

Version
as at 15 November 2021



Building Regulations 1992 (SR 1992/150)

Building Regulations 1992: revoked (with regulation 3 and Schedule 1 continued in force), on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

Catherine A Tizard, Governor-General

Order in Council

At Wellington this 8th day of June 1992

Present:

Her Excellency the Governor-General in Council

Pursuant to the Building Act 1991, Her Excellency the Governor-General, acting by and with the advice and consent of the Executive Council, hereby makes the following regulations.

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Note

The Parliamentary Counsel Office has made editorial and format changes to this version using the powers under subpart 2 of Part 3 of the Legislation Act 2019.

Note 4 at the end of this version provides a list of the amendments included in it.

These regulations are administered by the Ministry of Business, Innovation, and Employment.

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1 Title and commencement

[Revoked]

Regulation 1: revoked, on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

2 Interpretation

[Revoked]

Regulation 2: revoked, on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

3 Building code

- (1) In accordance with Part 6 of the Act, the building code shall be the building code set out in Schedule 1.
- (2) Except as otherwise provided by the Act, each building shall achieve the performance criteria specified in the building code for the classified use of that building, and, if the building has more than 1 classified use, any part of it used for more than 1 classified use shall achieve the performance criteria for each such classified use.
- (3) The classified use or uses of a building or part of a building shall be the ones that most closely correspond to the intended use or uses of that building or part of that building.

Regulation 3: continued in force, on 31 March 2005, by regulation 8(2)(a) of the Building (Forms) Regulations 2004 (SR 2004/385).

4 Forms

[Revoked]

Regulation 4: revoked for all purposes, on 31 May 2006, by regulation 8(2)(b) of the Building (Forms) Regulations 2004 (SR 2004/385).

5 Project information memorandum

[Revoked]

Regulation 5: revoked, on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

6 Building consent

[Revoked]

Regulation 6: revoked, on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

7 Notice that building work is ready for inspection

[Revoked]

Regulation 7: revoked, on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

8 Inspection reports by building certifiers

[Revoked]

Regulation 8: revoked, on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

9 Charges by Building Industry Authority

[Revoked]

Regulation 9: revoked, on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

10 Territorial authority records

[Revoked]

Regulation 10: revoked, on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

11 Transitional provisions and savings

[Revoked]

Regulation 11: revoked, on 31 March 2005, by regulation 8(1) of the Building (Forms) Regulations 2004 (SR 2004/385).

Schedule 1

The building code

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Clause A1—Classified Uses

1.0 Explanation

- 1.0.1** For the purposes of this building code *buildings* are classified according to type, under seven categories.
- 1.0.2** A *building* with a given classified use may have one or more *intended uses* as defined in the Act.

2.0 Housing

- 2.0.1** Applies to *buildings* or use where there is self care and service (internal management). There are three types:

2.0.2 Detached dwellings

Applies to a *building* or use where a group of people live as a single household or family. Examples: a holiday cottage, boarding house accommodating fewer than 6 people, dwelling or hut.

2.0.3 Multi-unit dwelling

Applies to a *building* or use which contains more than one separate household or family. Examples: an attached dwelling, flat or multi-unit apartment.

2.0.4 Group dwelling

Applies to a *building* or use where groups of people live as one large extended family. Examples: within a commune or marae.

3.0 Communal residential

- 3.0.1** Applies to *buildings* or use where assistance or care is extended to the *principal users*. There are two types:

3.0.2 Community service

Applies to a residential *building* or use where limited assistance or care is extended to the *principal users*. Examples: a boarding house, hall of residence, holiday cabin, *backcountry hut*, hostel, hotel, motel, nurses' home, retirement village, time-share accommodation, a work camp, or camping ground.

3.0.3 Community care

Applies to a residential *building* or use where a large degree of assistance or care is extended to the *principal users*. There are two types:

- (a) **Unrestrained**; where the *principal users* are free to come and go. Examples: a hospital, an old people's home or a health camp.
- (b) **Restrained**; where the *principal users* are legally or physically constrained in their movements. Examples: a borstal or drug rehabilitation centre, an old people's home where substantial care is extended, a prison or hospital.

Schedule 1 clause A1 3.0.2: amended, on 31 October 2008, by regulation 4 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

4.0 Communal non-residential

4.0.1 Applies to a *building* or use being a meeting place for people where care and service is provided by people other than the *principal users*. There are two types:

4.0.2 Assembly service

Applies to a *building* or use where limited care and service is provided. Examples: a church, cinema, clubroom, hall, museum, public swimming pool, stadium, theatre, or whare runanga (the assembly house).

4.0.3 Assembly care

Applies to a *building* or use where a large degree of care and service is provided. Examples: an early childhood education and care centre, college, day care institution, centre for handicapped persons, kindergarten, school or university.

Schedule 1 clause A1 4.0.3: amended, on 1 December 2008, by section 60(2) of the Education Amendment Act 2006 (2006 No 19).

5.0 Commercial

5.0.1 Applies to a *building* or use in which any natural resources, goods, services or money are either developed, sold, exchanged or stored. Examples: an amusement park, auction room, bank, car-park, catering facility, coffee bar, computer centre, fire station, funeral parlour, hairdresser, library, office (commercial or government), Police station, post office, public laundry, radio station, restaurant, service station, shop, showroom, storage facility, television station or transport terminal.

6.0 Industrial

6.0.1 Applies to a *building* or use where people use material and physical effort to:

- (a) extract or convert natural resources,
- (b) produce goods or energy from natural or converted resources,
- (c) repair goods, or
- (d) store goods (ensuing from the industrial process).

Examples: an agricultural building, agricultural processing facility, aircraft hangar, factory, power station, sewage treatment works, warehouse or utility.

7.0 Outbuildings

7.0.1 Applies to a *building* or use which may be included within each classified use but are not intended for human habitation, and are accessory to the principal use of associated *buildings*. Examples: a carport, farm *building*, garage, greenhouse, machinery room, private swimming pool, public toilet, or shed.

8.0 Ancillary

8.0.1 Applies to a *building* or use not for human habitation and which may be exempted from some amenity provisions, but which are required to comply with structural and safety-related aspects of the *building code*. Examples: a bridge, derrick, fence, free-standing outdoor fireplace, jetty, mast, path, platform, pylon, retaining wall, tank, tunnel or dam.

Clause A2—Interpretation

In this building code unless the context otherwise requires, words shall have the meanings given under this clause. Meanings given in the Building Act 1991 apply equally to the building code.

access route a continuous route that permits people and goods to move between the apron or *construction* edge of the *building* to spaces within a *building*, and between spaces within a *building*

accessible having features to permit use by *people with disabilities*

accessible route an *access route* usable by *people with disabilities*. It shall be a continuous route that can be negotiated unaided by a wheelchair user. The route shall extend from street boundary or carparking area to those spaces within the *building* required to be *accessible* to enable *people with disabilities* to carry out normal activities and processes within the *building*

adequate means *adequate* to achieve the objectives of the building code

adjacent building a nearby *building*, including an adjoining *building*, whether or not erected on *other property*

allotment has the meaning ascribed to it by section 4 of the Act as follows: meaning of allotment—

- (1) In this Act, the term “*allotment*” means any parcel of land that is a continuous area of land and whose boundaries are shown on a survey plan that is:
 - (a) subject to the Land Transfer Act 1952 and is comprised in one certificate of title or for which one certificate of title could be issued under that Act; or
 - (b) not subject to that Act and was acquired by its owner under one instrument of conveyance.
- (2) For the purpose of subsection (1), the subdivision shown on the survey plan referred to in that subsection is:
 - (a) the subdivision approved by way of a subdivision consent granted under the Resource Management Act 1991; or
 - (b) the subdivision allowed or granted under any other Act.

- (3) For the purposes of subsection (1), an *allotment* shall be deemed to be a continuous area of land notwithstanding that part of it is physically separated from any other part by a road or in any other manner whatsoever, unless the division of the *allotment* into such parts has been allowed by a subdivision consent granted under the Resource Management Act 1991 or a subdivision approval under any former enactment relating to the subdivision of land

alter, in relation to a *building*, includes to rebuild, re-erect, repair, enlarge and extend; and **alteration** has a corresponding meaning

amenity means an attribute of a *building* which contributes to the health, physical independence, and well being of the *building's* users but which is not associated with disease or a specific illness

approved temperature data means the temperature data contained in A I Tomlinson and J Sansom, *Temperature Normals for New Zealand for the period 1961 to 1990* (NIWA, ISBN 0478083343)

backcountry hut means a *building* that—

- (a) is located on land that is administered by the *Department of Conservation* for conservation, recreational, scientific, or other related purposes, including any land administered under any of the following:
- (i) the Conservation Act 1987:
 - (ii) the National Parks Act 1980:
 - (iii) the Reserves Act 1977; and
- (b) is intended to provide overnight shelter to any person who may visit and who carries his or her own food, bedding, clothing, and outdoor equipment; and
- (c) contains only basic facilities, which may include (but are not limited to) any or all of the following:
- (i) sleeping platforms or bunks:
 - (ii) mattresses:
 - (iii) food preparation surfaces:
 - (iv) appliances for heating:
 - (v) appliances for cooking:
 - (vi) toilets; and
- (d) has been certified by the *Director-General* as being in a location that wheelchair users are unlikely to be able to visit; and
- (e) is intended to be able to sleep—
- (i) no more than 20 people in its *backcountry hut sleeping area*; and
 - (ii) no more than 40 people in total; and

- (f) does not contain any connection, except by *radiocommunications*, to a *network utility operator*

backcountry hut sleeping area means the area of a *backcountry hut* that contains sleeping platforms, bunks, or beds that are—

- (a) within the same room as a food preparation or eating area; or
- (b) in a fully enclosed room that is separate from any food preparation or eating area and has—
 - (i) internal walls that limit the spread of fire; and
 - (ii) the means of direct egress to outside the hut

boundary means any boundary that is shown on a survey plan that is approved by the Surveyor-General and deposited with the Registrar-General of Land, whether or not a new title has been issued

building has the meaning ascribed to it by section 3 of the Act as follows: meaning of *building*—

- (1) In this Act, unless the context otherwise requires, the term “*building*” means any temporary or permanent movable or immovable structure (including any structure intended for occupation by people, animals, machinery, or chattels); and includes any mechanical, electrical, or other systems, and any utility systems, attached to and forming part of the structure whose proper operation is necessary for compliance with the *building code*; but does not include:
 - (a) systems owned or operated by a *network utility operator* for the purpose of reticulation of *other property*; or
 - (b) cranes, including any cranes as defined in any regulations in force under the Health and Safety in Employment Act 1992; or
 - (c) cablecars, cableways, ski tows, and other similar stand alone machinery systems, whether or not incorporated within any other structure; or
 - (d) any description of vessel, boat, ferry, or craft used in navigation, whether or not it has any means of propulsion, and regardless of that means; nor does it include—
 - (i) a barge, lighter, or other like vessel;
 - (ii) a hovercraft or other thing deriving full or partial support in the atmosphere from the reactions of air against the surface of the water over which it operates;
 - (iii) a submarine or other thing used in navigation while totally submerged; or
 - (e) vehicles and motor vehicles (including vehicles and motor vehicles as defined in section 2(1) of the Transport Act 1962 and section 2(1) of the Transport (Vehicle and Driver Registration and

- Licensing) Act 1986), but not including vehicles and motor vehicles, whether movable or immovable, which are used exclusively for permanent or long-term residential purposes; or
- (ea) aircraft, including any machine that can derive support in the atmosphere from the reactions of the air otherwise than by the reactions of the air against the surface of the earth; or
 - (f) containers as defined in section 2(1) of the Hazardous Substances and New Organisms Act 1996; or
 - (g) magazines as defined in section 2 of the Explosives Act 1957; or
 - (h) scaffolding used in the course of the *construction* process; or
 - (i) falsework used in the course of the *construction* process.
- (2) For the purposes of Part 9 of this Act, a *building consent*, a *code compliance certificate*, and a *compliance schedule* the term *building* also includes—
- (a) any part of a *building*; and
 - (b) any 2 or more *buildings* which, on completion of any *building work*, are intended to be managed as 1 *building* with a common use and a common set of ownership arrangements.
- (3) For the purposes of subclause (2) of this definition, where any utility system or any part of any utility system—
- (a) is external to the *building*; and
 - (b) is also connected to or is intended to be connected to—
 - (i) a network under the control of a *network utility operator*; or
 - (ii) some other facility which is able to provide for the successful functioning of the utility system in accordance with its intended design—

that utility system or that part of the utility system shall be deemed to be part of a *building*.

- (4) Notwithstanding the provisions of subclause (3) of this definition, where a septic tank is connected to a *building* utility system the septic tank shall be deemed to form part of that *building* utility system

building certifier means a person approved as a *building certifier* by the *Authority* under Part 7 of the Act

building code means the *building code* made under Part 6 of the Act

building consent means a consent to carry out *building work* granted by a *territorial authority* under Part 5 of the Act; and includes all conditions to which the consent is subject

building element any structural or non-structural component and assembly incorporated into or associated with a *building*. Included are *fixtures*, services,

drains, permanent mechanical installations for access, glazing, partitions, ceilings and temporary supports

building height means the vertical distance between the floor level of the lowest occupied space above the ground and the top of the highest occupied floor, but not including spaces located within or on the roof that enclose stairways, lift shafts, or machinery rooms

building performance index (BPI), in relation to a *building*, means the *heating energy* of the *building* divided by the product of the *heating degrees total* and the sum of the *floor area* and the *total wall area*, and so is calculated in accordance with the following formula:

$$\text{BPI} = \frac{\text{heating energy}}{\text{heating degrees total} \times (\text{floor area} + \text{total wall area})}$$

building work work for or in connection with the *construction*, *alteration*, demolition, or removal of a *building*; and includes *sitework*

burnout means exposure to *fire* for a time that includes fire growth, full development, and decay in the absence of intervention or automatic suppression, beyond which the *fire* is no longer a threat to *building elements* intended to perform loadbearing or *fire separation* functions, or both

clearly visible, for the purposes of clause F8.3.1, means visible, under the worst likely conditions and at the maximum distance from which the sign in question needs to be viewed, by a person who either does not have a visual impairment or uses corrective lenses

code compliance certificate means a certificate to that effect issued by a *territorial authority* or a *building certifier* pursuant to section 43 of the Act

combustible building materials means building materials that are deemed combustible according to AS 1530.1

compliance schedule means a *compliance schedule* issued under section 44 of the Act

construct in relation to a *building*, includes to build, erect, prefabricate, and relocate; and **construction** has a corresponding meaning

contaminant has the meaning ascribed to it by the Resource Management Act 1991

Department of Conservation means the department of State established by section 5 of the Conservation Act 1987

Director-General has the same meaning as in section 2(1) of the Conservation Act 1987

drain a pipe normally laid below ground level including fittings and equipment and intended to convey *foul water* or *surface water* to an *outfall*

drinking water standards means the standards made under section 47 of the Water Services Act 2021

electrical fixed appliance an electrical appliance which is fixed-wired to the *electrical installation*, or intended to remain permanently attached and form part of the *building*

electrical installation any *electrical fixed appliances*, and components used in the reticulation of electricity, which are intended to remain permanently attached to and form part of the *building*

electrical supply system the source of electricity external to the *electrical installation*

escape route a continuous unobstructed route from any *occupied space* in a *building* to a *final exit* to enable occupants to reach a *safe place*, and shall comprise one or more of the following: *open paths*, *protected paths* and *safe paths*

essential service in the context of an *electrical installation* means emergency lighting, firemen's lifts, alarms, water pumps, sprinklers, detectors, ventilation systems and public address systems necessary for the safety of people in *buildings*

estimated value the value of building work shall be the aggregate of the values, determined in accordance with section 10 of the Goods and Services Tax Act 1985, of all goods and services to be supplied for that building work

evacuation time means the time between the ignition of a *fire* affecting a *building* and the time when all the occupants of the *building* have reached a *place of safety*

exitway all parts of an *escape route* protected by *fire* or *smoke separations*, or by distance when exposed to open air, and terminating at a *final exit*

external wall any exterior face of a *building* within 30° of vertical, consisting of primary and/or secondary elements intended to provide protection against the outdoor environment, but which may also contain *unprotected areas*

final exit the point at which an *escape route* terminates by giving direct access to a *safe place*

fire the state of combustion during which flammable materials burn producing heat, toxic gases, or smoke or flame or any combination of these

firecell any space including a group of contiguous spaces on the same or different levels within a *building*, which is enclosed by any combination of *fire separations*, *external walls*, roofs, and floors

fire load the sum of the net calorific values of the combustible contents which can reasonably be expected to burn within a *firecell*, including furnishings, built-in and removable materials, and *building elements*. The calorific values shall be determined at the ambient moisture content or humidity. (The unit of measurement is MJ or TJ)

fire resistance rating (FRR) the term used to classify *fire* resistance of primary and secondary elements as determined in the standard test for fire resistance, or in accordance with a specific calculation method verified by experi-

mental data from standard *fire* resistance tests. It comprises three numbers giving the time in minutes for which each of the criteria *stability*, *integrity* and *insulation* are satisfied, and is presented always in that order

fire safety system means the combination of all active and passive protection methods used in a *building* to—

