

## Simple house

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**The Simple House Acceptable Solution is for single storey framed construction using limited roof spans and claddings.**

It contains Acceptable Solutions for single-storey, stand-alone houses that meet the definition of a simple house.

A simple house sits within Category 1 of the Licensed Building Practitioner Scheme, and has a reduced weathertightness risk (where no 'Risk Matrix assessment' is required for a building consent).

The Simple House Acceptable Solution compiles design solutions within its scope (given in section 1.0) into one document. It covers all the relevant Building Code clauses and provides a deemed-to-comply route for the building consent process. It is suitable for the majority of New Zealand locations.

It does not include site-specific items such as site work, plumbing connections to the network utilities, and District Plan requirements.

To help the building consent authority (BCA) to check the building consent application, the Simple House Acceptable Solution provides sample design summaries. These are given as information only.

It is intended that the Simple House Acceptable Solution can be combined with other components such as skylights, solid fuel burners or specifically engineered options. Users will need to prepare additional documentation for their changes to alternatives for the BCA to consider.





Example of a Simple House designed by Stephen Smith of S3 Architects Limited.

You might also be eligible for a Government home loan.

[Welcome Home Loan \(http://www.welcomeloaan.co.nz/\)](http://www.welcomeloaan.co.nz/) website talks more about eligibility for the home loan.

[Record of amendments \(https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/acceptable-solutions-and-verification-methods/record-of-amendments/\)](https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/acceptable-solutions-and-verification-methods/record-of-amendments/) is a record of changes to the Acceptable Solutions, Verification Methods and handbooks.

## Acceptable Solutions and Verification Methods

### Current version

These are issued by MBIE to provide one way of complying with the Building Code and must be accepted by BCAs as demonstrating compliance with the related clauses of the Building Code. Using them is not mandatory.

#### 1st edition

[PDF 2.4 MB]

Effective from 31 March 2010

<https://www.building.govt.nz/assets/Uploads/building-code-compliance/specific-buildings/simple-house/asvm/simple-house-acceptable-solution-1st-edition.pdf>

#### Acceptable Solutions and Verification Methods

<https://www.building.govt.nz/building-code-compliance/how-the-building-code-works/different-ways-to-comply/acceptable-solutions-and-verification-methods/> (AS and VMs) were called compliance documents. Some still have the "compliance document" title but the AS or VMs they contain are valid and unaffected by the name change.

Version history (<https://www.building.govt.nz/building-code-compliance/specific-buildings/simple-house/acceptable-solutions-and-verification-methods/>)

## Canterbury rebuild

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[\(https://www.building.govt.nz/building-code-compliance/canterbury-rebuild/\)](https://www.building.govt.nz/building-code-compliance/canterbury-rebuild/)

Resources for homeowners, building owners, and building professionals, produced and updated to support Canterbury's long-term recovery

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