

Index to the Director's Determination on Categories of Building and Demolition Work

Approved by the Director of Building Control as at 1 July 2017 (Version 1.3).

This index has been prepared to assist in navigating the Director's Determination on Categories of Building and Demolition Work (Version 1.3 - 1 July 2017). It includes common work types only. Index users should consult the Director's Determination for further information on the limitations on each work type. If work exceeds the limitations in the Determination for risk categories 1, 2 and 3, or is not mentioned in these categories, it falls under category 4 and requires a building permit (see page 52 of the Determination).

Work type	Key Criteria	Risk category	Determination no.
ACCESS RAMPS			
Access ramp	For disability access	Low Risk (Category 2)	2.1.4 (residential) 2.5.3 (commercial)
AIR CONDITIONING, HEATING			
Air conditioning units	Competent person to install, electrician to do electrical work	Low Risk (Category 1)	1.1.7 (residential)
Wood heater/pellet fire heater	Licensed plumber for flashings around flue	Low Risk (Category 1)	1.1.8 (residential)
ALTERATIONS, ADDITIONS			
External doors (e.g roller, shutter, grilled)	Installation only	Low Risk (Category 1)	1.1.5 (residential)
Internal doorway alterations	Non-load bearing	Low Risk (Category 2)	2.1.1 (residential)
	For disability access	Notifiable (Category 3)	3.3.3 (commercial)
Interior alterations	Non-load bearing walls	Low Risk (Category 2)	2.1.1 (residential)
	Shop fit outs by competent person		2.5.2 (commercial)
Exterior alterations	Enclosure of balconies, decks, patios	Low Risk (Category 2)	2.2.1 (residential)
	Non-structural, minor	Notifiable (Category 3)	3.3.2 (commercial)
Additions to existing buildings	Structures for shade or weather protection e.g awnings, canopies. Max size 18m ² .	Low Risk (Category 1)	1.1.1 (residential)
	Structural. Conforms to permitted use or no planning permit	Notifiable (Category 3)	3.0.1 (residential) 3.3.1 (commercial)

Work type	Key Criteria	Risk category	Determination no.
	required.		
DECKS, PORCHES, VERANDAS			
Porch, veranda	Maximum size 9m ²	Low Risk (Category 1)	1.1.11 (residential)
	Over 9m ² and maximum 18m ²	Low Risk (Category 2)	2.1.2 (residential)
	Over 18m ² . Unlimited if conforms to permitted use or no planning permit required	Notifiable	3.0.1 (residential) 3.3.1 (commercial)
Deck, platform, boardwalk	Less than 1m above trafficable surface	Low Risk (Category 1)	1.3.5 (residential) 1.6.1 (commercial)
	1m and over above trafficable surface	Notifiable (Category 3)	3.1.2 (residential) 3.5.1 (commercial)
DRIVEWAYS, PATHWAYS, PAVING, COVERED WALKWAYS			
Driveway, pathway, paving	Maximum height 1m	Low Risk (Category 1)	1.3.16
Covered walkway	Single storey, maximum beam span 6m	Notifiable (Category 3)	3.1.7 (residential)
FENCES, POOL BARRIERS			
Fences, freestanding fence walls, screening walls	Masonry and concrete maximum 1.2m high, other materials maximum 2.1m high, chain link maximum 3m high	Low Risk (Category 1)	1.3.6-1.3.8
	Above maximum heights in clauses 1.3.6-1.3.8	Notifiable (Category 3)	3.1.4 (residential)
Swimming pool and spa pool fences/access barriers	Fences required for all pools and spas over 300mm deep	Notifiable (Category 3)	1.3.11, 1.3.12, 2.3.4 3.1.9-3.1.10 (fence requirements)
Demolition/removal	Structure must have been able to be built as low risk/notifiable	Notifiable (Category 3)	3.2.2