- (a) warn people of an emergency; and
- (b) provide for safe evacuation; and
- (c) provide for access by, and the safety of, firefighters; and
- (d) restrict the spread of *fire*; and
- (e) limit the impact of *fire* on structural stability

fire separation any *building element* which separates *firecells* or *firecells* and *safe paths*, and provides a specific *fire resistance rating*

fire source means the combination of the ignition source and the item first ignited within a room, space, or *firecell*, which combination is considered to be the origin of the *fire* for the purposes of design

fixture an article intended to remain permanently attached to and form part of a *building*

floor area, in relation to a *building*, means the floor area (expressed in square metres) of all interior spaces used for activities normally associated with domestic living

foul water the discharge from any *sanitary fixtures* or *sanitary appliances*

foul water drainage system *drains* joints and fittings normally laid underground and used specifically for the conveyance of water from the *plumbing system* to an *outfall*

fractional effective dose means the fraction of the dose that would render a person of average susceptibility incapable of escape

habitable space a space used for activities normally associated with domestic living, but excludes any bathroom, laundry, water-closet, pantry, walk-in wardrobe, corridor, hallway, lobby, clothes-drying room, or other space of a specialised nature occupied neither frequently nor for extended periods

handrail a rail to provide both support to, or assist with the movement of a person

hard-standing means a hard-surfaced area that is sufficiently stable to carry a fire truck, and includes a road

hazardous creating an unreasonable risk to people of bodily injury or deterioration of health

hazardous substance has the meaning ascribed to it by the Fire Service Act 1975

heating degrees, in relation to a location and a heating month, means the degrees obtained by subtracting from a base temperature of 14°C the mean (calculated using the approved temperature data) of the outdoor temperatures at that location during that month

heating degrees total, in relation to a location and a year, means whichever is the greater of the following:

- (a) the value of 12; and
- (b) the sum of all the heating degrees (calculated using the approved temperature data) for all of the heating months of the year

heating energy, in relation to a *building*, means the energy from a *network utility operator* or a depletable resource (expressed in kilowatt-hours, and calculated using the Building Research Association of New Zealand's *ALF 3, The 'Annual Loss Factor Method', A design tool for energy efficient houses* (3rd edition, April 2000) or some other method that can be correlated with that manual) needed to maintain the building at all times within a year at a constant internal temperature under the following standard conditions:

- (a) a continuous temperature of 20°C throughout the building;
- (b) an air change rate of 1 change per hour or the actual air leakage rate, whichever is the greater;
- (c) a heat emission contribution arising from internal heat sources for any period in the year of 1 000 kilowatt-hours for the first 50 m² of *floor area*, and 10 kilowatt-hours for every additional square metre of *floor area*;
- (d) no allowance for—
 - (i) carpets; or
 - (ii) blinds, curtains, or drapes, on windows;
- (e) windows to have a shading coefficient of 0.6 (made up of 0.8 for windows and recesses and 0.75 for site shading)

heating month, in relation to a location, means a month in which a base temperature of 14°C is greater than the mean (calculated using the approved temperature data) of the outdoor temperatures at that location during that month

household unit means any *building* or group of *buildings*, or part of any *building* or group of *buildings*, used or intended to be used solely or principally for residential purposes and occupied or intended to be occupied exclusively as the home or residence of not more than one household; but does not include a hostel or boardinghouse or other specialised accommodation

HVAC system, for the purposes of performance H1.3.6 and in relation to a *building*, means a mechanical, electrical, or other system for modifying air temperature, modifying air humidity, providing ventilation, or doing all or any of those things, in a space within the *building*

illuminance the luminous flux falling onto a unit area of surface

impact insulation class (IIC) a single number rating derived from measured values of normalised sound pressure impact levels in accordance with Method ASTM E492, Annex A1. Laboratory Measurement of Impact Sound Transmission Through Floor-Ceiling Assemblies Using the Tapping Machine. It provides an estimate of the impact sound insulating performance of a floor-ceiling assembly

impervious that which does not allow the passage of moisture

insulation in the context of *fire* protection, the time in minutes for which a prototype specimen of a *fire separation*, when subjected to the *standard test* for *fire* resistance, has limited the transmission of heat through the specimen

integrity in the context of *fire* protection, the time in minutes for which a prototype specimen of a *fire separation*, when subjected to the *standard test* for *fire* resistance, has prevented the passage of flame or hot gases

intended use of a *building* includes—

- (a) any reasonably foreseeable occasional other use that is not incompatible with the *intended use*; and
- (b) normal maintenance; and
- (c) activities taken in response to *fire* or any other reasonably foreseeable emergency—but does not include any other maintenance and repairs or rebuilding

network utility operator means a person who—

- (a) undertakes the distribution or transmission by pipeline of natural or manufactured gas, petroleum, or geothermal energy; or
- (b) is an electricity operator or an electricity distributor as defined by section 2(1) of the Electricity Act 1992 for the purposes of any works as defined by that Act; or
- (c) undertakes the piped distribution of potable water for supply; or
- (d) is the operator of a sewerage system or a stormwater drainage system

occupied space any space within a *building* in which a person will be present from time to time during the *intended use* of the *building*

open space means land on which there are, and will be, no *buildings* and which has no roof over any part of it other than overhanging eaves

other property means any land or *buildings* or part thereof which are—

- (a) not held under the same *allotment*; or
- (b) not held under the same ownership—

and includes any road

outdoor air air as typically comprising by volume. (i) oxygen 20.94% (ii) carbon dioxide 0.03% (iii) nitrogen and other inert gases 79.03%

outfall that part of the disposal system receiving *surface water* or *foul water* from the *drainage system*. For *foul water* the *outfall* may include a *sewer* or a septic tank. For *surface water*, the *outfall* may include a natural water course, kerb and channel, or soakage system

people with disabilities people whose ability to use *buildings* is affected by mental, physical, hearing or sight impairment

place of safety means either—

- (a) a *safe place*; or
- (b) a place that is inside a *building* and meets the following requirements:
 - (i) the place is constructed with *fire separations* that have fire resistance sufficient to withstand *burnout* at the point of the *fire source*; and
 - (ii) the place is in a *building* that is protected by an automatic fire sprinkler system that complies with NZS 4541 or NZS 4515 as appropriate to the *building's* use; and
 - (iii) the place is designed to accommodate the intended number of persons; and
 - (iv) the place is provided with sufficient means of escape to enable the intended number of persons to escape to a *safe place* that is outside a *building*

plumbing system pipes, joints and fittings laid above ground and used for the conveyance of *foul water* to the *foul water drain*, and includes *vent pipes*

potable water means water that—

- (a) is safe to drink; and
- (b) complies with the drinking water standards

principal user a member of the primary group for which a *building* was constructed, and therefore explicitly excludes persons or groups of persons providing care or control of that *principal user* group

radiocommunications has the same meaning as in section 2(1) of the Radio-communications Act 1989

reasonably visible, in relation to a *specified feature*, and for the purposes of Clause F6, means that the *specified feature* is visible to a person who—

- (a) is 10 metres from it, or the greatest distance from it that it is possible to go in the open space surrounding it, whichever is the lesser; and
- (b) has sight that is not defective, or is corrected (for example, by an optical appliance)

relevant boundary means the *boundary* of an *allotment* that is *other property* in relation to the *building* in question and from which is measured the separ-

ation between the *building* and that *other property*; and for the external wall of any *building*, the *relevant boundary* is the nearest of—

- (a) a *boundary* of a freehold *allotment*, except that if the *other property* is a road, railway line, or public *open space*, the *relevant boundary* is the *boundary* on the far side of that *other property*; or
- (b) a *boundary* of a cross-lease or a company lease or a licence, except that if the *other property* is *open space* to which the lessee or licensee of the *building* in question has an exclusive right of access and occupation or to which 2 or more occupiers of the *building* in question have rights of access and occupation, the *relevant boundary* is the *boundary* on the far side of that *other property*; or
- (c) a *boundary* shown on a unit plan (but excluding a *boundary* between a principal unit and its accessory unit), except that if the *other property* is *open space* and is common property, the *relevant boundary* is the *boundary* on the far side of that *other property*

risk group A, for the purposes of performance F6.3.4 and performance F6.3.5, means *buildings*—

- (a) whose occupants are required to remain in the *building* until the main lighting system is restored; or
- (b) whose *evacuation time* is longer than 90 minutes

risk group B, for the purposes of performance F6.3.4 and performance F6.3.5, means *buildings*—

- (a) whose *evacuation time* is 30 minutes or longer but not longer than 90 minutes; or
- (b) whose occupant load is more than 1 000

risk group C, for the purposes of performance F6.3.4, means *buildings* not in *risk group A* or *risk group B*

safe place a place of safety in the vicinity of a *building*, from which people may safely disperse after escaping the effects of a *fire*. It may be a place such as a street, open space, public space or an *adjacent building*

sanitary appliance an appliance which is intended to be used for *sanitation*, but which is not a *sanitary fixture*. Included are machines for washing dishes and clothes

sanitary fixture any *fixture* which is intended to be used for *sanitation*

sanitation the term used to describe the activities of washing and/or excretion carried out in a manner or condition such that the effect on health is minimised, with regard to dirt and infection

sewer a *drain* that is under the control of, or maintained by, a *network utility operator*

sitework means work on a *building* site, including earthworks, preparatory to or associated with the *construction, alteration, demolition, or removal of a building*

sound transmission class (STC) a single number rating derived from measured values of transmission loss in accordance with classification ASTM E413, Determination of Sound Transmission Class. It provides an estimate of the performance of a partition in certain common sound insulation situations

specified features, for the purposes of Clause F6, means the following:

- (a) *building elements* that may act as obstructions:
- (b) safety features required under clauses of this code other than Clause F6 (for example, *handrails* required under Clause D1):
- (c) changes in direction:
- (d) stairs and ramps:
- (e) escape doors:
- (f) entries to a *safe place*

specified intended life has the meaning ascribed to it by subsection (2) of section 39 of the Act as follows: “*Specified intended life*”, in relation to a *building*, means the period of time, as stated in an application for a *building consent* or in the consent itself, for which the *building* is proposed to be used for its *intended use*

stability in the context of *fire* protection, the time in minutes for which a prototype specimen of a *primary element*, when subjected to the *standard test* for fire resistance, has continued to carry its *fire* design load without failure

standard year for the purposes of determining natural lighting, the hours between 8 am and 5 pm each day with an allowance being made for daylight saving

surface water all naturally occurring water, other than sub-surface water, which results from rainfall on the site or water flowing onto the site, including that flowing from a *drain*, stream, river, lake or sea

territorial authority has the meaning ascribed to it by section 2 of the Local Government Act 1974; and includes any organisation which is authorised to permit structures pursuant to section 12(1)(b) of the Resource Management Act 1991

thermal resistance the resistance to heat flow of a given component of a *building element*. It is equal to the air temperature difference (°C) needed to produce unit heat flux (W/m²) through unit area (m²) under steady conditions. The units are °Cm²/W

total wall area, in relation to a *building*, means the sum (expressed in square metres) of the following:

- (a) the *wall area* of the *building*; and

(b) the area (expressed in square metres) of all vertical glazing in *external walls* of the *building*

travel distance the length of the *escape route* as a whole or the individual lengths of its parts, namely: (a) *open paths*; (b) *protected paths*; and (c) *safe paths*

wall area, in relation to a *building*, means the area (expressed in square metres) of internally exposed external walls, including any door openings, of the *building*

water main a water supply pipe that is under the control of, or maintained by a *network utility operator*

water supply system pipes, fittings and tanks used or intended to be used for the storage and reticulation of water from a *water main* or other water source, to *sanitary fixtures*, *sanitary appliances* and fittings within a *building*.

Schedule 1 clause A2 **approved temperature data**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **backcountry hut**: inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause A2 **backcountry hut sleeping area**: inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause A2 **boundary**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **building** (1)(b): substituted, on 22 December 1994, by regulation 3(1)(a) of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause A2 **building** (1)(d): substituted, on 22 December 1994, by regulation 3(1)(b) of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause A2 **building** (1)(ea): inserted, on 22 December 1994, by regulation 3(1)(c) of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause A2 **building** (1)(f): amended, on 2 July 2001, pursuant to section 150(1) of the Hazardous Substances and New Organisms Act 1996 (1996 No 30).

Schedule 1 clause A2 **building** (2): amended, on 22 December 1994, by regulation 3(1)(d) of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause A2 **building** (3): amended, on 22 December 1994, by regulation 3(1)(e) of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause A2 **building** (4): amended, on 22 December 1994, by regulation 3(1)(f) of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause A2 **building height**: replaced, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **building performance index**: revoked, on 31 October 2007, by regulation 4(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **building performance index (BPI)**: inserted, on 31 October 2007, by regulation 4(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **burnout**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **clearly visible**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

- Schedule 1 clause A2 **climate zone 1**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).
- Schedule 1 clause A2 **climate zone 2**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).
- Schedule 1 clause A2 **climate zone 3**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).
- Schedule 1 clause A2 **combustible building materials**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **combustion appliance**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **concealed space**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **cool location**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).
- Schedule 1 clause A2 **degree-day**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).
- Schedule 1 clause A2 **degree-day total**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).
- Schedule 1 clause A2 **Department of Conservation**: inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).
- Schedule 1 clause A2 **Director-General**: inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).
- Schedule 1 clause A2 **drinking water standards**: inserted, on 15 November 2021, by section 206(2) of the Water Services Act 2021 (2021 No 36).
- Schedule 1 clause A2 **evacuation time**: replaced, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **fire hazard**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **fire intensity**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **fire load**: amended, on 10 April 2012, by regulation 4(3) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **fire resisting closure**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **fire safety system**: replaced, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **fire source**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **floor area**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).
- Schedule 1 clause A2 **fractional effective dose**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **hard-standing**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).
- Schedule 1 clause A2 **heating degrees**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **heating degrees total**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **heating energy**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **heating month**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **HVAC system**: inserted, on 1 February 2009, by regulation 4 of the Building (Building Code: Energy Efficiency of Temperature, Humidity, and Ventilation Systems) Amendment Regulations 2008 (SR 2008/97).

Schedule 1 clause A2 **network utility operator** paragraph (b): substituted, on 29 December 2000, by regulation 3(3) of the Building Amendment Regulations 2000 (SR 2000/119).

Schedule 1 clause A2 **old measure building performance index**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **open path**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **open space**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **place of safety**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **potable water**: inserted, on 15 November 2021, by section 206(2) of the Water Services Act 2021 (2021 No 36).

Schedule 1 clause A2 **protected path**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **purpose group**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **radiocommunications**: inserted, on 31 October 2008, by regulation 5 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause A2 **reasonably visible**: inserted, on 21 June 2007, by regulation 6(2) of the Building Amendment Regulations 2007 (SR 2007/124).

Schedule 1 clause A2 **relevant boundary**: inserted, on 10 April 2012, by regulation 4(2) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **risk group A**: inserted, on 21 June 2007, by regulation 6(2) of the Building Amendment Regulations 2007 (SR 2007/124).

Schedule 1 clause A2 **risk group B**: inserted, on 21 June 2007, by regulation 6(2) of the Building Amendment Regulations 2007 (SR 2007/124).

Schedule 1 clause A2 **risk group C**: inserted, on 21 June 2007, by regulation 6(2) of the Building Amendment Regulations 2007 (SR 2007/124).

Schedule 1 clause A2 **safe path**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **smoke separation**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **specified features**: inserted, on 21 June 2007, by regulation 6(2) of the Building Amendment Regulations 2007 (SR 2007/124).

Schedule 1 clause A2 **thermal resistance**: amended, on 29 December 2000, by regulation 3(4) of the Building Amendment Regulations 2000 (SR 2000/119).

