

Site activist's guide to:

Building Consents



LIFE IN VACANT SPACES

Useful links

Dept. of Building and Housing Guide
www.dbh.govt.nz

CCC Building and Planning information
www.ccc.govt.nz

**Site activation!
Be safe, secure
and sorted.**

www.livs.org.nz
info@livs.co.nz

If you're creating or using structures of any kind, make sure you're aware of your obligations, and have considered the building's end use, safety and comfort.

What's this all about?

Every project is different. If you're considering minor or low-risk building work, you are unlikely to require formal Building Consent, but you will need to comply with the New Zealand Building Code. If you intend for your structure to be lived in (habitable) or commercial in the future, it's vital to gain the appropriate consents now.

For a list of building work that doesn't require consent, refer to the Department of Building and Housing's DBH Guide, and look for examples of projects that are similar to yours.

If you are unsure of your obligations, or think you might need building consent, consult a professional for advice on your project in the early stages.

LiVS' top tips

- To save time and money, avoid work that requires a building consent (see the DBH Guide), but remember that all construction work must comply with The New Zealand Building Code.
- Stop by the Council's Rebuild Central office (36 Lichfield Street) to talk to a planner or building consents officer for points to consider and potential red flags for your project.
- If you do need building consent, take the time to put together a well-planned proposal, as you will be billed at an hourly rate.

High five! The key things to consider

1. **Research:** Know the regulations that apply to you, making use of the DBH Guide (because consents depend on the size, timeframe, and type of structure).

2. **Safety:** You must comply with the Building Code, regardless of whether you need formal building consent. Talk to the Council's Rebuild Central office to understand your requirements.
3. **Experience:** If you are building, make sure you enlist the help of a professional throughout the process (you are likely to be required by law to do this, as part of the Building Code)
4. **Public Accessibility:** If your structure is commercial then you will need a building consent (remember that it is a basic human right to ensure safe and accessible buildings).
5. **Timeframe:** If you do need a building consent, know that it will be at least one month between the submission of your proposal and sign off.