

Projects & consents

Information to help you plan your building project, get consent, build to the consent and legally complete your project.

Working safely

Make health and safety a key focus of your building project. Safety on site (<https://www.building.govt.nz/projects-and-consents/health-and-safety-on-site/>)

1. Planning a successful build



If you want to build or renovate, you need to know your legal obligations and what is expected of you either as a property owner, or a building professional.

You should be familiar with the process before you start, so that you can plan well and build right.

Planning a successful build
(<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/>)

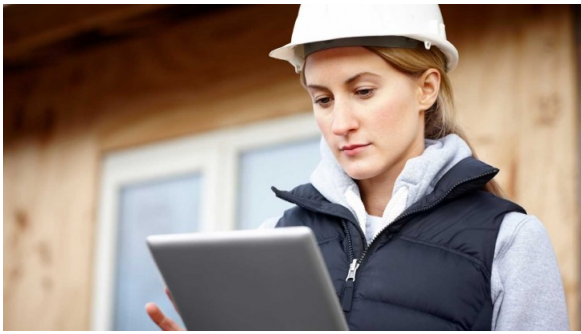
Scope and design

- > [Check if you need consents \(https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/\)](https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/)
- > [Choosing the right people for your type of building work \(https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/choosing-the-right-people-for-your-type-of-building-work/\)](https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/choosing-the-right-people-for-your-type-of-building-work/)

The consent process

Councils grant building consent applications when they are confident your proposed work will meet the requirements of the Building Code.

2. Getting a consent



A good application

- > Apply for building consent (<https://www.building.govt.nz/projects-and-consents/apply-for-building-consent/>)
- > How to support your building consent application (<https://www.building.govt.nz/projects-and-consents/apply-for-building-consent/support-your-consent-application/>)
- > Understanding the building consent process (<https://www.building.govt.nz/projects-and-consents/apply-for-building-consent/building-consent-process/>)

You can't usually start any physical work until you have building consent (unless your work is exempt or there is an emergency), so make a good application and avoid unnecessary delays.

Everyone involved benefits from a complete, accurate, easily understood application as it becomes the plan everyone has to follow.

Learn more about getting a building consent
(<https://www.building.govt.nz/projects-and-consents/apply-for-building-consent/>)

Proof of design

- > Quality drawings to support your building consent application (<https://www.building.govt.nz/projects-and-consents/apply-for-building-consent/support-your-consent-application/quality-drawings/>)
- > Producer statements (<https://www.building.govt.nz/projects-and-consents/apply-for-building-consent/support-your-consent-application/producer-statements/>)
- > Off-site construction (<https://www.building.govt.nz/projects-and-consents/apply-for-building-consent/support-your-consent-application/off-site-construction/>)

3. Building to the consent



Meet all the requirements

- > Gas and electrical work, and energy work certificates (<https://www.building.govt.nz/projects-and-consents/build-to-the-consent/energy-work-certificate/>)
- > Making changes to your plans (<https://www.building.govt.nz/projects-and-consents/build-to-the-consent/making-changes-to-your-plans/>)
- > Typical council inspections of a building project (<https://www.building.govt.nz/projects-and-consents/build-to-the-consent/typical-council-inspections/>)
- > Public access while building or altering a public building (<https://www.building.govt.nz/projects-and-consents/build-to-the-consent/public-access-while-building-or-altering-a-public-building/>)
- > Acting on a council notice to fix (<https://www.building.govt.nz/projects-and-consents/build-to-the-consent/acting-on-a-council-notice-to-fix/>)

Your building consent is the green light for your physical work to start. Stick to the plans and all building consent requirements. Your council inspections ensure the work is progressing as planned. If you need to make changes, keep your council informed.

Learn more about building to the consent
(<https://www.building.govt.nz/projects-and-consents/build-to-the-consent/>)

Changes to your plans

- > Minor variations to building consents: Guidance on definition, assessment and granting (<https://www.building.govt.nz/projects-and-consents/build-to-the-consent/making-changes-to-your-plans/minor-variations-guidance/>)
- > Guidance to building consent amendments (<https://www.building.govt.nz/projects-and-consents/build-to-the-consent/making-changes-to-your-plans/guidance-to-building-consent-amendments/>)
- > Product substitution and variations (<https://www.building.govt.nz/projects-and-consents/build-to-the-consent/making-changes-to-your-plans/product-substitution-and-variations/>)
- > Quick guide to product substitution

[consent/acting-on-a-council-notice-to-fix/](#)

[\(https://www.building.govt.nz/building-code-compliance/product-assurance-and-multiproof/product-assurance/guide-to-product-substitution/\)](https://www.building.govt.nz/building-code-compliance/product-assurance-and-multiproof/product-assurance/guide-to-product-substitution/)

4. Sign-off and maintenance



It's the building owner's responsibility to get council sign-off for the project, even if your building professional is doing it on your behalf.

Check the work as you go and when it's finished, so your building professionals can quickly respond to any questions or concerns.

You'll keep the quality and value of your build longer if you maintain the work and follow any product instructions (keeping warranties and guarantees valid).

Learn more about Sign-off and maintenance
[\(https://www.building.govt.nz/projects-and-consents/sign-off-and-maintenance/\)](https://www.building.govt.nz/projects-and-consents/sign-off-and-maintenance/)

Completing your project

- > [How to identify defects](https://www.building.govt.nz/projects-and-consents/sign-off-and-maintenance/completing-your-project/how-to-identify-defects/)
- > [Get the build signed off](https://www.building.govt.nz/projects-and-consents/sign-off-and-maintenance/completing-your-project/get-the-build-signed-off/)
- > [Compliance schedules](https://www.building.govt.nz/projects-and-consents/sign-off-and-maintenance/completing-your-project/compliance-schedules/)
- > [Certificate of acceptance](https://www.building.govt.nz/projects-and-consents/sign-off-and-maintenance/completing-your-project/certificate-of-acceptance/)

Built to last

- > [How the building system protects you](https://www.building.govt.nz/getting-started/how-the-building-system-protects-you/)
- > [Protecting your investment](https://www.building.govt.nz/projects-and-consents/sign-off-and-maintenance/protecting-your-investment/)