Schedule 1 clause A2 **total wall area**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **unprotected area**: revoked, on 10 April 2012, by regulation 4(1) of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Schedule 1 clause A2 **wall area**: inserted, on 31 October 2007, by regulation 4(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **warm location**: revoked, on 30 September 2008, by regulation 7(2) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause A2 **water supply system**: amended, on 22 December 1994, by regulation 3(2)(e) of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause A2 **water supply system**: amended, on 22 December 1994, by regulation 3(2)(f) of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Clause A3—Building importance levels

For the purposes of clause C, a *building* has one of the importance levels set out below:

Importance level	Description of <i>building</i> type	Specific structure
Importance level 1	<i>Buildings</i> posing low risk to human life or the environment, or a low economic cost, should the <i>building</i> fail. These are typically small non-habitable <i>buildings</i> , such as sheds, barns, and the like, that are not normally occupied, though they may have occupants from time to time.	<ul style="list-style-type: none"> • Ancillary <i>buildings</i> not for human habitation • Minor storage facilities • Backcountry huts
Importance level 2	<i>Buildings</i> posing normal risk to human life or the environment, or a normal economic cost, should the <i>building</i> fail. These are typical residential, commercial, and industrial <i>buildings</i> .	<ul style="list-style-type: none"> • All <i>buildings</i> and facilities except those listed in importance levels 1, 3, 4, and 5
Importance level 3	<i>Buildings</i> of a higher level of societal benefit or importance, or with higher levels of risk-significant factors to <i>building</i> occupants. These <i>buildings</i> have increased performance requirements because they may house large numbers of people, vulnerable populations, or occupants with other risk factors, or fulfil a role of increased importance to the local community or to society in general.	<ul style="list-style-type: none"> • <i>Buildings</i> where more than 300 people congregate in 1 area • <i>Buildings</i> with primary school, secondary school, or daycare facilities with a capacity greater than 250 • <i>Buildings</i> with tertiary or adult education facilities with a capacity greater than 500 • Health care facilities with a capacity of 50 or more residents but not having surgery or emergency treatment facilities • Jails and detention facilities • Any other <i>building</i> with a capacity of 5 000 or more people • <i>Buildings</i> for power generating facilities, water treatment for potable water, wastewater treatment facilities, and other

Importance level	Description of <i>building</i> type	Specific structure
Importance level 4	<i>Buildings</i> that are essential to post-disaster recovery or associated with hazardous facilities.	<p>public utilities facilities not included in importance level 4</p> <ul style="list-style-type: none"> • <i>Buildings</i> not included in importance level 4 or 5 containing sufficient quantities of highly toxic gas or explosive materials capable of causing acutely hazardous conditions that do not extend beyond property boundaries • Hospitals and other health care facilities having surgery or emergency treatment facilities • <i>Fire</i>, rescue, and police stations and emergency vehicle garages • <i>Buildings</i> intended to be used as emergency shelters • <i>Buildings</i> intended by the owner to contribute to emergency preparedness, or to be used for communication, and operation centres in an emergency, and other facilities required for emergency response • Power generating stations and other utilities required as emergency backup facilities for importance level 3 structures • <i>Buildings</i> housing highly toxic gas or explosive materials capable of causing acutely hazardous conditions that extend beyond property boundaries • Aviation control towers, air traffic control centres, and emergency aircraft hangars • <i>Buildings</i> having critical national defence functions • Water treatment facilities required to maintain water pressure for <i>fire</i> suppression • Ancillary <i>buildings</i> (including, but not limited to, communication towers, fuel storage tanks or other structures housing or supporting water or other <i>fire</i> suppression material or equipment) required for operation of importance level 4 structures during an emergency
Importance level 5	<i>Buildings</i> whose failure poses catastrophic risk to a large area	<ul style="list-style-type: none"> • Major dams

Importance level	Description of <i>building</i> type	Specific structure
	(eg, 100 km ²) or a large number of people (eg, 100 000).	<ul style="list-style-type: none">• Extremely hazardous facilities

Schedule 1 clause A3: inserted, on 10 April 2012, by regulation 5 of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Clause B1—Structure

	Provisions	Limits on application
	Objective	
B1.1	The objective of this provision is to: <ul style="list-style-type: none">(a) safeguard people from injury caused by structural failure,(b) safeguard people from loss of <i>amenity</i> caused by structural behaviour, and(c) protect <i>other property</i> from physical damage caused by structural failure.	
	Functional requirement	
B1.2	<i>Buildings, building elements</i> and <i>sitework</i> shall withstand the combination of loads that they are likely to experience during <i>construction</i> or <i>alteration</i> and throughout their lives.	
	Performance	
B1.3.1	<i>Buildings, building elements</i> and <i>sitework</i> shall have a low probability of rupturing, becoming unstable, losing equilibrium, or collapsing during <i>construction</i> or <i>alteration</i> and throughout their lives.	
B1.3.2	<i>Buildings, building elements</i> and <i>sitework</i> shall have a low probability of causing loss of <i>amenity</i> through undue deformation, vibratory response, degradation, or other physical characteristics throughout their lives, or during <i>construction</i> or <i>alteration</i> when the <i>building</i> is in use.	
B1.3.3	Account shall be taken of all physical conditions likely to affect the stability of <i>buildings, building elements</i> and <i>sitework</i> , including: <ul style="list-style-type: none">(a) self-weight,(b) imposed gravity loads arising from use,(c) temperature,(d) earth pressure,(e) water and other liquids,(f) earthquake,	

	Provisions	Limits on application
	(g) snow,	
	(h) wind,	
	(i) <i>fire</i> ,	
	(j) impact,	
	(k) explosion,	
	(l) reversing or fluctuating effects,	
	(m) differential movement,	
	(n) vegetation,	
	(o) adverse effects due to insufficient separation from other <i>buildings</i> ,	
	(p) influence of equipment, services, non-structural elements and contents,	
	(q) time dependent effects including creep and shrinkage, and	
	(r) removal of support.	
B1.3.4	Due allowance shall be made for:	
	(a) the consequences of failure,	
	(b) the intended use of the <i>building</i> ,	
	(c) effects of uncertainties resulting from <i>construction</i> activities, or the sequence in which <i>construction</i> activities occur,	
	(d) variation in the properties of materials and the characteristics of the site, and	
	(e) accuracy limitations inherent in the methods used to predict the stability of <i>buildings</i> .	
B1.3.5	The demolition of <i>buildings</i> shall be carried out in a way that avoids the likelihood of premature collapse.	
B1.3.6	<i>Sitework</i> , where necessary, shall be carried out to:	
	(a) provide stability for <i>construction</i> on the site, and	
	(b) avoid the likelihood of damage to <i>other property</i> .	

Provisions**Limits on application**

B1.3.7 Any *sitework* and associated supports shall take account of the effects of:

- (a) changes in ground water level,
- (b) water, weather and vegetation,
and
- (c) ground loss and slumping.

Clause B2—Durability

Provisions	Limits on application
Objective	
B2.1 The objective of this provision is to ensure that a <i>building</i> will throughout its life continue to satisfy the other objectives of this code.	
Functional requirement	
B2.2 <i>Building</i> materials, components and <i>construction</i> methods shall be sufficiently durable to ensure that the <i>building</i> , without reconstruction or major renovation, satisfies the other functional requirements of this code throughout the life of the <i>building</i> .	
Performance	
B2.3 <i>[Revoked]</i>	
B2.3.1 <i>Building elements</i> must, with only normal maintenance, continue to satisfy the performance requirements of this code for the lesser of the <i>specified intended life</i> of the <i>building</i> , if stated, or:	Performance B2.3.1 applies from the time of issue of the applicable <i>code compliance certificate</i> . <i>Building elements</i> are not required to satisfy a durability performance which exceeds the <i>specified intended life</i> of the <i>building</i> .
(a) the life of the building, being not less than 50 years, if:	
(i) those <i>building elements</i> (including floors, walls, and fixings) provide structural stability to the <i>building</i> , or	
(ii) those <i>building elements</i> are difficult to access or replace, or	
(iii) failure of those <i>building elements</i> to comply with the <i>building code</i> would go undetected during both normal use and maintenance of the <i>building</i> .	
(b) 15 years if:	
(i) those <i>building elements</i> (including the <i>building envelope</i> ,	

Provisions	Limits on application
<p>exposed plumbing in the subfloor space, and in-built chimneys and flues) are moderately difficult to access or replace, or</p> <p>(ii) failure of those <i>building elements</i> to comply with the <i>building code</i> would go undetected during normal use of the <i>building</i>, but would be easily detected during normal maintenance.</p> <p>(c) 5 years if:</p> <p>(i) the <i>building elements</i> (including services, linings, renewable protective coatings, and <i>fixtures</i>) are easy to access and replace, and</p> <p>(ii) failure of those <i>building elements</i> to comply with the <i>building code</i> would be easily detected during normal use of the <i>building</i>.</p>	
<p>B2.3.2 Individual <i>building elements</i> which are components of a <i>building</i> system and are difficult to access or replace must either:</p>	
<p>(a) all have the same durability, or</p> <p>(b) be installed in a manner that permits the replacement of <i>building elements</i> of lesser durability without removing <i>building elements</i> that have greater durability and are not specifically designed for removal and replacement.</p>	

Schedule 1 clause B2.3: revoked, on 11 September 1997, by regulation 2 of the Building Amendment Regulations 1997 (SR 1997/156).

Schedule 1 clause B2.3.1: added, on 11 September 1997, by regulation 2 of the Building Amendment Regulations 1997 (SR 1997/156).

Schedule 1 clause B2.3.2: added, on 11 September 1997, by regulation 2 of the Building Amendment Regulations 1997 (SR 1997/156).

Clause C1—Objectives of clauses C2 to C6 (protection from fire)

Provision	Limit on application
The objectives of clauses C2 to C6 are to:	
(a) safeguard people from an unacceptable risk of injury or illness caused by <i>fire</i> ,	
(b) protect <i>other property</i> from damage caused by <i>fire</i> , and	
(c) facilitate firefighting and rescue operations.	

Schedule 1 clause C1: replaced, on 10 April 2012, by regulation 6 of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Clause C2—Prevention of fire occurring

Provision	Limit on application
Functional requirement	
C2.1 Fixed appliances using controlled combustion and other fixed equipment must be designed, constructed, and installed in <i>buildings</i> in a way that reduces the likelihood of illness or injury due to <i>fire</i> occurring.	
Performance	
C2.2 The maximum surface temperature of <i>combustible building materials</i> close to fixed appliances using controlled combustion and other fixed equipment when operating at their design level must not exceed 90°C.	
C2.3 Fixed appliances using controlled combustion and other fixed equipment must be designed, constructed and installed so that there is a low probability of explosive or hazardous conditions occurring within any spaces in or around the <i>building</i> that contains the appliances.	

Schedule 1 clause C2: replaced, on 10 April 2012, by regulation 6 of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Clause C3—Fire affecting areas beyond the fire source

Provision	Limit on application
Functional requirement	
C3.1 <i>Buildings</i> must be designed and constructed so that there is a low probability of injury or illness to persons not in close proximity to a <i>fire source</i> .	
C3.2 <i>Buildings</i> with a <i>building height</i> greater than 10 m where upper floors contain sleeping uses or <i>other property</i> must be designed and constructed so that there is a low probability of external vertical fire spread to upper floors in the <i>building</i> .	Clause C3.2 does not apply to importance level 1 <i>buildings</i> .
C3.3 <i>Buildings</i> must be designed and constructed so that there is a low probability of <i>fire</i> spread to <i>other property</i> vertically or horizontally across a <i>relevant boundary</i> .	
Performance	

Provision		Limit on application	
C3.4	(a) materials used as internal surface linings in the following areas of <i>buildings</i> must meet the performance criteria specified below:	Clause C3.4 does not apply to <i>detached dwellings</i> , within <i>household units</i> in <i>multi-unit dwellings</i> , or <i>outbuildings</i> and <i>ancillary buildings</i> .	
	Area of building	Performance determined under conditions described in ISO 9705: 1993	
		<i>Buildings not protected with an automatic fire sprinkler system</i>	<i>Buildings protected with an automatic fire sprinkler system</i>
	Wall/ceiling materials in sleeping areas where care or detention is provided	Material Group Number 1-S	Material Group Number 1 or 2
	Wall/ceiling materials in exitways	Material Group Number 1-S	Material Group Number 1 or 2
	Wall/ceiling materials in all <i>occupied spaces</i> in importance level 4 <i>buildings</i>	Material Group Number 1-S	Material Group Number 1 or 2
	Internal surfaces of ducts for <i>HVAC systems</i>	Material Group Number 1-S	Material Group Number 1 or 2
	Ceiling materials in crowd and sleeping uses except <i>household units</i> and where care or detention is provided	Material Group Number 1-S or 2-S	Material Group Number 1 or 2
	Wall materials in crowd and sleeping uses except <i>household units</i> and where care or detention is provided	Material Group Number 1-S or 2-S	Material Group Number 1, 2, or 3
	Wall/ceiling materials in occupied spaces in all other locations in <i>buildings</i> , including <i>household units</i>	Material Group Number 1, 2, or 3	Material Group Number 1, 2, or 3
	External surfaces of ducts for <i>HVAC systems</i>	Material Group Number 1, 2, or 3	Material Group Number 1, 2, or 3
	Acoustic treatment and pipe insulation within airhandling plenums in sleeping uses	Material Group Number 1, 2, or 3	Material Group Number 1, 2, or 3
	(b) floor surface materials in the following areas of <i>buildings</i> must meet the performance criteria specified below:		
	Area of building	Minimum critical radiant flux when tested to ISO 9239-1: 2010	
		<i>Buildings not protected with an automatic fire sprinkler system</i>	<i>Buildings protected with an automatic fire sprinkler system</i>

	Provision	Limit on application
	Sleeping areas and exitways in <i>buildings</i> where care or detention is provided	4.5 kW/m ² 2.2 kW/m ²
	Exitways in all other <i>buildings</i>	2.2 kW/m ² 2.2 kW/m ²
	<i>Firecells</i> accommodating more than 50 persons	2.2 kW/m ² 1.2 kW/m ²
	All other occupied spaces except <i>household units</i>	1.2 kW/m ² 1.2 kW/m ²
	(c) suspended flexible fabrics and membrane structures used in the construction of <i>buildings</i> must have properties resulting in a low probability of injury or illness to persons not in close proximity to a <i>fire source</i> .	
C3.5	<i>Buildings</i> must be designed and constructed so that <i>fire</i> does not spread more than 3.5 m vertically from the <i>fire source</i> over the external cladding of multi-level <i>buildings</i> .	
C3.6	<i>Buildings</i> must be designed and constructed so that in the event of <i>fire</i> in the <i>building</i> the received radiation at the <i>relevant boundary</i> of the property does not exceed 30 kW/m ² and at a distance of 1 m beyond the <i>relevant boundary</i> of the property does not exceed 16 kW/m ² .	
C3.7	External walls of <i>buildings</i> that are located closer than 1 m to the <i>relevant boundary</i> of the property on which the <i>building</i> stands must either: <ul style="list-style-type: none"> (a) be constructed from materials which are not <i>combustible building materials</i>, or (b) for <i>buildings</i> in importance levels 3 and 4, be constructed from materials that, when subjected to a radiant flux of 30 kW/m², do not ignite for 30 minutes, or (c) for <i>buildings</i> in Importance Levels 1 and 2, be constructed from materials that, when subjected to a radiant flux of 30 kW/m², do not ignite for 15 minutes. 	
C3.8	<i>Firecells</i> located within 15 m of a <i>relevant boundary</i> that are not protected by an automatic <i>fire</i> sprinkler system, and that contain a <i>fire load</i> greater than 20 TJ or that have a floor area greater than 5,000 m ² must be designed and constructed so that at the time that firefighters first apply water to the <i>fire</i> , the maximum radiation flux at 1.5 m above the floor is no greater than 4.5 kW/m ² and the smoke layer is not less than 2 m above the floor.	
C3.9	<i>Buildings</i> must be designed and constructed with regard to the likelihood and consequence of failure of any <i>fire safety system</i> intended to control <i>fire</i> spread.	

Schedule 1 clause C3: replaced, on 10 April 2012, by regulation 6 of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Clause C4—Movement to place of safety

	Provision	Limit on application
Functional requirement		
C4.1	<i>Buildings</i> must be provided with: <ul style="list-style-type: none">(a) effective means of giving warning of <i>fire</i>, and(b) visibility in <i>escape routes</i> complying with clause F6.	
C4.2	<i>Buildings</i> must be provided with means of escape to ensure that there is a low probability of occupants of those <i>buildings</i> being unreasonably delayed or impeded from moving to a <i>place of safety</i> and that those occupants will not suffer injury or illness as a result.	
Performance		
C4.3	The <i>evacuation time</i> must allow occupants of a <i>building</i> to move to a <i>place of safety</i> in the event of a <i>fire</i> so that occupants are not exposed to any of the following: <ul style="list-style-type: none">(a) <i>fractional effective dose</i> of carbon monoxide greater than 0.3:(b) a <i>fractional effective dose</i> of thermal effects greater than 0.3:(c) conditions where, due to smoke obscuration, visibility is less than 10 m except in rooms of less than 100 m² where visibility may fall to 5 m.	
C4.4	Clause C4.3(b) and (c) do not apply where it is not possible to expose more than 1 000 occupants in a <i>firecell</i> protected with an automatic <i>fire</i> sprinkler system.	
C4.5	Means of escape to a <i>place of safety</i> in <i>buildings</i> must be designed and constructed with regard to the likelihood and consequence of failure of any <i>fire safety systems</i> .	

