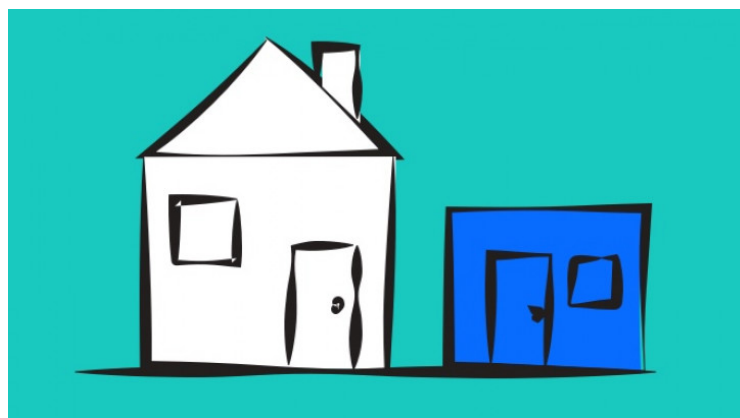


Which projects no longer need a building consent?

Last updated: 26 August 2020

Here are the new building projects which will no longer need a building consent, alongside links to technical guidance.



Summary of new exemptions

Single-storey detached buildings

Single-storey detached buildings include sleepouts, sheds, greenhouses and other similar structures can be built without a building consent. Kitchen and bathroom facilities are not included in the exemption. Any plumbing work to a new or current building still requires a building consent, and any electrical work will still have to be carried out by a registered electrician.

Options include:

- Kitset or prefab buildings with a maximum floor area of 30 square metres (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/2-detached-standalone-buildings/2-3-single-storey-detached-buildings-up-to-30sqm-in-floor-area-with-prefab-or-kitset-components/>) where a manufacturer or supplier has had the design carried out or reviewed by a Chartered Professional Engineer.
- Buildings with a maximum floor area of 30 square metres (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/2-detached-standalone-buildings/2-4-single-storey-detached-buildings-not-exceeding-30-square-metres-in-floor-area/>) where a Licensed Building Practitioner is to carry out or supervise design and construction
- Buildings with a maximum floor area of 30 square metres (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/2-detached-standalone-buildings/2-2-single-storey-detached-buildings-between-10-and-30sqm-in-floor-area-using-lightweight-material/>) can be built by a non-professional, where only lightweight materials with structural components built in accordance to Building Code compliance B1/AS1 are used.

Carports up to 40 square metres

The new exemptions mean you can build a carport up to 40 square metres in size without a building consent if:

- the design has been carried out or reviewed by a Chartered Professional Engineer (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/8-shelters-shades-and-carports/8-2-carports-between-20-and-40-sqm-in-floor-area-chartered-professional-engineer/>), or
- a Licensed Building Practitioner has carried out or supervised design and construction (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/8-shelters-shades-and-carports/8-3-carports-between-20-and-40-sqm-in-floor-area-licensed-building-practitioner/>).

Ground-floor awnings up to 30 square metres

The new exemptions mean you can build an awning of up to 30 square metres on a ground floor without a building consent if:

- the design has been carried out or reviewed by a Chartered Professional Engineer (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/8-shelters-shades-and-carports/8-7-ground-floor-awnings-between-20-and-30-sqm-in-size-chartered-professional-engineer/>), or
- a Licensed Building Practitioner has carried out or supervised design and construction (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/8-shelters-shades-and-carports/8-8-ground-floor-awnings-between-20-and-30-sqm-in-size-licensed-building-practitioner/>).

Ground-floor verandas and porches up to 30 square metres

The new exemptions will mean you can build a veranda or porch of up to 30 square metres on a ground floor without a building consent if:

- the design has been carried out or reviewed by a Chartered Professional Engineer (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/6-porches-verandas-and-pergolas/6-2-porches-and-verandas-between-20-and-30sqm-in-floor-area-chartered-professional-engineer/>), or
- a Licensed Building Practitioner has carried out or supervised design and construction (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/6-porches-verandas-and-pergolas/6-3-porches-and-verandas-between-20-and-30sqm-in-floor-area-licensed-building-practitioner/>).

Permanent outdoor fireplaces or ovens

The new exemption means you can build a permanent outdoor fireplace or oven (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/14-other-structures/14-3-permanent-outdoor-fireplaces-and-ovens/>) built up to a maximum height of 2.5 metres, and with a maximum cooking surface of 1 square metre without a building consent. The fireplace or oven must also be at least one metre away from any legal boundary or building, and there may be local government restrictions on lighting open fires in your area.

Flexible water storage bladders

The new exemption means you can place flexible water storage bladders (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/11-pools-tanks-and-dams/11-3-flexible-water-storage-bladders/>) supported on the ground, for irrigation or firefighting purposes up to 200,000 litres in storage capacity without a building consent.

Ground-mounted solar panel arrays

The new exemptions mean ground-mounted solar panel arrays can be built without a building consent if:

- The ground-mounted solar panel arrays are up to 20 square metres (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/14-other-structures/14-1-ground-mounted-solar-panel-arrays/>) and in an urban zone. These can be built without the help of a professional.
- The ground-mounted solar panel arrays are between 20 and 40 square metres (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/14-other-structures/14-2-ground-mounted-solar-panel-between-20-and-40-sqm-in-size-outside-rural-zones/>), in an urban zone and the design has been carried out or reviewed by a Chartered Professional Engineer
- There is no restriction on size for solar panel arrays in rural zones.

Small pipe supporting structures

Small pipe supporting structures (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/13-support-structures/13-1-structures-supporting-water-pipes/>) if they only carry water and are on private land can be built without a building consent.

Short-span (small) bridges

Short-span bridges (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/7-platforms-decks-and-bridges/7-2-short-span-bridges-on-private-land/>) if they do not span a road or rail area can be built without a building consent. The total span (length) can be a maximum of 6 metres. The design will need to be carried out or reviewed by a Chartered Professional Engineer.

Single-storey pole sheds and hay barns in rural zones

Single-storey pole sheds or hay barns in a rural zone with a maximum floor area of 110 square metres can be built without a building consent if:

- the design has been carried out or reviewed by a Chartered Professional Engineer (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/2-detached-standalone-buildings/2-7-single-storey-pole-sheds-and-hay-barns-in-rural-zones-chartered-professional-engineer/>), or
- a Licensed Building Practitioner has carried out or supervised design and construction (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/2-detached-standalone-buildings/2-6-single-storey-pole-sheds-and-hay-barns-in-rural-zones-licensed-building-practitioner/>).

Exempt building work guidance

We have recently updated the exempt building work guidance to include the new building consent exemptions. Learn about the many other projects that don't need a building consent by reading the [exempt building work guidance \(https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/\)](https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-work-that-doesnt-need-a-building-consent/technical-requirements-for-exempt-building-work/).



**MINISTRY OF BUSINESS,
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HĪKINA WHAKATUTUKI

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