

E 30 MITA PŪRUA, ITI IHO RĀNEI TE RAHI O TE WHARE BUILDING 30 SQUARE METRES OR LESS

TAE ANA KI NGĀ WHARAU, NGĀ PĀRURU MOTUKĀ, NGĀ WHAREMOE TŪTAHI, ME ĒTAHI ATU MOMO WHARE ITI

INCLUDES SHEDS, CARPORTS, SLEEPOUTS + MORE

Changes to the Building Act 2004 mean more can be built without having to get building consent from your local Council.

Among other low-risk building activities, the changes included making it easier to build a single-storey, detached building up to 30 square metres.

This means some owners or other professionals can build a sleepout, carport, or shed without needing permission, saving building owners time and money. This also allows Council to focus on building work that is higher risk.

RULES

There are some rules around this, including:

- The types of materials that can be used
- About whether a specialist must do the work
- That the building should not contain sanitary facilities (bathroom or toilet)
- That the building should not contain a kitchen, or facilities for storing potable (drinking) water.

LOCATION

The intended location, including distance from the boundaries or other buildings, will also be a factor. Our District Plan: Section 10 sets out separation distances for the residential zone.

Many 30-square-metre or under projects will fall under the accessory buildings category. Accessory buildings need to be 3 metres from the boundary with any road. The exception is if it's a garage or carport that is facing the road and that has direct access from the road, in which case it needs to be 6 metres from the boundary with the road.

While our District Plan says accessory buildings need to be 1 metre from any other boundary, this is superseded by the Ministry of Business, Innovation and Employment's building consent exemption rules for buildings 30-square-metres or under. These rules say these builds must be at least their own height away from any other boundary and from any other buildings on the site.

OTHER CHECKS

You'll need to make some checks before starting any work that is exempt from a building consent, including locating existing services, easements, power and gas lines.

FULL INFORMATION FROM MBIE

Before you start, make sure you review the Ministry of Business, Innovation and Employment's guidance at building.govt.nz, search "building work that doesn't need a building consent".

MBIE provides a useful online tool that can help an owner determine whether the intended project may be exempt from requiring a building consent. Go to canibuildit.govt.nz and follow the step-by-step questions regarding your project.

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COMMON QUESTIONS ANSWERED

Some information relating to common questions on building 30 square metres and under is summarised here.

PLANNING RULES OF THE DISTRICT PLAN STILL APPLY

While it's easier to build 30 square metres, District Plan rules still apply. These include about:

- Separation distance from boundaries (see "location" section, page 2)
- Height and height recession planes
- Site coverage
- Not affecting the amenity areas (outdoor living) for the main home. This includes not building on areas that serve this purpose, or in a way that detracts from the enjoyment of this space, such as through a building's large size and visual dominance.

DO I NEED TO WORK WITH A BUILDER OR ENGINEER?

Some work categorised for low-risk building work exemptions can be done without the help of a professional, while other projects will still require the involvement of a Chartered Professional Engineer or Licensed Building Practitioner.

SINGLE-STOREY, DETACHED BUILDING (LIGHTWEIGHT MATERIALS)

If you're using lightweight materials, you can do this work yourself, for buildings with a maximum floor area of 30 square metres. These include sleepouts, sheds, greenhouses and other similar structures. Lightweight materials include light timber or steel framing and cladding.

The exemptions do not include kitchen and bathroom facilities. Any plumbing work to a new or current building still needs a building consent, and electrical work needs to be done by a registered electrician.

SINGLE-STOREY, DETACHED BUILDING (NON-LIGHTWEIGHT MATERIALS)

If you're using materials that are not considered lightweight, such as brick or concrete block, a Licensed Building Practitioner will need to carry out or supervise the design and construction for it to be exempt from needing building consent (30 square metres and under).

SINGLE-STOREY, DETACHED BUILDINGS UP TO 30 SQUARE METRES IN FLOOR AREA WITH PREFAB OR KITSET COMPONENTS

If you're going prefab or kitset for your building of up to 30 square metres, there are things you need to do to ensure your project is exempt from needing a building consent. Firstly, you'll need to check with the manufacturer or supplier that a Chartered Professional Engineer has designed or reviewed the building. Secondly, you'll need to follow the manufacturer or supplier's instructions about whether you can build it yourself or whether you'll need to involve a Licensed Building Practitioner.

POLE SHEDS + BARNES

Single-storey pole sheds and hay barns in rural zones with a maximum floor area of 110 square metres are exempt from needing a building consent. The design should be carried out or reviewed by a Chartered Professional Engineer; or a Licensed Building Practitioner must carry out or supervise the design or construction.

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YOUR RESPONSIBILITIES

It is the building owner's responsibility to check whether a building consent is required. If the work that you are planning falls outside any of the specified requirements, you will need to get a building consent.

All exempt building work must still meet the Building Code, as well as other relevant legislation.

building.govt.nz/building-code-compliance

INSPECTIONS

Exempt building work is not assessed, approved or inspected by Council and it's the owner's responsibility to ensure that work is exempt by seeking advice from a suitably competent person.

YOU CAN CHOOSE TO HAVE A BUILDING CONSENT

Despite being exempt from requiring a building consent, you can carry this work out under a building consent if you want to. This means the work will be assessed for compliance with the Building Act and Building Code, will be inspected, and eventually may obtain a Code Compliance Certificate. Use our online service to apply for a building consent.

pncc.govt.nz/buildingconsent

KEI KONEI MĀTOU HEI ĀWHINA

WE'RE HERE TO HELP

We recommend you get in touch with Council to confirm your proposed work will be exempt. You can phone our Contact Centre on 06 356 8199, or email us at info@pncc.govt.nz

FOR OUR RECORDS

It's also a good idea that Council has a record of your exempted building works on your public property file, in case any questions come up later, such as when you are selling your house. You can fill out the record of exempt building form and submit it to us.

Find the form on our website pncc.govt.nz/exemptbuildingwork



Te Kaunihera o Papaioea
Palmerston North City Council

pncc.govt.nz / info@pncc.govt.nz / 06 356 8199