Schedule 1 clause C4: replaced, on 10 April 2012, by regulation 6 of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Clause C5—Access and safety for firefighting operations

	Provision	Limit on application
Functional requirement		
C5.1	<i>Buildings</i> must be designed and constructed so that there is a low probability of firefighters or other emergency services personnel being delayed in or impeded from assisting in rescue operations and performing firefighting operations.	
C5.2	<i>Buildings</i> must be designed and constructed so that there is a low probability of illness or injury to firefighters or other emergency services personnel during rescue and firefighting operations.	

Performance

	Provision	Limit on application
C5.3	<i>Buildings</i> must be provided with access for fire service vehicles to a <i>hard-standing</i> from which there is an unobstructed path to the <i>building</i> within 20 m of: <ol style="list-style-type: none"> (a) the firefighter access into the <i>building</i>, and (b) the inlets to automatic fire sprinkler systems or fire hydrant systems, where these are installed. 	Performance requirements in clauses C5.3 to C5.8 do not apply to <i>backcountry huts, detached dwellings, within household units in multi-unit dwellings, or to outbuildings, and ancillary buildings.</i>
C5.4	Access for fire service vehicles in accordance with clause C5.3 must be provided to more than 1 side of <i>firecells</i> greater than 5,000 m ² in floor area that are not protected by an automatic fire sprinkler system.	
C5.5	<i>Buildings</i> must be provided with the means to deliver water for firefighting to all parts of the <i>building</i> .	
C5.6	<i>Buildings</i> must be designed and constructed in a manner that will allow firefighters, taking into account the firefighters' personal protective equipment and standard training, to: <ol style="list-style-type: none"> (a) reach the floor of fire origin, (b) search the general area of fire origin, and (c) protect their means of egress. 	
C5.7	<i>Buildings</i> must be provided with means of giving clear information to enable firefighters to: <ol style="list-style-type: none"> (a) establish the general location of the <i>fire</i>, (b) identify the <i>fire safety systems</i> available in the <i>building</i>, and (c) establish the presence of <i>hazardous substances</i> or process in the <i>building</i>. 	
C5.8	Means to provide access for and safety of firefighters in <i>buildings</i> must be designed and constructed with regard to the likelihood and consequence of failure of any <i>fire safety systems</i> .	

Schedule 1 clause C5: inserted, on 10 April 2012, by regulation 6 of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Clause C6—Structural stability

	Provision	Limit on application
	Functional requirement	
C6.1	Structural systems in <i>buildings</i> must be constructed to maintain structural stability during <i>fire</i> so that there is: <ol style="list-style-type: none"> (a) a low probability of injury or illness to occupants, (b) a low probability of injury or illness to <i>fire</i> service personnel during rescue and firefighting operations, and (c) a low probability of direct or consequential damage to adjacent <i>household units</i> or <i>other property</i>. 	
	Performance	

	Provision	Limit on application
C6.2	Structural systems in <i>buildings</i> that are necessary for structural stability in <i>fire</i> must be designed and constructed so that they remain stable during <i>fire</i> and after <i>fire</i> when required to protect <i>other property</i> taking into account: <ul style="list-style-type: none">(a) the <i>fire</i> severity,(b) any automatic fire sprinkler systems within the <i>buildings</i>,(c) any other active <i>fire safety systems</i> that affect the <i>fire</i> severity and its impact on structural stability, and(d) the likelihood and consequence of failure of any <i>fire safety systems</i> that affect the <i>fire</i> severity and its impact on structural stability.	
C6.3	Structural systems in <i>buildings</i> that are necessary to provide firefighters with safe access to floors for the purpose of conducting firefighting and rescue operations must be designed and constructed so that they remain stable during and after <i>fire</i> .	
C6.4	Collapse of building elements that have lesser <i>fire</i> resistance must not cause the consequential collapse of elements that are required to have a higher <i>fire</i> resistance.	

Schedule 1 clause C6: inserted, on 10 April 2012, by regulation 6 of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Clause D1—Access routes

Provisions	Limits on application
Objective	
D1.1 The objective of this provision is:	
(a) safeguard people from injury during movement into, within and out of <i>buildings</i> ,	Objective D1.1(c) shall apply only to those <i>buildings</i> to which section 47A of the Act applies.
(b) safeguard people from injury resulting from the movement of vehicles into, within and out of <i>buildings</i> , and	
(c) ensure that <i>people with disabilities</i> are able to enter and carry out normal activities and functions within <i>buildings</i> .	
Functional requirement	
D1.2.1 <i>Buildings</i> shall be provided with reasonable and adequate access to enable safe and easy movement of people.	Requirement D1.2.1 shall not apply to <i>ancillary buildings</i> or <i>outbuildings</i> .
D1.2.2 Where a <i>building</i> is provided with loading or parking spaces, they shall be constructed to permit safe and easy unloading and movement of vehicles, and to avoid conflict between vehicles and pedestrians.	

Provisions	Limits on application
Performance	
D1.3.1 <i>Access routes</i> shall enable people to: <ul style="list-style-type: none">(a) safely and easily approach the main entrance of <i>buildings</i> from the apron or <i>construction</i> edge of a <i>building</i>,(b) enter <i>buildings</i>,(c) move into spaces within <i>buildings</i> by such means as corridors, doors, stairs, ramps and lifts,(d) manoeuvre and park cars, and(e) manoeuvre and park delivery vehicles required to use the loading space.	
D1.3.2 At least one <i>access route</i> shall have features to enable <i>people with disabilities</i> to: <ul style="list-style-type: none">(a) approach the <i>building</i> from the street boundary or, where required to be provided, the <i>building</i> car park,(b) have access to the internal space served by the principal access, and(c) have access to and within those spaces where they may be expected to work or visit, or which contain facilities for personal hygiene as required by Clause G1 Personal hygiene.	Performance D1.3.2 shall not apply to <i>housing, outbuildings, backcountry huts, ancillary buildings</i> , and to <i>industrial buildings</i> where no more than 10 people are employed.
D1.3.3 Access routes shall: <ul style="list-style-type: none">(a) have <i>adequate</i> activity space,(b) be free from dangerous obstructions and from any projections likely to cause an obstruction,(c) have a safe cross fall, and safe slope in the direction of travel,(d) have <i>adequate</i> slip-resistant walking surfaces under all conditions of normal use,	Performance D1.3.3(h) shall not apply within <i>industrial buildings, outbuildings</i> and <i>ancillary buildings</i> .

Provisions	Limits on application
(e) include stairs to allow access to upper floors irrespective of whether an escalator or lift has been provided,	Performance D1.3.3(i) shall not apply with <i>detached dwellings</i> or within <i>household units</i> of <i>multi-unit dwellings</i> , or to <i>outbuildings</i> and <i>ancillary buildings</i> .
(f) have stair treads, and ladder treads or rungs which:	Performance D1.3.3(j) shall not apply to isolated steps.
(i) provide <i>adequate</i> footing, and	
(ii) have uniform rise within each flight and for consecutive flights,	
(g) have stair treads with a leading edge that can be easily seen,	
(h) have stair treads which prevent children falling through or becoming held fast between treads, where open risers are used,	
(i) not contain isolated steps,	
(j) have smooth, reachable and graspable <i>handrails</i> to provide support and to assist with movement along a stair or ladder,	
(k) have <i>handrails</i> of <i>adequate</i> strength and rigidity as required by Clause B1	
	Structure,
(l) have landings of appropriate dimensions and at appropriate intervals along a stair or ramp to prevent undue fatigue,	
(m) have landings of appropriate dimensions where a door opens from or onto a stair, ramp or ladder so that the door does not create a hazard, and	
(n) have any automatically controlled doors <i>constructed</i> to avoid the risk of people becoming caught or being struck by moving parts.	

D1.3.4 An *accessible route*, in addition to the requirement of Clause D1.3.3, shall:

	Provisions	Limits on application
(a)	be easy to find, as required by Clause F8 Signs ,	
(b)	have <i>adequate</i> activity space to enable a person in a wheelchair to negotiate the route while permitting an ambulant person to pass,	
(c)	include a lift complying with Clause D2 Mechanical installations for access to upper floors where: <ul style="list-style-type: none">(i) <i>buildings</i> are four or more storeys high,(ii) <i>buildings</i> are three storeys high and have a total design occupancy of 50 or more persons on the two upper floors,(iii) <i>buildings</i> are two storeys high and have a total design occupancy of 40 or more persons on the upper floor, or(iv) an upper floor, irrespective of design occupancy, is to be used for the purposes of public reception areas of banks, central, regional and local government offices and facilities, hospitals, medical and dental surgeries, and medical, paramedical and other primary health care centres,	
(d)	contain no thresholds or upstands forming a barrier to an unaided wheelchair user,	
(e)	have means to prevent the wheel of a wheelchair dropping over the side of the <i>accessible route</i> ,	

Provisions	Limits on application
<ul style="list-style-type: none"> (f) have doors and related hardware which are easily used, (g) not include spiral stairs, or stairs having open risers, (h) have stair treads with leading edge which is rounded, and (i) have <i>handrails</i> on both sides of the <i>accessible route</i> when the slope of the route exceeds 1 in 20. The <i>handrails</i> shall be continuous along both sides of the stair, ramp and landing except where the <i>handrail</i> is interrupted by a doorway. 	
D1.3.5 Vehicle spaces and circulation routes shall have:	
<ul style="list-style-type: none"> (a) dimensions appropriate to the <i>intended use</i>, (b) appropriate crossfall, and slope in the direction of travel, (c) <i>adequate</i> queuing and circulation space, and (d) <i>adequate</i> sight distances. 	
D1.3.6 Vehicle spaces for use by <i>people with disabilities</i> , shall, in addition to the requirements of Clause D1.3.5, be:	
<ul style="list-style-type: none"> (a) provided in sufficient numbers, (b) located to avoid conflict between vehicles and people using or moving to or from the space, and (c) easy to find as required by Clause F8 Signs. 	

Schedule 1 clause D1.1(c) limit on application: amended, on 29 December 2000, by regulation 4(1) of the Building Amendment Regulations 2000 (SR 2000/119).

Schedule 1 clause D1.3.2 limit on application: amended, on 31 October 2008, by regulation 7 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Clause D2—Mechanical installations for access

	Provisions	Limits on application
Objective		
D2.1	The objective of this provision is to: <ul style="list-style-type: none">(a) safeguard people from injury and loss of amenity while using mechanical installations for movement into, within and out of <i>buildings</i>,(b) safeguard maintenance personnel from injury while servicing mechanical installations for access, and(c) ensure that <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>.	Objective D2.1(c) shall apply only to those <i>buildings</i> to which section 47A of the Act applies.
Functional requirement		
D2.2	Mechanical installations for access into, within and out of <i>buildings</i> shall provide for the safe and easy movement of people, and for the safety of maintenance personnel.	

Provisions	Limits on application
Performance	
D2.3.1 Mechanical installations for access shall:	
(a) move people safely, and stop and hold as required for the normal use of the installation, for all loads up to and including 25% in excess of the rated load,	
(b) not produce excessive acceleration or deceleration,	
(c) be constructed to avoid the likelihood of people falling, tripping, becoming caught, being able to touch or be struck by moving parts, sharp edges or projections, under both normal and reasonably foreseeable abnormal conditions of use,	
(d) be constructed to prevent collision between components, or between components and the <i>building</i> ,	
(e) have a control system that ensures safe abnormal operation in the event of overloading or failure of any single component, and	
(f) be capable of being isolated for inspection, testing and maintenance.	
D2.3.2 Mechanical installations for access shall be provided with:	
(a) <i>adequate</i> control over normal use, to ensure people's safety throughout any operation involving starting, stopping or changing the direction of travel,	
(b) notification of position, where people are fully enclosed and the installation serves more than two levels,	

Provisions	Limits on application
<ul style="list-style-type: none">(c) <i>adequate</i> lighting and ventilation for both normal and emergency use, and(d) signs as required by Clause F8 Signs.	
<p>D2.3.3 Mechanical installations for access shall, for emergency purposes, be provided with a means of:</p> <ul style="list-style-type: none">(a) calling outside help,(b) releasing people safely,(c) safeguarding people from exposure to <i>hazardous</i> situations, and(d) allowing authorised personnel to override the normal running procedure and take exclusive control of the installation.	Performance D2.3.3(d) shall not apply to installations travelling less than 15 m vertically.
<p>D2.3.4 Potentially dangerous equipment shall be located in spaces which:</p> <ul style="list-style-type: none">(a) are secure from unauthorised entry and contain only equipment associated with the installation,(b) are appropriately sized and suitably guarded to provide <i>adequate</i> safe working areas for maintenance personnel,(c) are provided with <i>adequate</i> power and lighting for maintenance, and(d) have an environment that ensures the safe operation of the equipment under all likely conditions of use.	
<p>D2.3.5 Mechanical installations on <i>accessible routes</i> shall:</p> <ul style="list-style-type: none">(a) where the passenger conveyer is manually controlled, provide:<ul style="list-style-type: none">(i) controls which are easily identifiable and easy to use,(ii) <i>adequate</i> notification that the passenger	

Provisions	Limits on application
<p>conveyor has registered a summoning call, and</p> <p>(iii) <i>adequate</i> notification that the passenger conveyor has arrived, and of its future direction of travel,</p> <p>(b) where the passenger conveyor is fully enclosed and serves more than two levels, provide an <i>adequate</i> means of informing occupants of their location,</p> <p>(c) where appropriate, have doors which:</p> <p>(i) are power operated,</p> <p>(ii) are readily distinguishable from their surroundings, and</p> <p>(iii) where automatic, remain open sufficiently long to enable <i>people with disabilities</i> to pass through, and</p> <p>(d) have <i>handrails</i> within the passenger conveyor.</p>	

Schedule 1 clause D2.1(c) limit on application: amended, on 29 December 2000, by regulation 4(1) of the Building Amendment Regulations 2000 (SR 2000/119).

Clause E1—Surface water

	Provisions	Limits on application
	Objective	
E1.1	The objective of this provision is to: <ul style="list-style-type: none">(a) safeguard people from injury or illness, and <i>other property</i> from damage, caused by <i>surface water</i>, and(b) protect the <i>outfalls</i> of drainage systems.	
	Functional requirement	
E1.2	<i>Buildings</i> and <i>sitework</i> shall be constructed in a way that protects people and <i>other property</i> from the adverse effects of <i>surface water</i> .	
	Performance	
E1.3.1	Except as otherwise required under the Resource Management Act 1991 for the protection of other property, <i>surface water</i> , resulting from an event having a 10% probability of occurring annually and which is collected or concentrated by <i>buildings</i> or <i>sitework</i> , shall be disposed of in a way that avoids the likelihood of damage or nuisance to <i>other property</i> .	
E1.3.2	<i>Surface water</i> , resulting from an event having a 2% probability of occurring annually, shall not enter <i>buildings</i> .	Performance E1.3.2 shall apply only to <i>housing, communal residential and communal non-residential buildings</i> .
E1.3.3	Drainage systems for the disposal of <i>surface water</i> shall be constructed to: <ul style="list-style-type: none">(a) convey <i>surface water</i> to an appropriate <i>outfall</i> using gravity flow where possible,(b) avoid the likelihood of blockages,(c) avoid the likelihood of leakage, penetration by roots, or the entry of ground water where pipes or lined channels are used,(d) provide reasonable access for maintenance and clearing blockages,	

	Provisions	Limits on application
(e)	avoid the likelihood of damage to any <i>outfall</i> , in a manner acceptable to the <i>network utility operator</i> , and	
(f)	avoid the likelihood of damage from superimposed loads or normal ground movements.	

Schedule 1 clause E1.3.1: amended, on 3 January 2002, by regulation 3(7) of the Building Amendment Regulations 2001 (SR 2001/374).

Schedule 1 clause E1.3.1: amended, on 22 December 1994, by regulation 4 of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause E1.3.2: amended, on 3 January 2002, by regulation 3(8) of the Building Amendment Regulations 2001 (SR 2001/374).