Work type	Key Criteria	Risk category	Determination no.
PRIVATE BRIDGES			
Private vehicular bridge	Access to private property, max span 5m	Low Risk (Category 1)	1.6.3
Private pedestrian bridge	Maximum height 1m	Low Risk (Category 1)	1.6.2
	Over 1m	Notifiable (Category 3)	3.1.8
REPAIRS OR MAINTENANCE			
Non-structural	Like for like replacement	Low Risk (Category 1)	1.0.1 2.5.1 (commercial)
	Not like for like replacement	Low Risk (Category 2)	2.0.1
Structural	Any	Notifiable (Category 3)	3.0.3 (residential)
ROOFING AND CEILING FIXTURES OR ATTACHMENTS			
Insulation, false ceilings	Unlimited	Low Risk (Category 1)	1.3.1, 1.1.4
Skylight, roof window etc	Max size aperture 90cm	Low Risk (Category 1)	1.1.2 (residential)
	Unlimited if conforms to permitted use or no planning permit required	Notifiable	3.0.1 (residential) 3.3.1 (commercial)
SHEDS, CARPORTS, GARAGES			
Shed, carport, garages	Non-prefabricated, maximum size 18m ²	Low Risk (Category 1)	1.3.1
	Prefabricated, maximum size 36m ²	Low Risk (Category 1 or 2)	1.3.2, 2.3.2 2.4.2 (commercial)
	Non-prefabricated, over 18m ² and maximum size 36m ²	Low Risk (Category 2)	2.3.1 2.4.1 (commercial)

Work type	Key Criteria	Risk category	Determination no.
	Any shed over 36m ²	Notifiable (Category 3)	3.1.1 (residential) 3.4.1 (commercial)
Farm shed	Non-prefabricated, maximum size 18m ²	Low Risk (Category 1)	1.3.1
	Prefabricated <i>less than</i> 200m ²	Low Risk (Category 1)	1.4.1
	Prefabricated over 200m ² and non-prefabricated over 18m ² , unlimited if engineer, architect or designer designed	Notifiable (Category 3)	3.4.1
Garden structures for relaxation (e.g gazebo)	Maximum size 18m ²	Low Risk (Category 1)	1.3.10
	Maximum size 36m ²	Low Risk (Category 2)	2.3.6
	Over 36m ² , unlimited	Notifiable (Category 3)	3.5.2
Greenhouse, potting shed	Non-prefabricated maximum size 18m ²	Low Risk (Category 1)	1.3.20
	Pre-fabricated maximum size 36m ²	Low Risk (Category 1)	1.3.21
	Non-prefabricated over 18m ²	Notifiable (Category 3)	3.5.2
	Prefabricated over 36m ²	Notifiable (Category 3)	3.5.2
Temporary shed and structures e.g building site shed, hoardings, barriers, scaffolding	Exempt structure under <i>Building Regulations 2016</i> reg 70	Low Risk (Category 1)	1.8.1-1.8.2
Shipping container (non-habitable)	One container high, at ground level	Low Risk (Category 1)	1.3.3
	More than one container high	Notifiable (Category 3)	3.5.2
Animal enclosure	Maximum size 18m ²	Low Risk (Category 1)	1.3.4
	Over 18m ²	Notifiable (Category 3)	3.5.2
Removal/demolition of sheds	Low risk shed	Low Risk (Category 1)	1.7.1
	Maximum two storeys	Low Risk (Category 2)	2.7.2

Work type	Key Criteria	Risk category	Determination no.
	Not low risk	Notifiable (Category 3)	3.2.1
SIGNS			
Signs and their support (free-standing or attached to a structure)	Maximum size 2m ²	Low Risk (Category 2)	2.6.1
	Unlimited if engineer designed	Notifiable (Category 3)	3.5.4
WALLS			
Retaining wall	Max height ground retained 50cm if within 1.5m of boundary, otherwise 1.2m	Low Risk (Category 1)	1.3.15
	Max height ground retained 1.8m	Low Risk (Category 2)	2.3.3
	Over 1.8m	Notifiable (Category 3)	3.1.3 (residential) 3.5.3(non-residential)
Boundary wall between two properties	Unlimited	Notifiable (Category 3)	3.1.4 (residential) 3.5.3(non-residential)
Removal/demolition	Unlimited	Notifiable (Category 3)	2.7.3, 3.2.2