

## Building consent requirements: Comparison of exempt and consented building types

This table compares common small building types under the Building Act 2004, to assist you to choose the most appropriate exemption or Building Consent pathway for your project.



**Note:**

This document is a guide only. Please refer to the relevant guidance documents for more information.

All building work requires a building consent unless it is specifically exempt under Schedule 1 or 1A of the Building Act 2004. For detailed information on any of the building types list below, see

- [Building work that does not require a building consent](#) exemption guidance
- [Tiny houses](#) guidance
- [Granny flats](#) exemption guidance.

### Key



indicates a feature that you must have to qualify for that building type exemption.



indicates that the feature is not required for that building type exemption.



'N/A' or a greyed-out box indicates that the feature is not applicable for this building type exemption.

	Building type					
Features of the building	Schedule 1 exemptions				Schedule 1A exemption	Tiny House – Building consent required
	Single-storey detached building not exceeding 10m <sup>2</sup> (Clause 3)	Single-storey detached building between 10 and 30m <sup>2</sup> and constructed lightweight materials (Clause 3A)	Single-storey detached building between 10 and 30m <sup>2</sup> and work carried out or supervised by an LBP (Clause 3B)	Single-storey detached buildings between 10 and 30m <sup>2</sup> (where kitset or prefabricated and the design carried out or reviewed by a Chartered Professional Engineer) Exemption 43	Granny flat (small standalone dwelling)	Tiny House (that is considered a building but does not meet the granny flat criteria <sup>1</sup> )
Maximum floor area up to 10m <sup>2</sup>	✓					
Maximum floor area up to 30m <sup>2</sup>		✓	✓	✓		
Maximum floor area up to 70m <sup>2</sup>					✓	See below <sup>2</sup>
Maximum building height from the floor	3.5 metres	3.5 metres	3.5 metres	3.5 metres	4 metres	No specific limit (Building Code)
Minimum distance to boundary or other residential building	N/A, but comply with Clause C3 NZ Building Code	1 metre	1 metre	1 metre	2 metres	District plan dependent and any applicable Clause C3 NZ Building Code requirements
Lightweight materials		✓			✓ <sup>3</sup>	
Includes sleeping accommodation	Only in connection with a main dwelling*	Only in connection with a main dwelling*	Only in connection with a main dwelling*	Only in connection with a main dwelling*	✓	✓
May be built off-site	✓	✓	✓	✓	✓	✓
Building Code compliant	✓	✓	✓	✓	✓	✓
Potable water supply	✗	✗	✗	✗	✓	✓
Kitchen	✗	✗	✗	✗	✓	✓
Bathroom <sup>4</sup>	✗	✗	✗	✗	✓	✓
Self-contained	✗	✗	✗	✗	✓	Optional

\* Must have interconnected smoke alarms installed in accordance with clause F7 and acceptable solution (C/AS1) of the Building Code.

1. Refer to [Tiny House guidance](#) for a definition of a Tiny House
2. Refer [Tiny homes | NZ Transport Agency Waka Kotahi](#)
3. For granny flats, lightweight materials are defined as light timber or steel framing, roofing ≤ 20 kg/m<sup>2</sup> and wall cladding ≤ 220 kg/m<sup>2</sup>
4. Refer to discharge unit limitations under 'requirements for small stand-alone dwelling' clause 2(2) Schedule 1A of the Building Act

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	Schedule 1 exemptions					
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Connects to network utility operators where possible	Optional**	Optional**	Optional**	Optional**		Optional**
May convert an existing building						
Wet area shower						
Single storey						
Stand-alone						
Floor level must not exceed 1 metre above supporting ground						
May include a mezzanine floor						
Independent sources of electricity and/or gas	Optional	Optional	Optional	Optional		Optional
Professionals required			LBP	Engineer	LBP	Case-by-case
Building consent required	No, if all conditions are met	No, if all conditions are met	No, if all conditions are met	No, if all conditions are met	No, if all conditions are met	Yes
PIM required before work commences						Optional
Development contribution levy may be required						Possibly, refer to local council
Completion documents required						If consented
Council building inspections required						

\*\* May require building consent