Clause E2—External moisture

Provisions	Limits on application
Objective	
E2.1 The objective of this provision is to safeguard people from illness or injury that could result from external moisture entering the <i>building</i> .	
Functional requirement	
E2.2 <i>Buildings</i> must be constructed to provide <i>adequate</i> resistance to penetration by, and the accumulation of, moisture from the outside.	Requirement E2.2 does not apply to <i>buildings</i> (for example, certain bus shelters, and certain <i>buildings</i> used for horticulture or for equipment for washing motor vehicles automatically) if moisture from the outside penetrating them, or accumulating within them, or both, is unlikely to impair significantly all or any of their <i>amenity</i> , durability, and stability.
Performance	
E2.3.1 Roofs must shed precipitated moisture. In locations subject to snowfalls, roofs must also shed melted snow.	
E2.3.2 Roofs and exterior walls must prevent the penetration of water that could cause undue dampness, damage to <i>building elements</i> , or both.	
E2.3.3 Walls, floors, and structural elements in contact with, or in close proximity to, the ground must not absorb or transmit moisture in quantities that could cause undue dampness, damage to <i>building elements</i> , or both.	
E2.3.4 <i>Building elements</i> susceptible to damage must be protected from the adverse effects of moisture entering the space below suspended floors.	
E2.3.5 <i>Concealed spaces</i> and cavities in <i>buildings</i> must be constructed in a way that prevents external moisture being accumulated or transferred and causing condensation, fungal growth, or the degradation of <i>building elements</i> .	
E2.3.6 Excess moisture present at the completion of <i>construction</i> must be capable of being dissipated without permanent damage to <i>building elements</i> .	

Provisions**Limits on application**

E2.3.7 *Building elements* must be constructed in a way that makes due allowance for the following:

- (a) the consequences of failure:
- (b) the effects of uncertainties resulting from *construction* or from the sequence in which different aspects of *construction* occur:
- (c) variation in the properties of materials and in the characteristics of the site.

Schedule 1 clause E2: substituted, on 21 June 2007, by regulation 4 of the Building Amendment Regulations 2007 (SR 2007/124).

Clause E3—Internal moisture

	Provisions	Limits on application
	Objective	
E3.1	The objective of this provision is to— <ul style="list-style-type: none">(a) safeguard people against illness, injury, or loss of <i>amenity</i> that could result from accumulation of internal moisture; and(b) protect <i>household units</i> and <i>other property</i> from damage caused by free water from another <i>household unit</i> in the same <i>building</i>.	
	Functional requirement	
E3.2	<i>Buildings</i> must be constructed to avoid the likelihood of— <ul style="list-style-type: none">(a) fungal growth or the accumulation of <i>contaminants</i> on linings and other <i>building elements</i>; and(b) free water overflow penetrating to an adjoining <i>household unit</i>; and(c) damage to <i>building elements</i> caused by the presence of moisture.	
	Performance	
E3.3.1	An <i>adequate</i> combination of <i>thermal resistance</i> , ventilation, and space temperature must be provided to all <i>habitable spaces</i> , bathrooms, laundries, and other spaces where moisture may be generated or may accumulate.	Performance E3.3.1 does not apply to <i>communal non-residential, commercial, industrial, outbuildings, or ancillary buildings</i> .
E3.3.2	Free water from accidental overflow from <i>sanitary fixtures</i> or <i>sanitary appliances</i> must be disposed of in a way that avoids loss of <i>amenity</i> or damage to <i>household units</i> or <i>other property</i> .	
E3.3.3	Floor surfaces of any space containing <i>sanitary fixtures</i> or <i>sanitary appliances</i> must be <i>impervious</i> and easily cleaned.	

Provisions	Limits on application
E3.3.4 Wall surfaces adjacent to <i>sanitary fixtures</i> or <i>sanitary appliances</i> must be <i>impervious</i> and easily cleaned.	
E3.3.5 Surfaces of <i>building elements</i> likely to be splashed or become contaminated in the course of the <i>intended use</i> of the building, must be <i>impervious</i> and easily cleaned.	
E3.3.6 Surfaces of <i>building elements</i> likely to be splashed must be constructed in a way that prevents water splash from penetrating behind linings or into <i>concealed spaces</i> .	

Schedule 1 clause E3: substituted, on 14 October 2004, by regulation 3 of the Building Amendment Regulations 2004 (SR 2004/317).

Clause F1—Hazardous agents on site

Provisions

Limits on application

Objective

F1.1 The objective of this provision is to safeguard people from injury or illness caused by *hazardous* agents or *contaminants* on a site.

Functional requirement

F1.2 *Buildings* shall be constructed to avoid the likelihood of people within the *building* being adversely affected by *hazardous* agents or *contaminants* on the site.

Performance

F1.3.1 Sites shall be assessed to determine the presence and potential threat of any *hazardous* agents or *contaminants*.

F1.3.2 The likely effect of any *hazardous* agent or *contaminant* on people shall be determined taking account of:

- (a) the *intended use* of the *building*,
- (b) the nature, potency or toxicity of the *hazardous* agent or *contaminant*, and
- (c) the protection afforded by the *building* envelope and *building* systems.

Clause F2—Hazardous building materials

Provisions	Limits on application
Objective	
F2.1 The objective of this provision is to safeguard people from injury and illness caused by exposure to <i>hazardous building</i> materials.	
Functional requirement	
F2.2 <i>Building</i> materials which are potentially <i>hazardous</i> , shall be used in ways that avoid undue risk to people.	
Performance	
F2.3.1 The quantities of gas, liquid, radiation or solid particles emitted by materials used in the <i>construction</i> of <i>buildings</i> , shall not give rise to harmful concentrations at the surface of the material where the material is exposed, or in the atmosphere of any space.	
F2.3.2 Transparent panels capable of being mistaken for an unimpeded path of travel shall be marked to make them visible.	Performance F2.3.2 does not apply to <i>housing</i>
F2.3.3 Glass or other brittle materials with which people are likely to come into contact shall:	
(a) if broken on impact, break in a way which is unlikely to cause injury, or	
(b) resist a reasonably foreseeable impact without breaking, or	
(c) be protected from impact.	

Clause F3—Hazardous substances and processes

	Provisions	Limits on application
	Objective	
F3.1	The objective of this provision is to safeguard people from injury or illness, and <i>other property</i> from damage, caused by <i>hazardous substances</i> or processes in <i>buildings</i> .	
	Functional requirement	
F3.2	<i>Buildings</i> where <i>hazardous substances</i> are stored and <i>hazardous</i> processes undertaken, shall be constructed to provide <i>adequate</i> protection to people and to <i>other property</i> .	
	Performance	
F3.3	Spaces in <i>buildings</i> where <i>hazardous substances</i> are stored, handled or used, or where <i>hazardous</i> processes are undertaken, shall be located and constructed to protect people, and <i>other property</i> , under both normal and reasonably foreseeable abnormal conditions, and shall be provided with:	
	(a) means of restricting unauthorised access,	
	(b) means of preventing <i>hazardous substances</i> , or other materials unacceptable to the <i>network utility operator</i> , from entering <i>sewers</i> or public <i>drains</i> ,	
	(c) means of allowing the harmless release of pressure where there is a significant risk of explosion occurring,	
	(d) protected ignition sources where flammable or explosive goods are stored,	
	(e) means of rendering harmless by ventilation, containment, dilution, or chemical or biological action, any radioactive, toxic or flammable vapours, gases or materials which may escape	

	Provisions	Limits on application
	from pipes, vessels or containers,	
(f)	impervious, easily cleaned surface finishes on <i>building elements</i> likely to be splashed or become contaminated in the course of the <i>intended use</i> of the <i>building</i> , and	
(g)	signs as required by Clause F8 Signs .	

Clause F4—Safety from falling

Provisions	Limits on application
Objective	
F4.1 The objective of this provision is to safeguard people from injury caused by falling.	
Functional requirement	
F4.2 <i>Buildings</i> shall be constructed to reduce the likelihood of accidental fall.	
Performance	
F4.3.1 Where people could fall 1 metre or more from an opening in the external envelope or floor of a <i>building</i> , or from a sudden change of level within or associated with a <i>building</i> , a barrier shall be provided.	Performance F4.3.1 shall not apply where such a barrier would be incompatible with the <i>intended use</i> of an area, or to temporary barriers on <i>construction</i> sites where the possible fall is less than 3 metres, or to <i>buildings</i> providing pedestrian access in remote locations where the route served presents similar natural hazards.
F4.3.2 Roofs with permanent access shall have barriers provided.	
F4.3.3 <i>[Revoked]</i>	
F4.3.4 Barriers shall:	
(a) be continuous and extend for the full extent of the hazard,	
(b) be of appropriate height,	
(c) be constructed with <i>adequate</i> rigidity,	
(d) be of <i>adequate</i> strength to withstand the foreseeable impact of people and, where appropriate, the static pressure of people pressing against them,	Performance F4.3.4(h) does not apply to <i>housing</i> .
(e) be constructed to prevent people from falling through them, and	
(f) <i>[Revoked]</i>	
(g) restrict the passage of children under 6 years of age when provided to guard a change of level in areas likely to be frequented by them.	
(h) be constructed so that they are not readily able to be used as seats.	

Provisions**Limits on application****F4.3.5** *[Revoked]*

Schedule 1 clause F4.3.1 limit on application: amended, on 3 January 2002, by regulation 3(9) of the Building Amendment Regulations 2001 (SR 2001/374).

Schedule 1 clause F4.3.3: revoked, on 1 January 2017, by section 20 of the Building (Pools) Amendment Act 2016 (2016 No 71).

Schedule 1 clause F4.3.4(f): revoked, on 1 January 2017, by section 20 of the Building (Pools) Amendment Act 2016 (2016 No 71).

Schedule 1 clause F4.3.4(g): added, on 22 December 1994, by regulation 5(2)(c) of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause F4.3.4(h): added, on 21 June 2007, by regulation 5 of the Building Amendment Regulations 2007 (SR 2007/124).

Schedule 1 clause F4.3.5: revoked, on 1 January 2017, by section 20 of the Building (Pools) Amendment Act 2016 (2016 No 71).

Clause F5—Construction and demolition hazards

Provisions	Limits on application
Objective	
F5.1 The objective of this provision is to safeguard people from injury, and <i>other property</i> from damage, caused by <i>construction</i> or demolition site hazards.	
Functional requirement	
F5.2 <i>Construction</i> and demolition work on <i>buildings</i> shall be performed in a manner that avoids the likelihood of:	
(a) objects falling onto people on or off the site,	
(b) objects falling on property off the site,	
(c) other hazards arising on the site affecting people off the site and <i>other property</i> , and	
(d) unauthorised entry of children to hazards on the site.	
Performance	
F5.3.1 Suitable <i>construction</i> methods shall be used to avoid the likelihood of tools or materials falling onto places where people might be present.	
F5.3.2 Where <i>construction</i> or demolition work presents a hazard in places to which the public has access, barriers shall be provided and shall:	
(a) be of appropriate height and <i>construction</i> to prevent site hazards from harming traffic or passersby,	
(b) be difficult to climb,	
(c) have no opening other than those approved by the <i>territorial authority</i> for access and viewing,	
(d) have no gates or doors which project beyond the site when opened,	
(e) contain no projection that would be a hazard to traffic or people, and	

Provisions	Limits on application
<p>(f) be clearly marked where the barrier itself may otherwise present a hazard to traffic or passersby.</p> <p>F5.3.3 Where a <i>construction</i> or demolition site contains any hazard which might be expected to attract the unauthorised entry of children, the hazard shall be enclosed to restrict access by children.</p> <p>F5.3.4 Suitable barriers shall be constructed to provide a safe route for people where lifting equipment creates a risk of accident from objects falling on a place of public access, or where a similar risk results from the height at which <i>construction</i> or demolition work is being carried out.</p>	

Schedule 1 second clause F5 number: revoked, on 22 December 1994, by regulation 6 of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 clause F5.2 number: inserted, on 22 December 1994, by regulation 6 of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Clause F6—Visibility in escape routes

Provisions	Limits on application
Objective	
F6.1 The objective of this provision is to help safeguard people from injury in <i>escape routes</i> during failure of the main lighting.	
Functional requirement	
F6.2 <i>Specified features</i> in <i>escape routes</i> must be made <i>reasonably visible</i> by lighting systems, other systems, or both, during failure of the main lighting.	Requirement F6.2 does not apply to <i>detached dwellings, household units</i> within <i>multi-unit dwellings, outbuildings, backcountry huts, or ancillary buildings</i> .
Performance	
F6.3.1 <i>Specified features</i> in <i>escape routes</i> must, when the systems for visibility are at their design level, be <i>reasonably visible</i> .	Performance F6.3.1 does not apply to <i>specified features</i> in the initial 20 metres of an <i>escape route</i> if the risk of injury, or impediment to movement of people, due to the <i>specified features</i> not being visible is low (for example, because people are familiar with the <i>escape route</i> , the <i>escape route</i> is level, and people do not require assistance to escape).
F6.3.2 The systems for visibility must operate to the following percentages of their design levels within the following times after failure of the main lighting:	
(a) 80% in 0.5 seconds in locations (examples of which are given by performance F6.3.3) where there is a high risk of injury due to delay in operation of the systems for visibility; and	
(b) 10% in 0.5 seconds, and 80% in 30 seconds, in stairs and in locations that are unfamiliar to users; and	
(c) 10% in 20 seconds, and 80% in 60 seconds, in all other locations.	
F6.3.3 Examples of locations (referred to in performance F6.3.2(a)) where there is a high risk of injury due to delay in operation of the systems for visibility include:	

Provisions	Limits on application
<ul style="list-style-type: none">(a) areas where dangerous machinery is installed:(b) areas where hazardous processes take place:(c) clinical areas of hospitals:(d) prisons and other <i>buildings</i> in which people are detained:(e) any part of an <i>escape route</i> designed for use at any time by more than 250 people.	
<p>F6.3.4 The systems for visibility must operate continuously in <i>buildings</i> or parts of <i>buildings</i> in the following risk groups for the following periods after failure of the main lighting:</p> <ul style="list-style-type: none">(a) <i>risk group A</i>, until restoration of the main lighting system:(b) <i>risk group B</i>, 90 minutes:(c) <i>risk group C</i>, 30 minutes.	
<p>F6.3.5 Despite performance F6.3.4, if a <i>building</i> or part of a <i>building</i> falls into both <i>risk group A</i> and <i>risk group B</i>, the systems for visibility must operate for whichever is the longer of the periods specified in performance F6.3.4(a) and (b).</p>	
<p>F6.3.6 Signs to indicate escape routes must be provided as required by Clause F8 Signs.</p>	

Schedule 1 clause F6: substituted, on 21 June 2007, by regulation 6(1) of the Building Amendment Regulations 2007 (SR 2007/124).

Schedule 1 clause F6.2 limit on application: amended, on 31 October 2008, by regulation 8 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Clause F7—Warning systems

Provisions	Limits on application
Objective	
F7.1 The objective of this provision is to safeguard people from injury or illness due to lack of awareness of an emergency.	
Functional requirement	
F7.2 <i>Buildings</i> shall be provided with appropriate means of warning people to escape to a <i>safe place</i> in an emergency.	
Performance	
F7.3 <i>[Revoked]</i>	
F7.3.1 A means of warning must alert people to the emergency in <i>adequate</i> time for them to reach a <i>safe place</i> .	Performance F7.3 does not apply to <i>outbuildings, backcountry huts, or ancillary buildings</i> .
F7.3.2 Appropriate means of detection and warning for fire must be provided within each <i>household unit</i> .	
F7.3.3 Appropriate means of warning for fire and other emergencies must be provided in <i>buildings</i> as necessary to satisfy the other performance requirements of this code.	

Schedule 1 clause F7.2: amended, on 24 April 2003, by regulation 3(1) of the Building Amendment Regulations 2003 (SR 2003/61).

Schedule 1 clause F7.3: revoked, on 24 April 2003, by regulation 3(2) of the Building Amendment Regulations 2003 (SR 2003/61).

Schedule 1 clause F7.3.1: added, on 24 April 2003, by regulation 3(2) of the Building Amendment Regulations 2003 (SR 2003/61).

Schedule 1 clause F7.3.1 limit on application: amended, on 31 October 2008, by regulation 9 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause F7.3.2: added, on 24 April 2003, by regulation 3(2) of the Building Amendment Regulations 2003 (SR 2003/61).

Schedule 1 clause F7.3.3: added, on 24 April 2003, by regulation 3(2) of the Building Amendment Regulations 2003 (SR 2003/61).

