



# Licensed Building Practitioner scheme

## Summary of changes

### **Restricted building work**

- From 1 March 2012 only a licensed building practitioner (LBP) will be able to carry out restricted building work (RBW)
- RBW on stand-alone houses and small-medium sized apartments will apply to the design and construction of:
  - the primary structure – foundations and framing - to ensure the building can withstand vertical and horizontal loads
  - external moisture management systems (eg, the roof and cladding), to ensure it is weathertight.
- RBW will also apply to the design of active fire safety systems in small-medium sized apartments.

### ***Why restrict building work?***

This work is critical to the integrity of a building and should only be done by a competent (ie, licensed) person.

### **Exemption for owner-builders (DIYers)**

- DIYers will be exempted from RBW. To qualify they must:
  - Be an individual (ie, not a company or trust)
  - Have a legal, beneficial or equitable interest in the land
  - Live in, or intend to live there (including a bach or holiday home)
  - Carry out the work themselves, or with a close friend or relative
  - Complete statutory declarations confirming that the conditions are met.
- Declarations will be kept on council files, so that house purchasers know a DIYer built the house and can trace that person if issues arise.
- DIYers will only be able to carry out RBW on one home every three years.
- Conditions aim to prevent RBW being carried out by unlicensed builders.

### ***Why is there an exemption?***

- New Zealanders need to be able to continue the DIY tradition.
- RBW won't affect them much because:
  - It doesn't apply to work not needing a consent
  - It doesn't apply to common jobs like renovating bathroom/kitchen, putting in a new window/door, or building a shed/garage

- Few DIYers build their own home completely from scratch and, if they do, generally know their limits and get professional help as necessary

### **Consultation on streamlining the LBP scheme**

- Consultation aims to make the scheme easier to understand, cheaper and less time-consuming for qualified practitioners to apply, and more efficient to run.
- The consultation paper includes proposals for:
  - A fast-track, simplified, cheaper process for trade-qualified practitioners
  - Simplifying the building categories for the Design and Site classes
  - Removing duplication with other occupational licensing schemes
  - Not proceeding with licensing for people who install or maintain active building services such as lifts, fire and air-conditioning systems

### ***When will changes occur?***

- The consultation paper is open for comment until 28 September, after which comments will be considered with a streamlined process introduced early in 2010.

