RESTRICTED BUILDING WORK

Restricted building work (RBW) is design or construction work that is critical to the integrity of a building. Only licensed building practitioners (LBPs) can undertake or supervise RBW.

It is your responsibility, as the owner, to check that all building practitioners that you are using are licensed in order to carry out, or supervise, work on homes and small-medium sized apartment buildings that is critical to the integrity of the building.

This RBW applies to, but is not limited to:

- Foundations
- Framing
- Roofing
- Cladding
- Active fire safety systems in small-medium sized apartment buildings

Owner-builders (do-it-yourselfers) are able to undertake RBW on their own homes. For more information, see building.govt.nz/projects-and-consents/planning-a-successful-build/scope-and-design/choosing-the-right-people-for-your-type-of-building-work/owner-builder-obligations/#jumpto-applying-for-and-using-the-exemption

LICENSED BUILDING PRACTITIONERS

Licensed Building Practitioners (LBPs) are people, who through assessment, have shown they meet the standard of skill and competence in particular areas of building practice.

Registered architects, chartered professional engineers and plumbers are deemed to be LBPs.

Licensed Building Practitioners include, but are not limited to:

- Designers
- Carpenters
- Roofers
- External Plasterers
- Bricklayers
- Block layers

There are separate licenses for each of these building practitioners and licenses recognise they are competent in their specialist areas (some tradespeople may have more than one licence).

It is your responsibility as the homeowner to check that the people you are using to do your RBW have the relevant license. LBPs can only complete RBW that they are licensed to carry out. It is important that you check with them that they have the relevant license before you start your work.

To find out if your local tradesperson has a license, visit lbp.govt.nz/for-homeowners/find-an-lbp

Building consent applications are not accepted for RBW unless they include a **Memorandum: Certificate of design work** from a LBP certifying that the design work complies with the Building Code.

Licensed Building Practitioners that carry out the building work will also need to provide a **Memorandum: - Record of Building Work** when the work has been completed.

This change is one of several that the government made to the Building Act 2004 to encourage better building design and construction.

More information is available on:

- the LBP website - lbp.govt.nz.
- the MBIE website - building.govt.nz/getting-started/stages-of-the-building-process/diy-but-build-it-right/