Clause F8—Signs

	Provision	Limit on application
	Objective	
F8.1	The objective of this provision is to: <ul style="list-style-type: none"> (a) safeguard people from injury or illness resulting from inadequate identification of <i>escape routes</i>, or of hazards within or about the <i>building</i>, (b) safeguard people from loss of <i>amenity</i> due to inadequate direction, and (c) ensure that <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>. 	Objective F8.1(c) applies only to those <i>buildings</i> to which section 118 of the Building Act 2004 applies.
	Functional requirement	
F8.2	Signs must be provided in and about <i>buildings</i> to identify: <ul style="list-style-type: none"> (a) <i>escape routes</i>, (b) emergency-related safety features, (c) potential hazards, and (d) <i>accessible routes</i> and facilities for <i>people with disabilities</i>. 	Requirement F8.2 does not apply to <i>detached dwellings</i> , or within <i>household units</i> in <i>multi-unit dwellings</i> .
	Performance	
F8.3.1	Signs must be <i>clearly visible</i> and readily understandable under all conditions of foreseeable use, including emergency conditions.	
F8.3.2	Signs identifying potential hazards must be provided and located so that people encounter the signs before encountering the potential hazard.	
F8.3.3	Signs to facilitate escape to a <i>place of safety</i> must be provided and <ul style="list-style-type: none"> (a) be located to identify the <i>escape routes</i>, and (b) continue to meet the performance requirements in clause F8.3.1 during failure of the main lighting for the period required by performance F6.3.4 and performance F6.3.5. 	
F8.3.4	Signs must be provided and located to identify <i>accessible routes</i> and facilities provided for <i>people with disabilities</i> .	
F8.3.5	<i>Accessible routes</i> must be identified with the International Symbol of Access.	

Schedule 1 clause F8: replaced, on 10 April 2012, by regulation 7 of the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33).

Clause F9—Means of restricting access to residential pools

Provisions	Limits on application
Objective	
F9.1 The objective of this provision is to prevent injury or death to young children involving <i>residential pools</i> .	
Functional requirement	
F9.2 <i>Residential pools</i> with a maximum depth of water of 400 mm or more that are filled or partly filled with water must have means of restricting access that prevents unsupervised access by a child under 5 years of age.	
Performance	
F9.3.1 <i>Residential pools</i> must have or be provided with physical barriers that restrict access to the <i>pool</i> or the <i>immediate pool area</i> by unsupervised young children (ie, under 5 years of age).	In the case of a <i>small heated pool</i> , the means of restricting access referred to in Performance F9.3.1 need only restrict access to the <i>pool</i> when the <i>pool</i> is not in use.
F9.3.2 Barriers must either— (a) surround the <i>pool</i> (and may enclose the whole or part of the <i>immediate pool area</i>); or (b) in the case of a <i>small heated pool</i> , cover the <i>pool</i> itself.	Performance F9.3.2(b) applies only to those <i>small heated pools</i> where the top surface of every wall of the <i>pool</i> is at all points not less than 760 mm above the adjacent floor or ground and the walls of the <i>pool</i> inhibit climbing.
F9.3.3 A barrier surrounding a <i>pool</i> must have no permanent objects or projections on the outside that could assist children in negotiating the barrier. Any gates must— (a) open away from the <i>pool</i> ; and (b) not be able to be readily opened by children; and (c) automatically return to the closed position after use.	
F9.3.4 Where a <i>building</i> forms all or part of an <i>immediate pool area</i> barrier,— (a) doors between the <i>building</i> and the <i>immediate pool area</i> must not be able to be	

Provisions	Limits on application
readily opened by children, and must either— <ul style="list-style-type: none">(i) emit an audible warning when the door is open; or(ii) close automatically after use:	
(b) windows opening from a building into the <i>immediate pool area</i> must be constructed or positioned to restrict the passage of children.	
F9.3.5 Where a cover is provided as a barrier to a <i>small heated pool</i> , it must—	
(a) restrict the entry of children when closed; and	
(b) be able to withstand a reasonably foreseeable load; and	
(c) be able to be readily returned to the closed position; and	
(d) have signage indicating its child safety features.	

Schedule 1 clause F9: inserted, on 1 January 2017, by section 20 of the Building (Pools) Amendment Act 2016 (2016 No 71).

Clause G1—Personal hygiene

	Provisions	Limits on application
Objective		
G1.1	The objective of this provision is to: <ul style="list-style-type: none">(a) safeguard people from illness caused by infection or contamination,(b) safeguard people from loss of <i>amenity</i> arising from the absence of appropriate personal hygiene facilities, and(c) ensure <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>.	Objective G1.1(c) shall apply only to those <i>buildings</i> to which section 47A of the Act applies.
Functional requirement		
G1.2	<i>Buildings</i> shall be provided with appropriate spaces and facilities for personal hygiene.	
Performance		
G1.3.1	<i>Sanitary fixtures</i> shall be provided in sufficient number and be appropriate for the people who are intended to use them.	
G1.3.2	<i>Sanitary fixtures</i> shall be located, constructed and installed to: <ul style="list-style-type: none">(a) facilitate <i>sanitation</i>,(b) avoid risk of food contamination,(c) avoid harbouring dirt or germs,(d) provide appropriate privacy,(e) avoid affecting occupants of adjacent spaces from the presence of unpleasant odours, accumulation of offensive matter, or other source of annoyance,(f) allow effective cleaning,(g) discharge to a plumbing and drainage system as required by Clause G13 Foul water when water-borne disposal is used, and	

Provisions	Limits on application
(h) provide a healthy safe disposal system when non-water-borne disposal is used.	
G1.3.3 Facilities for personal hygiene shall be provided in convenient locations.	
G1.3.4 Personal hygiene facilities provided for <i>people with disabilities</i> shall be <i>accessible</i> .	Performance G1.3.4 shall not apply to <i>housing, outbuildings, backcountry huts, ancillary buildings</i> , and to <i>industrial buildings</i> where no more than 10 people are employed.

Schedule 1 clause G1.1(c) limit on application: amended, on 29 December 2000, by regulation 4(1) of the Building Amendment Regulations 2000 (SR 2000/119).

Schedule 1 clause G1.3.4 limit on application: amended, on 31 October 2008, by regulation 10 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Clause G2—Laundering

	Provisions	Limits on application
Objective		
G2.1	The objective of this provision is to ensure: (a) <i>adequate amenities</i> for people to do laundering, and (b) that <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i> .	Objective G2.1(b) shall apply to those <i>buildings</i> to which section 47A of the Act applies.
Functional requirement		
G2.2	<i>Buildings</i> shall be provided with <i>adequate</i> space and facilities for laundering.	Requirement G2.2 shall apply only to <i>housing</i> , old people's homes, early childhood centres, camping grounds and work camps.
Performance		
G2.3.1	Facilities shall have capacity for the <i>intended use</i> , and consist of <i>fixtures</i> , or space and services for appliances.	
G2.3.2	Space shall be <i>adequate</i> in size to provide for the installation and use of <i>fixtures</i> or appliances.	
G2.3.3	Space and facilities shall be provided within each accommodation unit or may be grouped elsewhere in a convenient location.	
G2.3.4	<i>Accessible</i> facilities shall be provided for <i>people with disabilities</i> .	Performance G2.3.4 shall apply only to camping grounds.

Schedule 1 clause G2.1(b) limit on application: amended, on 29 December 2000, by regulation 4(1) of the Building Amendment Regulations 2000 (SR 2000/119).

Clause G3—Food preparation and prevention of contamination

Provisions	Limits on application
Objective	
G3.1 The objective of this provision is to:	
<ul style="list-style-type: none"> (a) safeguard people from illness due to contamination, (b) enable hygienic food preparation without loss of <i>amenity</i>, and (c) ensure that <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>. 	Objective G3.1(c) shall apply only to those <i>buildings</i> to which section 47A of the Act applies.
Functional requirement	
G3.2.1 <i>Buildings</i> shall be provided with space and facilities for the hygienic storage, preparation and cooking of food, that are <i>adequate</i> for the <i>intended use</i> of the <i>building</i> .	Requirement G3.2.1 shall apply to <i>housing</i> , work camps, old people's homes and early childhood centres, and where appropriate shall also apply to <i>commercial</i> and <i>industrial buildings</i> whose <i>intended uses</i> include the manufacture, preparation, packaging or storage of food.
G3.2.2 <i>Buildings</i> used for the storage, manufacture or processing of food, including animal products, shall be constructed to safeguard the contents from contamination.	
G3.2.3 <i>Buildings</i> used for the medical treatment of humans or animals, or the reception of dead bodies, shall be constructed to avoid the spread of contamination from the <i>building</i> contents.	

Provisions	Limits on application
Performance	
<p>G3.3.1 Food preparation facilities shall be hygienic and include:</p> <ul style="list-style-type: none"> (a) space for a refrigerator, or a perishable food storage area capable of being cooled and protected from vermin and insects, (b) means for food rinsing, utensil washing and waste water disposal, (c) means for cooking food, and (d) space and a surface for food preparation. 	<p>Performance G3.3.1(a) and (b) shall apply to <i>housing</i>, work camps, old people's homes, early childhood centres and <i>commercial</i> or <i>industrial buildings</i> whose <i>intended uses</i> include the handling of perishable food.</p> <p>Performance G3.3.1(c) shall apply to <i>housing</i>, work camps, old people's homes and early childhood centres.</p> <p>Performance G3.3.1(d) shall apply to <i>housing</i>, work camps, old people's homes and early childhood centres.</p>
<p>G3.3.2 Spaces for food preparation and utensil washing shall have:</p> <ul style="list-style-type: none"> (a) interior linings and work surfaces shall be <i>impervious</i> and easily cleaned, (b) all <i>building elements</i> constructed with materials which are free from <i>hazardous substances</i> which could cause contamination to the <i>building</i> contents, and (c) exposed <i>building elements</i> located and shaped to avoid the accumulation of dirt. 	<p>Performance G3.3.2(b) shall apply to <i>housing</i>, work camps, old people's homes and early childhood centres, and where appropriate shall also apply to <i>commercial</i> and <i>industrial buildings</i> whose <i>intended uses</i> include the manufacture, preparation, packaging or storage of food.</p> <p>Performance G3.3.2(c) shall not apply to <i>housing</i>.</p>
<p>G3.3.3 An <i>adequate</i> energy supply shall be provided, appropriately located for use by cooking and refrigeration appliances.</p>	
<p>G3.3.4 Space and facilities shall be provided within each <i>household unit</i>, or grouped elsewhere in a convenient location.</p>	
<p>G3.3.5 Where facilities are provided for <i>people with disabilities</i> they shall be <i>accessible</i>.</p>	<p>Performance G3.3.5 shall apply only to camping grounds and <i>accessible</i> accommodation units in <i>communal residential buildings</i>.</p>
<p>G3.3.6 Spaces in <i>buildings</i> shall be protected from the likelihood of contamination or vermin entering areas used for the storage, processing or preparation of food, and shall have</p>	<p>Performance G3.3.6 shall apply to <i>commercial</i> or <i>industrial buildings</i> whose <i>intended uses</i> include the handling of perishable food, the medical treatment of humans or animals, the slaughter of animals or the reception of dead bodies.</p>

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a means of preventing contamination spreading from these areas to other spaces.

Limits on application

Schedule 1 clause G3.1(c) limit on application: amended, on 29 December 2000, by regulation 4(1) of the Building Amendment Regulations 2000 (SR 2000/119).

Schedule 1 second clause G3.2.2 number: revoked, on 22 December 1994, by regulation 9 of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Schedule 1 G3.2.3 number: inserted, on 22 December 1994, by regulation 9 of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Clause G4—Ventilation

Provisions	Limits on application
Objective	
G4.1 The objective of this provision is to safeguard people from illness or loss of <i>amenity</i> due to lack of fresh air.	
Functional requirement	
G4.2 Spaces within <i>buildings</i> shall be provided with <i>adequate</i> ventilation consistent with their maximum occupancy and their intended use.	
Performance	
G4.3.1 Spaces within <i>buildings</i> shall have means of ventilation with <i>outdoor air</i> that will provide an <i>adequate</i> number of air changes to maintain air purity.	
G4.3.2 Mechanical air-handling systems shall be constructed and maintained in a manner that prevents harmful bacteria, pathogens and allergens from multiplying within them.	
G4.3.3 <i>Buildings</i> shall have a means of collecting or otherwise removing the following products from the spaces in which they are generated: <ul style="list-style-type: none">(a) cooking fumes and odours,(b) moisture from laundering, utensil washing, bathing and showering,(c) odours from sanitary and waste storage spaces,(d) gaseous by-products and excessive moisture from commercial or industrial processes,(e) poisonous fumes and gases,(f) flammable fumes and gases,(g) airborne particles,(h) bacteria, viruses or other pathogens, or(i) products of combustion.	
G4.3.4 Contaminated air shall be disposed of in a way which avoids creating a nuisance or hazard to people and <i>other property</i> .	

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G4.3.5 The quantities of air supplied for ventilation shall meet the additional demands of any fixed *combustion appliances*.

Schedule 1 clause G4.2: amended, on 11 September 1997, by regulation 3(1) of the Building Amendment Regulations 1997 (SR 1997/156).

Schedule 1 clause G4.3.3(b): amended, on 11 September 1997, by regulation 3(2) of the Building Amendment Regulations 1997 (SR 1997/156).

Limits on application

Clause G5—Interior environment

	Provisions	Limits on application
	Objective	
G5.1	The objective of this provision is to: <ul style="list-style-type: none">(a) safeguard people from illness caused by low air temperature,(b) safeguard people from injury or loss of <i>amenity</i> caused by inadequate activity space,(c) safeguard people from injury caused by unsafe installations, and(d) ensure that <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i>.	Objective G5.1(d) shall apply to those <i>buildings</i> to which section 47A of the Act applies.
	Functional requirement	
G5.2.1	<i>Buildings</i> shall be constructed to provide: <ul style="list-style-type: none">(a) an <i>adequate</i>, controlled interior temperature,(b) <i>adequate</i> activity space for the <i>intended use</i>, and(c) <i>accessible</i> spaces and facilities.	Requirement G5.2.1(a) shall apply only to <i>habitable spaces</i> , bathrooms and recreation rooms in old people’s homes and early childhood centres. Requirement G5.2.1(b) shall apply only to old people’s homes. Requirement G5.2.1(c) shall apply only to <i>communal residential, communal non-residential, and commercial buildings</i> .
G5.2.2	Heating appliances in <i>buildings</i> shall be installed in a way that reduces the likelihood of injury.	

Provisions	Limits on application
Performance	
G5.3.1 <i>Habitable spaces</i> , bathrooms and recreation rooms shall have provision for maintaining the internal temperature at no less than 16°C measured at 750 mm above floor level, while the space is <i>adequately</i> ventilated.	Performance G5.3.1 shall apply only to old people's homes and early childhood centres.
G5.3.2 Heating appliances, and any attached cables, pipes or other fittings shall be securely fixed in place.	Performance G5.3.2 shall apply only to old people's homes and early childhood centres.
G5.3.3 <i>Habitable spaces</i> shall have sufficient space for activity, furniture, and sanitary and mobility aids.	Performance G5.3.3 shall apply only to old people's homes.
G5.3.4 Where reception counters or desks are provided for public use, at least one counter or desk shall be <i>accessible</i> .	Performance G5.3.4 applies only to <i>communal residential, communal non-residential, and commercial buildings</i> .
G5.3.5 <i>Buildings</i> shall be provided with listening systems which enable enhanced hearing by people with hearing aids.	Performance G5.3.5 applies only to: <ul style="list-style-type: none"> (a) <i>communal non-residential</i> assembly spaces occupied by more than 250 people, and (b) any theatre, cinema, or public hall, and (c) assembly spaces in old people's homes occupied by more than 20 people.
G5.3.6 Enhanced listening systems shall be identified by signs complying with Clause F8 Signs .	

Schedule 1 clause G5.1(d) limit on application: amended, on 29 December 2000, by regulation 4(1) of the Building Amendment Regulations 2000 (SR 2000/119).

Schedule 1 clause G5.2.1(b) limit on application: amended, on 22 December 1994, by regulation 10 of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Clause G6—Airborne and impact sound

Provisions	Limits on application
Objective	
G6.1 The objective of this provision is to safeguard people from illness or loss of <i>amenity</i> as a result of undue noise being transmitted between abutting occupancies.	
Functional requirement	
G6.2 <i>Building elements</i> which are common between occupancies, shall be constructed to prevent undue noise transmission from other occupancies or common spaces, to the <i>habitable spaces of household units</i> .	
Performance	
G6.3.1 The <i>Sound Transmission Class</i> of walls, floors and ceilings, shall be no less than 55.	
G6.3.2 The <i>Impact Insulation Class</i> of floors shall be no less than 55.	

