

# Building or Renovating?

## There are law changes you need to know

1st  
March  
2012

### 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](http://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](http://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
- Piles
  - Place & space piles
  - Pile footing excavations
  - Fix sub floor bracing
  - Fix bearers, stringers & bracing

#### Brick & Blocklayers (LBP)

- Structural masonry
  - Lay masonry 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
- Roofs
  - Roof framing
  - Install profiled metal roofing

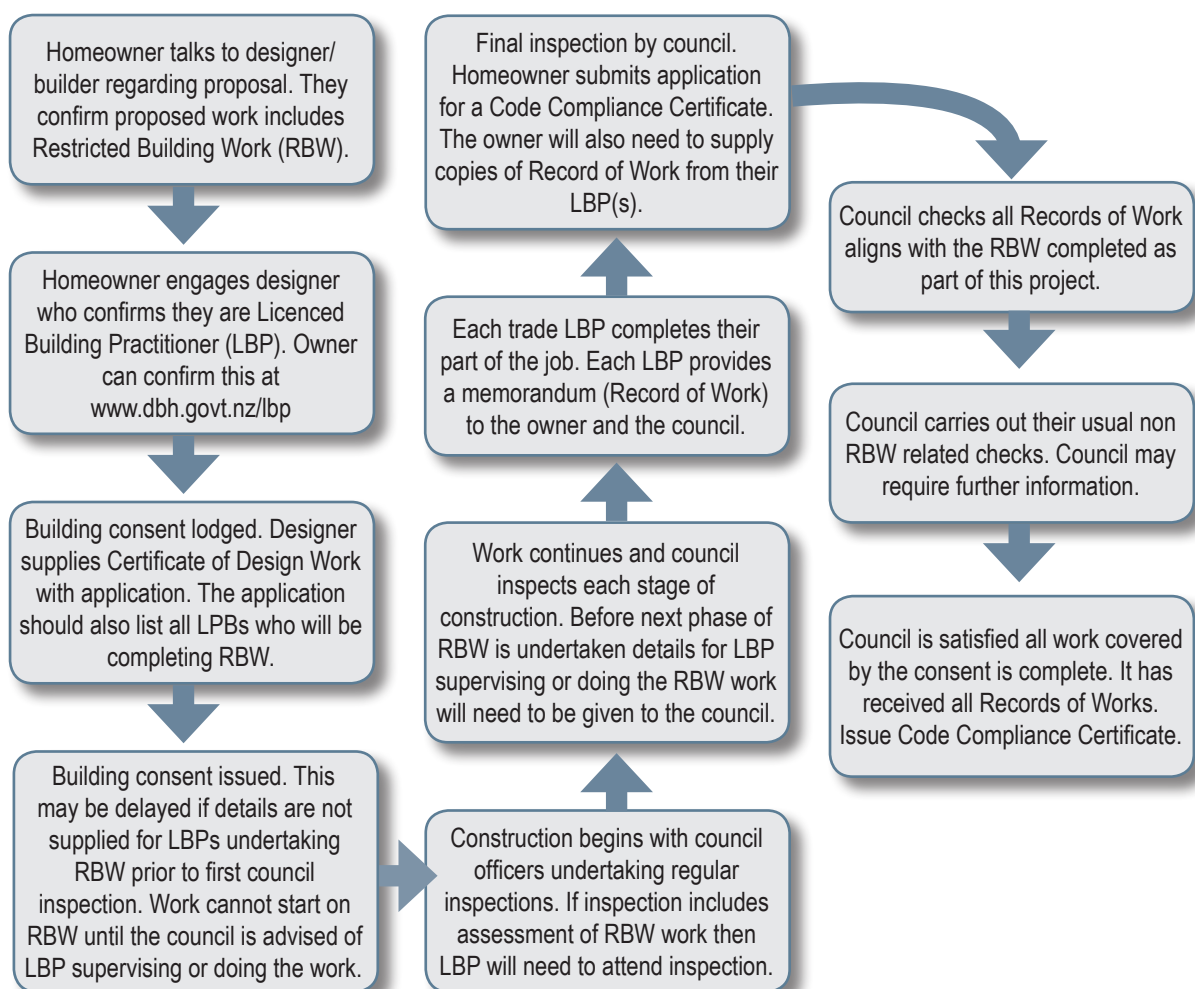
#### External Plasters (LBP)

- 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

### How it will work



For more information call  
0800 242 243 or go to  
[www.builditright.govt.nz](http://www.builditright.govt.nz) or  
[www.dbh.govt.nz](http://www.dbh.govt.nz)

**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).

