

Building consent exemptions for low-risk work

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If you're planning to carry out building work you need to check whether a building consent is required. Here is an overview of building work that usually doesn't require a building consent, and can be carried out by anyone.

You don't need a building consent for building work listed in Part 1 of the Building Act's Schedule 1 because it is "low-risk" work. It is classified exempt work because it will not affect your building's structure or fire safety, and will not pose a risk to public safety.

Though the work in Part 1 can be done by anyone, you should consider employing a tradesperson for some or all of your project.

Search the online public register (<https://lbp.ewr.govt.nz/publicregister/search.aspx>) for the right licensed building practitioner for your work.

Part 2 and Part 3 of Schedule 1 also list work that can be done without a building consent, if you engage the right professionals.

Plumbing and drainage work (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/plumbing-and-drainage-work/>) includes information about work listed in Part 2 that doesn't need a building consent if it is carried out by an authorised person.

Engineer-designed exempt work (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/exempt-work-when-designed-and-reviewed-by-a-chartered-engineer/>) includes information about work listed under Part 3 that doesn't need a building consent if designed or supervised by a Chartered Professional Engineer.

You should always check with your local council to make sure your proposed building work does not have any district planning implications, as you may need to get a resource consent or some other permit. This will be needed before you can start any building work.

What the exempt work includes

The following guidance is from Part 1 of our guide to [Building work that does not require a building consent](https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/) (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/>).

General

1. General repair, maintenance, and replacement of building parts (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/1-general/>)
2. Territorial and regional authority discretionary exemptions (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/2-territorial-and-regional-authority-discretionary-exemptions/>)
3. Single-storey detached buildings not exceeding 10 square metres in floor area (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/3-single-storey-detached-buildings/>)
4. Unoccupied detached buildings (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/4-unoccupied-detached-buildings/>)
5. Tents, marquees, and similar lightweight structures (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/5-tents-marquees/>)
6. Pergolas (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/6-pergolas/>)

7. Repair or replacement of outbuilding (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/7-repair-replace-outbuilding/>)

Existing buildings: additions and alterations

8. Windows and exterior doorways in existing dwellings and outbuildings (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/8-windows-doorways/>)

9. Alteration to existing entrance or internal doorway to facilitate access for persons with disabilities (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/9-entrance-doorway-access-disabilities/>)

10. Interior alterations to existing non-residential building (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/10-interior-alterations-non-residential/>)

11. Internal walls and doorways in existing building (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/11-internal-walls-doorways-existing/>)

12. Internal linings and finishes in existing dwelling (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/12-internal-linings-finishes-existing/>)

13. Thermal insulation (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/13-thermal-insulation/>)

13A. Ground moisture barrier (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/13a-ground-moisture-barrier/>)

14. Penetrations through building components (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/14-penetrations/>)

15. Closing in existing veranda or patio (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/15-closing-in-veranda-patio/>)

16. Awnings (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/16-awnings/>)

17. Porches and verandas (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/17-porches-verandas/>)

18. Carports (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/18-carports/>)

19. Shade sails (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/19-shade-sails/>)

Other structures

20. Retaining walls (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/20-retaining-walls/>)

21. Fences and hoardings (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/21-fences-hoardings/>)

21A. Means of restricting access to small heated pools (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/21a-restricting-access-heated-pools/>)

22. Dams (excluding large dams) (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/22-small-dams/>)

23. Tanks and pools (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/23-tanks-pools/>)

24. Decks, platforms, bridges, boardwalks, etc (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/24-decks-platforms-bridges-boardwalks/>)

25. Signs (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/25-signs/>)

26. Height-restriction gantries (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/26-height-restriction-gantries/>)

27. Temporary storage stacks (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/27-temporary-storage-stacks/>)

28. Private household playground equipment (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/28-private-playground-equipment/>)

Network utility operators or other similar organisations

29. Certain structures owned or controlled by network utility operators or other similar organisations (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/29-structures-network-utility-operators/>)

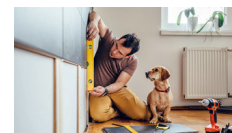
Demolition

30. Demolition of detached building (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/30-demolition-detached-building/>)

31. Removal of building element (<https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/part-1-exempted-building-work/31-removal-building-element/>)

Related content

[Building work that does not require a building consent \(https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/\)](https://www.building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/check-if-you-need-consents/building-consent-exemptions-for-low-risk-work/schedule-1-guidance/)



A guide to building work that doesn't require a building consent under Schedule 1 of the Building Act 2004.

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