Clause G7—Natural light

Provisions	Limits on application
Objective	
G7.1 The objective of this provision is to safeguard people from illness or loss of <i>amenity</i> due to isolation from natural light and the outside environment.	
Functional requirement	
G7.2 <i>Habitable spaces</i> shall provide <i>adequate</i> openings for natural light and for a visual awareness of the outside environment.	Requirement G7.2 shall apply only to <i>housing</i> , old people's homes and early childhood centres.
Performance	
G7.3.1 Natural light shall provide an <i>illuminance</i> of no less than 30 lux at floor level for 75% of the <i>standard year</i> .	
G7.3.2 Openings to give awareness of the outside shall be transparent and provided in suitable locations.	

Clause G8—Artificial light

Provisions	Limits on application
Objective	
G8.1 The objective of this provision is to safeguard people from injury due to lack of <i>adequate</i> lighting.	
Functional requirement	
G8.2 Spaces within <i>buildings</i> used by people, shall be provided with <i>adequate</i> artificial lighting which, when activated in the absence of sufficient natural light, will enable safe movement.	Requirement G8.2 shall apply to: <ul style="list-style-type: none">(a) all <i>exitways</i> in <i>multi-unit dwellings, group dwellings and communal residential (except backcountry huts), communal non-residential, commercial and industrial buildings,</i>(b) all <i>access routes</i> except those in <i>outbuildings, backcountry huts, and ancillary buildings,</i> and(c) all common spaces within <i>multi-unit dwellings, group dwellings, and communal residential (except backcountry huts) and communal non-residential buildings.</i>
Performance	
G8.3 <i>Illuminance</i> at floor level shall be no less than 20 lux.	Performance G8.3 does not apply during a failure of the main lighting, when the requirements in Clause F6 Visibility in escape routes apply.

Schedule 1 clause G8.2 limit on application (a): amended, on 31 October 2008, by regulation 11(1) of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause G8.2 limit on application (b): amended, on 31 October 2008, by regulation 11(2) of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause G8.2 limit on application (c): amended, on 31 October 2008, by regulation 11(3) of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Schedule 1 clause G8.3 limit on application: substituted, on 21 June 2007, by regulation 6(5) of the Building Amendment Regulations 2007 (SR 2007/124).

Clause G9—Electricity

Provisions	Limits on application
Objective	
G9.1 The objective of this provision is to ensure that:	
(a) in <i>buildings</i> supplied with electricity, the <i>electrical installation</i> has safeguards against outbreak of <i>fire</i> and personal injury, and	Objective G9.1(b) shall apply only to those <i>buildings</i> to which section 47A of the Act applies.
(b) <i>people with disabilities</i> are able to carry out normal activities and processes within <i>buildings</i> .	
Functional requirement	
G9.2 Where provided in a <i>building</i> , <i>electrical installations</i> shall be safe for their <i>intended use</i> .	
Performance	
G9.3.1 The <i>electrical installation</i> shall incorporate systems to:	
(a) protect people from contact with parts of the installation which are live during normal operation, and to prevent parts of the installation or other <i>building elements</i> becoming live during fault conditions,	
(b) permit the safe isolation of the installation and of electrical fittings and appliances,	
(c) safeguard people from excessive temperatures resulting from either normal operation of electrical equipment, or from currents which could exceed the installation rating,	
(d) safeguard people from injury which may result from electromechanical stress in electrical components caused by currents in excess of the installation rating,	
(e) protect <i>building elements</i> from risk of ignition, impairment of	

Provisions	Limits on application
their physical or mechanical properties, or function, due to temperature increases resulting from heat transfer or electric arc,	
(f) operate safely in its intended environment, and	
(g) safeguard against ignition of the surrounding atmosphere where it is potentially flammable or explosive.	
G9.3.2 An <i>electrical installation</i> supplying an <i>essential service</i> shall:	
(a) maintain the supply for a time appropriate to that service, and	
(b) be capable of being isolated from the supply system, independently of the remainder of the installation.	
G9.3.3 An <i>electrical installation</i> connected to an <i>electrical supply system</i> , shall contain safeguards which protect the safety features of the external supply.	
G9.3.4 In <i>buildings</i> intended for use by <i>people with disabilities</i> , light switches and plug socket outlets shall be <i>accessible</i> and usable.	Performance G9.3.4 shall not apply to <i>housing, outbuildings, ancillary buildings,</i> and to <i>industrial buildings</i> where no more than 10 people are employed.

Schedule 1 clause G9.1(b) limit on application: amended, on 29 December 2000, by regulation 4(1) of the Building Amendment Regulations 2000 (SR 2000/119).

Clause G10—Piped services

Provisions	Limits on application
Objective	
G10.1 The objective of this provision is to safeguard people from injury or illness caused by extreme temperatures or <i>hazardous substances</i> associated with <i>building services</i> .	
Functional requirement	
G10.2 In <i>buildings</i> provided with potentially <i>hazardous</i> services containing hot, cold, flammable, corrosive or toxic fluids, the installations shall be constructed to provide <i>adequate</i> safety for people.	
Performance	
G10.3.1 Piping systems shall be constructed to avoid the likelihood of:	
(a) significant leakage or damage during normal or reasonably foreseeable abnormal conditions,	
(b) detrimental contamination of the contents by other substances,	
(c) adverse interaction between services, or between piping and electrical systems, and	
(d) people having contact with pipes which could cause them harm.	
G10.3.2 Provision shall be made for the ready removal of moisture or condensate in gas pipes.	
G10.3.3 Pipes shall be protected against corrosion in the environment of their use.	
G10.3.4 Piping systems shall be identified with markings if the contents are not readily apparent from the location or associated equipment.	
G10.3.5 Enclosed spaces shall be constructed to avoid the likelihood of accumulating vented or leaking gas.	
G10.3.6 Piped systems shall have isolation devices which permit the installation	

Provisions

or individual items of apparatus to be isolated from the supply system, for maintenance, testing, fault detection and repair.

Limits on application

Clause G11—Gas as an energy source

Provisions	Limits on application
Objective	
G11.1 The objective of this provision is to:	
(a) safeguard people from injury arising from the use of gas as an energy source,	
(b) safeguard people and <i>other property</i> from the risk of <i>fire</i> or explosion, and	
(c) safeguard people from loss of <i>amenity</i> due to the gas supply being inadequate for the <i>intended use</i> .	
Functional requirement	
G11.2 In <i>buildings</i> where gas is used as an energy source, the supply system shall be safe and <i>adequate</i> for its <i>intended use</i> .	
Performance	
G11.3.1 Supply systems shall be constructed to maintain a safe pressure range appropriate to the appliances and the type of gas used.	
G11.3.2 The gas supply to all appliances in a single ventilated space, shall be fitted with an automatic cut-off activated by failure of any continuous forced ventilation system used for combustion, ventilation or safe operation of a fixed gas appliance.	
G11.3.3 A flued fixed gas appliance shall have no adverse interaction with any other flued appliance.	
G11.3.4 Supply systems shall have isolation devices which permit the whole installation, or individual items of apparatus, to be isolated from the supply for maintenance, testing, fault detection or repair.	
G11.3.5 Where gas is supplied from an external source, the supply system within <i>buildings</i> shall be constructed to avoid the likelihood of:	
(a) contamination of the external supply from other gas sources within the <i>building</i> ,	

Provisions

- (b) adverse effects on the pressure of the external supply, and
- (c) the external supply pipe acting as an earthing conductor.

G11.3.6 The location and installation of meters and service risers shall meet the requirements of the *network utility operator*.

Limits on application

Clause G12—Water supplies

Provisions	Limits on application
Objective	
G12.1 The objective of this provision is to—	
<ul style="list-style-type: none"> (a) safeguard people from illness or injury caused by contaminated water: (b) safeguard people from injury caused by hot water system explosion, or from contact with excessively hot water: (c) safeguard people from loss of <i>amenity</i> arising from— <ul style="list-style-type: none"> (i) a lack of hot water for personal hygiene; or (ii) water for human consumption that is offensive in appearance, odour, or taste: (d) ensure that <i>people with disabilities</i> are able to carry out normal activities and functions within <i>buildings</i>. 	<p>Objective G12.1(d) applies only to those <i>buildings</i> to which section 47A of the Act applies.</p>

Provisions	Limits on application
Functional requirement	
G12.2 <i>Buildings</i> provided with water outlets, <i>sanitary fixtures</i> , or <i>sanitary appliances</i> must have safe and <i>adequate</i> water supplies.	
Performance	
G12.3.1 Water intended for human consumption, food preparation, utensil washing, or oral hygiene must be potable.	Performance G12.3.1 does not apply to <i>backcountry huts</i> .
G12.3.2 A potable <i>water supply system</i> must be—	
(a) protected from contamination; and	
(b) installed in a manner that avoids the likelihood of contamination within the system and the <i>water main</i> ; and	
(c) installed using components that will not contaminate the water.	
G12.3.3 A non-potable <i>water supply system</i> used for personal hygiene must be installed in a manner that avoids the likelihood of illness or injury being caused by the system.	
G12.3.4 Water pipes and outlets provided with non-potable water must be clearly identified.	
G12.3.5 <i>Sanitary fixtures and sanitary appliances</i> must be provided with hot water when intended to be used for—	Performance G12.3.5(b) applies to only <i>housing</i> , retirement homes, and early childhood centres.
(a) utensil washing; and	
(b) personal washing, showering, or bathing.	
G12.3.6 If hot water is provided to <i>sanitary fixtures</i> and <i>sanitary appliances</i> used for personal hygiene, it must be delivered at a temperature that avoids the likelihood of scalding.	
G12.3.7 <i>Water supply systems</i> must be installed in a manner that—	
(a) pipes water to <i>sanitary fixtures</i> and <i>sanitary</i>	

Provisions	Limits on application
<p><i>appliances</i> at flow rates that are <i>adequate</i> for the correct functioning of those <i>fixtures</i> and <i>appliances</i> under normal conditions; and</p> <p>(b) avoids the likelihood of leakage; and</p> <p>(c) allows reasonable access to components likely to need maintenance; and</p> <p>(d) allows the system and any backflow prevention devices to be isolated for testing and maintenance.</p> <p>G12.3.8 Vessels used for producing or storing hot water must be provided with safety features that—</p> <p>(a) relieve excessive pressure during both normal and abnormal conditions; and</p> <p>(b) limit temperatures to avoid the likelihood of flash steam production in the event of rupture.</p> <p>G12.3.9 A <i>hot water system</i> must be capable of being controlled to prevent the growth of legionella bacteria.</p> <p>G12.3.10 Water supply taps must be <i>accessible</i> and usable for <i>people with disabilities</i>.</p>	<p>Performance G12.3.10 applies only to those <i>buildings</i> to which section 47A of the Act applies.</p>

Schedule 1 clause G12: substituted, on 3 January 2002, by regulation 3(10) of the Building Amendment Regulations 2001 (SR 2001/374).

Schedule 1 clause G12.3.1 limit on application: inserted, on 31 October 2008, by regulation 12 of the Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358).

Clause G13—Foul water

	Provisions	Limits on application
Objective		
G13.1	The objective of this provision is to: <ul style="list-style-type: none">(a) safeguard people from illness due to infection or contamination resulting from personal hygiene activities, and(b) safeguard people from loss of <i>amenity</i> due to the presence of unpleasant odours or the accumulation of offensive matter resulting from <i>foul water</i> disposal.	
Functional requirement		
G13.2	<i>Buildings</i> in which <i>sanitary fixtures</i> and <i>sanitary appliances</i> using water-borne waste disposal are installed must be provided with— <ul style="list-style-type: none">(a) an <i>adequate</i> plumbing and drainage system to carry <i>foul water</i> to appropriate outfalls; and(b) if no <i>sewer</i> is available, an <i>adequate</i> system for the storage, treatment, and disposal of <i>foul water</i>.	

Provisions	Limits on application
Performance	
G13.3.1 The <i>plumbing system</i> shall be constructed to:	
(a) convey <i>foul water</i> from <i>buildings</i> to a drainage system,	
(b) avoid the likelihood of blockage and leakage,	
(c) avoid the likelihood of foul air and gases entering <i>buildings</i> , and	
(d) provide reasonable access for maintenance and clearing blockages.	
G13.3.2 The drainage system shall:	
(a) convey <i>foul water</i> to an appropriate <i>outfall</i> ,	
(b) be constructed to avoid the likelihood of blockage,	
(c) be supported, jointed and protected in a way that will avoid the likelihood of penetration of roots or the entry of ground water,	
(d) be provided with reasonable access for maintenance and clearing blockages,	
(e) be ventilated to avoid the likelihood of foul air and gases accumulating in the drainage system and <i>sewer</i> , and	
(f) be constructed to avoid the likelihood of damage from superimposed loads or normal ground movement.	
G13.3.3 Where a <i>sewer</i> connection is available, the drainage system shall be connected to the <i>sewer</i> , and the connection shall be made in a manner that avoids damage to the <i>sewer</i> and is to the approval of the <i>network utility operator</i> .	
G13.3.4 If no <i>sewer</i> is available, facilities for the storage, treatment, and	

Provisions	Limits on application
disposal of <i>foul water</i> must be constructed—	
(a) with <i>adequate</i> capacity for the volume of <i>foul water</i> and the frequency of disposal; and	
(b) with <i>adequate</i> vehicle access for collection if required; and	
(c) to avoid the likelihood of contamination of any potable water supplies in compliance with Clause G12 Water supplies ; and	
(d) to avoid the likelihood of contamination of soils, ground water, and waterways except as permitted under the Resource Management Act 1991; and	
(e) from materials that are impervious both to the <i>foul water</i> for which disposal is required, and to water; and	
(f) to avoid the likelihood of blockage and leakage; and	
(g) to avoid the likelihood of foul air and gases accumulating within or entering into <i>buildings</i> ; and	
(h) to avoid the likelihood of unauthorised access by people; and	
(i) to permit easy cleaning and maintenance; and	
(j) to avoid the likelihood of damage from superimposed loads or normal ground movement; and	
(k) if those facilities are buried underground, to resist hydrostatic uplift pressures.	

Schedule 1 clause G13.2: substituted, on 21 June 2007, by regulation 7(1) of the Building Amendment Regulations 2007 (SR 2007/124).

Schedule 1 clause G13.3.4: substituted, on 21 June 2007, by regulation 7(2) of the Building Amendment Regulations 2007 (SR 2007/124).

Clause G14—Industrial liquid waste

Provisions	Limits on application
Objective	
G14.1 The objective of this provision is to safeguard people from injury or illness caused by infection or contamination resulting from industrial liquid waste.	
Functional requirement	
G14.2 <i>Buildings</i> , in which industrial liquid waste is generated shall be provided with <i>adequate</i> spaces and facilities for the safe and hygienic collection, holding, treatment and disposal of the waste.	
Performance	
G14.3.1 Industrial liquid waste shall be conveyed to storage containers and within disposal systems in a way which will:	
(a) transfer wastes from <i>buildings</i> safely and hygienically,	
(b) avoid the likelihood of blockage and leakage,	
(c) avoid the likelihood of foul air and gases entering <i>buildings</i> , and	
(d) provide reasonable access for clearing of blockages.	
G14.3.2 Facilities for the storage, treatment, and disposal of industrial liquid waste must be constructed—	
(a) with <i>adequate</i> capacity for the volume of waste and the frequency of disposal; and	
(b) with <i>adequate</i> vehicle access for collection if required; and	
(c) to avoid the likelihood of contamination of any potable water supplies in compliance with Clause G12 Water supplies ; and	
(d) to avoid the likelihood of contamination of soils, ground water, and waterways except	

	Provisions	Limits on application
	as permitted under the Resource Management Act 1991; and	
(e)	from materials that are impervious both to the waste for which disposal is required, and to water; and	
(f)	to avoid the likelihood of blockage and leakage; and	
(g)	to avoid the likelihood of foul air and gases accumulating within or entering into <i>buildings</i> ; and	
(h)	to avoid the likelihood of unauthorised access by people; and	
(i)	to permit easy cleaning and maintenance; and	
(j)	to avoid the likelihood of damage from superimposed loads or normal ground movement; and	
(k)	if those facilities are buried underground, to resist hydrostatic uplift pressures.	

Schedule 1 clause G14.3.2: substituted, on 21 June 2007, by regulation 8 of the Building Amendment Regulations 2007 (SR 2007/124).

