

Solid Plastering

Check & prepare existing & new surfaces for plastering

Check & prepare frame construction, substrate, reinforcing

Apply scratch coat

Apply finishing coat to exterior surfaces
•Proprietary cladding systems – EIFS & Fibre Cement Check substrate

Apply jointing compound (where applicable)

Apply base coat

Apply finishing coat

### Roofers (LBP)

•Concrete & clay tile

Fixing tiles, valleys, battens underlay

Install flashings

Install penetrations

Profiled metal roofing

Fix battens, underlay, roof cladding, flashings Install penetrations

Metal tile roof

Fix battens, underlay, roof cladding, flashings Install valley trays

Roof/deck membrane

Torch on membranes

Liquid membranes

Check substrate

Tape joints

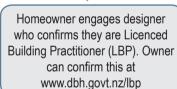
Install drip edges

Lay membrane

Note: If there are specialist sub-contractors such as window installers or aluminium flashing kit installers, who are not licensed, their RBW must be supervised by a carpentry LBP who must then record this in their Memorandum (Record of Building Work).

### **How it will work**

Homeowner talks to designer/ builder regarding proposal. They confirm proposed work includes Restricted Building Work (RBW).



Building consent lodged. Designer supplies Certificate of Design Work with application. The application should also list all LPBs who will be completing RBW.

Building consent issued. This may be delayed if details are not supplied for LBPs undertaking RBW prior to first council inspection. Work cannot start on RBW until the council is advised of LBP supervising or doing the work.

Final inspection by council. Homeowner submits application for a Code Compliance Certificate. The owner will also need to supply copies of Record of Work from their LBP(s).



Each trade LBP completes their part of the job. Each LBP provides a memorandum (Record of Work) to the owner and the council.



Work continues and council inspects each stage of construction. Before next phase of RBW is undertaken details for LBP supervising or doing the RBW work will need to be given to the council.



Construction begins with council officers undertaking regular inspections. If inspection includes assessment of RBW work then LBP will need to attend inspection.



Council checks all Records of Work aligns with the RBW completed as part of this project.



Council carries out their usual non

RBW related checks. Council may

Council is satisfied all work covered by the consent is complete. It has received all Records of Works. Issue Code Compliance Certificate.







For more information call 0800 242 243 or go to www.builditright.govt.nz or www.dbh.govt.nz