

Restricted Building Work and Licenced Building Practitioners

As from the 1st March 2012 the Government has introduced new residential building rules known as Restricted Building Work (RBW).

The new rules apply to residential design and construction work that is critical to a building and as of 1st March, the work must only be carried out or supervised by a Licensed Building Practitioner (LBP).

These changes have been implemented to help improve the quality of building in New Zealand and to increase the accountability and ongoing professional development of the building industry, and to weed out any 'Cowboys' out there in the building trades.

If your residential building work is structural or if it affects the weathertightness of the building, the work may be RBW. RBW only relates to residential construction, alterations and design of houses and small to medium sized apartment buildings.

If a residential building project does not require a building consent, it is not considered RBW.

RBW seeks to do two things:

1. ensure that critical design and building work is carried out or supervised by competent persons
2. ensure there is accountability if the RBW that has been designed, carried out or supervised does not meet required standards

The new rules mean you **must** employ a LBP to design, carry out or supervise the work.

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:

They include:

- Designers (registered architects and chartered professional engineers are automatically treated as Design LBPs)
- Carpenters
- Roofers
- Bricklayers and blocklayers
- External plasterers
- Foundations

There are separate licences for each of these building practitioners and licences 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 licence. 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 licence **before** you start your work.

You can find out if your local tradesperson has a licence by visiting the Department of Building and Housing website.

Signature Homes Papakura/Franklin has LBP's supervising and carrying out all our work.

If you would like further information on Licenced Building Practitioners and Restricted Building Work you can call Murray Garland on 09 2389590 or 0274 933842.