Clause G15—Solid waste

Provisions	Limits on application
Objective	
G15.1 The objective of this provision is to safeguard people from injury or illness caused by infection or contamination from solid waste.	
Functional requirement	
G15.2 <i>Buildings</i> shall be provided with space and facilities for the collection, and safe hygienic holding prior to disposal, of solid waste arising from the <i>intended use</i> of the <i>buildings</i> .	Requirement G15.2 shall not apply to <i>detached dwellings, household units of multi-unit dwellings, outbuildings or ancilliary buildings</i> if there is independent access or private open space at ground level.
Performance	
G15.3.1 Where provision is made within <i>buildings</i> for the collection and temporary holding of solid waste, the spaces provided shall be:	
(a) of sufficient size for the volume of waste and frequency of disposal,	
(b) provided with reasonable access for the depositing and collection of the waste,	
(c) capable of maintaining sanitary conditions having regard to the types of waste and storage containers, and	
(d) capable of maintaining the appropriate temperature for the type of waste stored.	
G15.3.2 Where a rubbish chute is provided, it shall be located and constructed to:	
(a) convey the solid waste to an appropriate storage container,	
(b) avoid the likelihood of blockage or leakage,	
(c) permit easy cleaning and maintenance,	
(d) avoid the likelihood of foul air or gases accumulating or entering the <i>building</i> ,	
(e) avoid the likelihood of the spread of <i>fire</i> beyond the refuse chute,	

Provisions

- (f) have openings that allow waste to be safely deposited in the chute, and
- (g) restrict access by children, animals and vermin.

Limits on application

G15.3.3 Where it is acceptable to the *network utility operator*, solid waste which has been suitably treated for disposal to a *sewer* may be discharged via a *foul water drain* complying with Clause G13 **Foul Water**.

Schedule 1 clause G15.3.2(f): amended, on 22 December 1994, by regulation 13 of the Building Regulations 1992, Amendment No 1 (SR 1994/263).

Clause H1—Energy efficiency provisions

Provisions	Limits on application
Objective	
H1.1 The objective of this provision is to facilitate efficient use of energy.	Objective H1.1 applies only when the energy is sourced from a <i>network utility operator</i> or a depletable energy resource.
Functional requirement	
H1.2 <i>Buildings</i> must be <i>constructed</i> to achieve an <i>adequate</i> degree of energy efficiency when that energy is used for—	
(a) modifying temperature, modifying humidity, providing ventilation, or doing all or any of those things; or	Requirement H1.2(a) does not apply to <i>assembly service buildings, industrial buildings, outbuildings, or ancillary buildings</i> .
(b) providing hot water to and from <i>sanitary fixtures</i> or <i>sanitary appliances</i> , or both; or	Requirement H1.2(c) applies only to <i>commercial buildings</i> and <i>communal non-residential buildings</i> whose floor area is greater than 300 m ² .
(c) providing artificial lighting.	

Provisions	Limits on application
Performance	
H1.3.1 The <i>building</i> envelope enclosing spaces where the temperature or humidity (or both) are modified must be constructed to— (a) provide <i>adequate thermal resistance</i> ; and (b) limit uncontrollable airflow.	
H1.3.2 [Revoked]	
H1.3.2A [Revoked]	
H1.3.2B [Revoked]	
H1.3.2C [Revoked]	
H1.3.2D [Revoked]	
H1.3.2E <i>Buildings</i> must be constructed to ensure that their <i>building performance index</i> does not exceed 1.55.	Performance H1.3.2E applies only to <i>housing</i> .
H1.3.3 Account must be taken of physical conditions likely to affect energy performance of <i>buildings</i> , including— (a) the thermal mass of <i>building elements</i> ; and (b) the building orientation and shape; and (c) the airtightness of the building envelope; and (d) the heat gains from services, processes and occupants; and (e) the local climate; and (f) heat gains from solar radiation.	
H1.3.4 Systems for the heating, storage, or distribution of hot water to and from <i>sanitary fixtures</i> or <i>sanitary appliances</i> must, having regard to the energy source used,— (a) limit the energy lost in the heating process; and (b) be constructed to limit heat losses from storage vessels and from distribution systems; and	Performance H1.3.4(b) does not apply to individual storage vessels that are greater than 700 litres in capacity. Performance H1.3.4(c) applies only to <i>housing</i> .

Provisions	Limits on application
<p>(c) be constructed to facilitate the efficient use of hot water.</p> <p>H1.3.5 Artificial lighting fixtures must—</p> <p>(a) be located and sized to limit energy use, consistent with the <i>intended use</i> of space; and</p> <p>(b) be fitted with a means to enable light intensities to be reduced, consistent with reduced activity in the space.</p> <p>H1.3.6 <i>HVAC systems</i> must be located, constructed, and installed to—</p> <p>(a) limit energy use, consistent with the <i>intended use</i> of space; and</p> <p>(b) enable them to be maintained to ensure their use of energy remains limited, consistent with the <i>intended use</i> of space.</p>	<p>Performance H1.3.5 does not apply to lighting provided solely to meet the requirements of Clause F6.</p> <p>Performance H1.3.6 applies only to <i>commercial buildings</i>.</p>

Schedule 1: continued in force, on 31 March 2005, by regulation 8(2)(a) of the Building (Forms) Regulations 2004 (SR 2004/385).

Schedule 1 clause H1: substituted, on 29 December 2000, by regulation 5 of the Building Amendment Regulations 2000 (SR 2000/119).

Schedule 1 clause H1.2(a): substituted, on 1 February 2009, by regulation 5 of the Building (Building Code: Energy Efficiency of Temperature, Humidity, and Ventilation Systems) Amendment Regulations 2008 (SR 2008/97).

Schedule 1 clause H1.2(b): amended, on 1 February 2009, by regulation 4 of the Building (Building Code: Energy Efficiency of Domestic Hot Water Systems) Amendment Regulations 2008 (SR 2008/256).

Schedule 1 clause H1.3.2: revoked, on 31 October 2007, by regulation 5 of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2A: revoked, on 30 June 2008, by regulation 6 of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2B: revoked, on 30 June 2008, by regulation 6 of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2C: revoked, on 30 September 2008, by regulation 7(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2D: revoked, on 30 September 2008, by regulation 7(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.2E: inserted, on 30 September 2008, by regulation 7(1) of the Building Amendment Regulations (No 2) 2007 (SR 2007/226).

Schedule 1 clause H1.3.4: substituted, on 1 February 2009, by regulation 5 of the Building (Building Code: Energy Efficiency of Domestic Hot Water Systems) Amendment Regulations 2008 (SR 2008/256).

Schedule 1 clause H1.3.6: added, on 1 February 2009, by regulation 6 of the Building (Building Code: Energy Efficiency of Temperature, Humidity, and Ventilation Systems) Amendment Regulations 2008 (SR 2008/97).

Schedule 2

[Revoked]

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Schedule 2: revoked for all purposes, on 31 May 2006, by regulation 8(2)(b) of the Building (Forms) Regulations 2004 (SR 2004/385).

Marie Shroff,
Clerk of the Executive Council.

Issued under the authority of the Legislation Act 2019.
Date of notification in *Gazette*: 11 June 1992.

Building (Forms) Regulations 2004

(SR 2004/385)

Silvia Cartwright, Governor-General

Order in Council

At Wellington this 8th day of November 2004

Present:

Her Excellency the Governor-General in Council

Pursuant to section 402 of the Building Act 2004, Her Excellency the Governor-General, acting on the advice and with the consent of the Executive Council and on the recommendation of the Minister for Building Issues, makes the following regulations.

Regulations

1 Title

These regulations are the Building (Forms) Regulations 2004.

2 Commencement

- (1) These regulations (except regulations 5 and 8 and Part 2 of the Schedule) come into force on 30 November 2004.
- (2) Regulations 5 and 8 and Part 2 of the Schedule come into force on 31 March 2005.

Revocation

8 Revocation

- (1) The Building Regulations 1992 (SR 1992/150) are revoked.
- (2) However, despite the revocation of the Building Regulations 1992,—
 - (a) regulation 3 and Schedule 1 of those regulations continue in force: and
 - (b) so much of regulation 4 and Schedule 2 of those regulations as relate to forms 16 (application for approval as an individual building certifier) and 17 (application for approval as a corporate building certifier) con-

tinue in force and apply for the purposes of section 441 of the Act until
31 May 2006.

Diane Morcom,
Clerk of the Executive Council.

Date of notification in *Gazette*: 11 November 2004.

Building Amendment Regulations (No 2) 2007

(SR 2007/226)

Dame Sian Elias, Administrator of the Government

Order in Council

At Wellington this 13th day of August 2007

Present:

The Right Hon Helen Clark presiding in Council

Pursuant to section 400 of the Building Act 2004, Her Excellency the Administrator of the Government, acting on the advice and with the consent of the Executive Council, and on the recommendation of the Minister (as defined by section 7 of that Act) made, as required by section 403(2) of that Act, after he or she became satisfied that the chief executive (as so defined) has consulted in accordance with section 403(3) and (4) of that Act, makes the following regulations.

Regulations

1 Title

These regulations are the Building Amendment Regulations (No 2) 2007.

2 Commencement

- (1) These regulations (other than regulations 6 and 7) come into force on 31 October 2007.
- (2) Regulation 6 comes into force on 30 June 2008.
- (3) Regulation 7 comes into force on 30 September 2008.

8 Saving: building work not affected by amendments

- (1) The building code set out in Schedule 1 of the principal regulations applies to the following building work as if these regulations had not been made:
 - (a) building work that is in climate zone 1, climate zone 2, or climate zone 3, is building work for which a building consent is required, and is covered by an application—
 - (i) for a building consent or a certificate of acceptance; and
 - (ii) made before the close of 30 October 2007:

- (b) building work that is in climate zone 1 or climate zone 2, is building work for which a building consent is required, and is covered by an application—
 - (i) for a building consent or a certificate of acceptance; and
 - (ii) made after the close of 30 October 2007 and before the close of 29 June 2008:
- (c) building work that is in climate zone 1, is building work for which a building consent is required, and is covered by an application—
 - (i) for a building consent or a certificate of acceptance; and
 - (ii) made after the close of 29 June 2008 and before the close of 29 September 2008.
- (2) For the purpose of subclause (1)(b), building work partly in climate zone 3 and partly in climate zone 2 must be treated as if it were building work in climate zone 2.
- (3) For the purpose of subclause (1)(c), building work partly in climate zone 2 and partly in climate zone 1 must be treated as if it were building work in climate zone 1.

Diane Morcom,
Clerk of the Executive Council.

Date of notification in *Gazette*: 16 August 2007.

**Building (Building Code: Energy Efficiency of
Temperature, Humidity, and Ventilation Systems)
Amendment Regulations 2008**
(SR 2008/97)

Anand Satyanand, Governor-General

Order in Council

At Wellington this 7th day of April 2008

Present:

His Excellency the Governor-General in Council

Pursuant to section 400 of the Building Act 2004, His Excellency the Governor-General, acting on the advice and with the consent of the Executive Council, and on the recommendation of the Minister (as defined by section 7 of that Act) made, as required by section 403(2) of that Act, after he or she became satisfied that the chief executive (as so defined) has consulted in accordance with section 403(3) and (4) of that Act, makes the following regulations.

Regulations

1 Title

These regulations are the Building (Building Code: Energy Efficiency of Temperature, Humidity, and Ventilation Systems) Amendment Regulations 2008.

2 Commencement

These regulations come into force on 1 February 2009.

7 Saving: building work not affected by amendments

The building code set out in Schedule 1 of the principal regulations applies as if these regulations had not been made to building work covered by an application—

- (a) for a building consent or a certificate of acceptance; and
- (b) made before the close of 31 January 2009.

Version as at
15 November 2021

Building Regulations 1992

Diane Morcom,
Clerk of the Executive Council.

Date of notification in *Gazette*: 10 April 2008.

**Building (Building Code: Energy Efficiency of Domestic
Hot Water Systems) Amendment Regulations 2008**
(SR 2008/256)

Rt Hon Dame Sian Elias, Administrator of the Government

Order in Council

At Wellington this 11th day of August 2008

Present:

Her Excellency the Administrator of the Government in Council

Pursuant to section 400 of the Building Act 2004, Her Excellency the Administrator of the Government, acting on the advice and with the consent of the Executive Council, and on the recommendation of the Minister (as defined by section 7 of that Act) made, as required by section 403(2) of that Act, after he or she became satisfied that the chief executive (as so defined) has consulted in accordance with section 403(3) and (4) of that Act, makes the following regulations.

Regulations

1 Title

These regulations are the Building (Building Code: Energy Efficiency of Domestic Hot Water Systems) Amendment Regulations 2008.

2 Commencement

These regulations come into force on 1 February 2009.

6 Saving: building work not affected by amendments

The building code set out in Schedule 1 of the principal regulations applies as if these regulations had not been made, to building work covered by an application that is—

- (a) for a building consent or certificate of acceptance; and
- (b) made before the close of 31 January 2009.

Rebecca Kitteridge,

Version as at
15 November 2021

Building Regulations 1992

Clerk of the Executive Council.

Date of notification in *Gazette*: 14 August 2008.

**Building (Building Code: Fire Safety and Signs)
Amendment Regulations 2012**
(SR 2012/33)

Jerry Mateparae, Governor-General

Order in Council

At Wellington this 5th day of March 2012

Present:

His Excellency the Governor-General in Council

Pursuant to section 400 of the Building Act 2004, His Excellency the Governor-General, acting on the advice and with the consent of the Executive Council and on the recommendation of the Minister for Building and Construction, makes the following regulations.

Regulations

1 Title

These regulations are the Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012.

2 Commencement

These regulations come into force on 10 April 2012.

3 Principal regulations

These regulations amend the Building Regulations 1992 (the **principal regulations**), regulation 3 and Schedule 1 of which continue in force in accordance with—

- (a) section 415(2)(a) of the Building Act 2004; and
- (b) regulation 8(2)(a) of the Building (Forms) Regulations 2004.

8 Transitional provision

- (1) For the period of 12 months following the commencement of these regulations, compliance with clauses C1 to C4 of Schedule 1 in force immediately before amendment by these regulations is deemed to be compliance with clauses C1 to C6 of Schedule 1 as amended by these regulations.

- (2) For the period of 3 months following the commencement of these regulations, compliance with clause F8 of Schedule 1 in force immediately before amendment by these regulations is deemed to be compliance with clause F8 of Schedule 1 as amended by these regulations.
- (3) For the purposes only of deemed compliance under subclause (1) or (2), any definition that is revoked by regulation 4(1) continues to apply.

Rebecca Kitteridge,
Clerk of the Executive Council.

Date of notification in *Gazette*: 8 March 2012.

Notes

1 *General*

This is a consolidation of the Building Regulations 1992 that incorporates the amendments made to the legislation so that it shows the law as at its stated date.

2 *Legal status*

A consolidation is taken to correctly state, as at its stated date, the law enacted or made by the legislation consolidated and by the amendments. This presumption applies unless the contrary is shown.

Section 78 of the Legislation Act 2019 provides that this consolidation, published as an electronic version, is an official version. A printed version of legislation that is produced directly from this official electronic version is also an official version.

3 *Editorial and format changes*

The Parliamentary Counsel Office makes editorial and format changes to consolidations using the powers under subpart 2 of Part 3 of the Legislation Act 2019. See also PCO editorial conventions for consolidations.

4 *Amendments incorporated in this consolidation*

Water Services Act 2021 (2021 No 36): section 206(2)

Building (Pools) Amendment Act 2016 (2016 No 71): section 20

Building (Building Code: Fire Safety and Signs) Amendment Regulations 2012 (SR 2012/33)

Building (Building Code: Backcountry Huts) Amendment Regulations 2008 (SR 2008/358)

Building (Building Code: Energy Efficiency of Domestic Hot Water Systems) Amendment Regulations 2008 (SR 2008/256)

Building (Building Code: Energy Efficiency of Temperature, Humidity, and Ventilation Systems) Amendment Regulations 2008 (SR 2008/97)

Building Amendment Regulations (No 2) 2007 (SR 2007/226)

Building Amendment Regulations 2007 (SR 2007/124)

Education Amendment Act 2006 (2006 No 19): section 60(2)

Building (Forms) Regulations 2004 (SR 2004/385): regulation 8

Building Amendment Regulations 2004 (SR 2004/317)

Building Amendment Regulations 2003 (SR 2003/61)

Building Amendment Regulations 2001 (SR 2001/374)

Building Amendment Regulations 2000 (SR 2000/119)

Building Amendment Regulations 1997 (SR 1997/156)

Hazardous Substances and New Organisms Act 1996 (1996 No 30): section 150(1)

Building Regulations 1992, Amendment No 1 (SR 1994/263)

