

Guidance about building work that does not require a consent

Did you know that some plumbing and drainlaying work must be carried out by an “authorised person”, such as a registered certifying plumber or drainlayer, before it can be considered exempt building work? Or if you are removing a building element such as a chimney, roof or cladding from a building three storeys or less, there is a new exemption which may mean you do not require a building consent.

These changes were made when Schedule 1 of the Building Act 2004 (the Act) was amended in November 2013. The Ministry of Business, Innovation and Employment has recently published new guidance to help keep you up to date with the changes to Schedule 1. This guidance is full of practical examples with photos and provides information on each of the Schedule 1 exemptions. It also clarifies the type of work that is exempt and who can carry out this work.

Exempt building work is split into three main areas:

- building work that anyone can carry out
- building work that a person authorised under the Plumbers, Gasfitters and Drainlayers Act 2006 can carry out
- building work that is designed or reviewed by a Chartered Professional Engineer

[MBIE Guidance on Schedule 1 of the Building Act 2004](#)