



COVERSHEET

Minister	Hon Chris Penk	Portfolio	Building and Construction
Title of Cabinet paper	Enabling self-certification and speeding up building inspections	Date to be published	29 May 2025

List of documents that have been proactively released

Date	Title	Author
9 April 2025	Enabling self-certification and speeding up building inspections	Office of the Minister for Building and Construction
9 April 2025	Appendix One: Table of key elements and rationale for self-certification proposals	Office of the Minister for Building and Construction
9 April 2025	Enabling self-certification and speeding up building inspections ECO-25-MIN-0052 Minute	Cabinet Office
10 March 2025	Regulatory Impact Statement: Improving the efficiency of building inspections	MBIE
11 March 2025	Regulatory Impact Statement: Establishing self-certification schemes for simple residential building work	MBIE
11 March 2025	Stage 1 Cost Recovery Impact Statement: Establishing self-certification schemes for simple residential building work	MBIE

Information redacted

YES

Any information redacted in this document is redacted in accordance with MBIE's policy on Proactive Release and is labelled with the reason for redaction. This may include information that would be redacted if this information was requested under Official Information Act 1982. Where this is the case, the reasons for withholding information are listed below. Where information has been withheld, no public interest has been identified that would outweigh the reasons for withholding it.

Some information has been withheld for the reasons of:

- Confidential advice to Government
- Confidentiality
- Commercial Information

In Confidence

Office of the Minister for Building and Construction

Chair, Cabinet Economic Policy Committee

Enabling self-certification and speeding up building inspections

Proposal

1. This paper seeks agreement to allow trusted house builders, plumbers and drainlayers to sign-off their own work by introducing an opt-in self-certification pathway for simple residential building work.
2. It also seeks agreement to require building consent authorities (BCAs) to do 80 per cent of building inspections within three working days.

Relation to government priorities

3. The proposal will support growing the economy and making it easier to build faster.

Executive Summary


4. It takes too long, and is too expensive to build houses in New Zealand. Building costs have increased by 40 percent since 2019 and it is around 50 percent more expensive to build a standalone house in New Zealand than in Australia.
5. To address this, I am seeking Cabinet agreement to progress self-certification pathways for house builders of entire simple homes, and for plumbers and drainlayers.
6. Self-certification means that house builders working on a large number of near identical houses each year and who have a good track record will be able to sign off their own work without the need for Building Consent Authorities (BCAs) to approve a building consent and carry out inspections.
7. This will reduce the time to build by up to 20 days, increase productivity and make homes more affordable. BCAs will not be liable for any defects related to self-certified work.
8. A basic house might go through 12 or more separate inspections, in addition to delays that can occur in getting a building consent. MBIE estimates the cost of a one-week delay on the construction of a new house is around \$2,047¹.
9. Estimates show that builders responsible for circa 3000 houses per year may be eligible to self-certify². The ability to meet eligibility criteria and risk level of buildings that can be self-certified (i.e. simple residential dwellings) will impact this.

¹ Note that these figures are based on those used in the attached Regulatory Impact Statement.

² MBIE estimates 10,944 buildings consent applications were for simple residential buildings. Actual numbers of buildings that will be self-certified will depend on uptake of the scheme among building companies, and their ability to meet the eligibility criteria. For the purposes of the preliminary regulatory impact analysis MBIE has assumed eligible home builders would be responsible for approximately 3,000 houses out of the 10,944 per year to begin with (however, only a portion of the 3000 may take this up).

10. Allowing plumbers and drainlayers to self-certify will also reduce building costs and will bring them in line with electricians and gasfitters who can already do this. There are approximately four inspections for plumbing and drainlaying out of a total of 10-14 for the entire building. Avoiding the cost of delays for plumbing or drainage work could generate a savings of \$1,637 per build.³
11. I expect to introduce legislation by the end of 2025 to enable opt-in self-certification.

Confidential advice to Government



13. This paper also seeks agreement to speed up building inspections for work that cannot be self-certified. Waiting for an inspection is a key frustration for builders and can add significant cost.
14. Wait times of three to four weeks for building inspections were reported during times of peak demand in 2021 and 2022.
15. I am proposing to require BCAs to do 80 per cent of inspections within three working days and for MBIE to collect and publish inspection wait time data quarterly.

Background

16. The building consent system is inefficient which makes it harder to build homes. This is due to several factors, including,
 - BCAs are responsible for checking an application complies with the Building Code and that work is carried out in accordance with the building consent.
 - The consenting process is not flexible in relation to risk. All buildings go through the same consenting process no matter the risk or complexity.
 - There is a lack of incentives for sector participants to take responsibility and accountability for compliance and getting work right the first time.
 - Inconsistency across BCAs, including for volume house builders who use and build to the same standardised designs across multiple BCAs nationally.
17. On 18 September 2024, Cabinet directed officials to explore policy options for an opt-in self-certification scheme.⁴
18. There are currently no legislative requirements for BCAs to undertake any form of inspection for building work. However, BCAs can and usually do undertake inspections to be 'satisfied on reasonable grounds' that building work complies with the building consent and to issue a code compliance certificate.

³ Note that these figures are based on those used in the attached Regulatory Impact Statement.

⁴ ECO-24-MIN-0199 and CAB-24-MIN 0362 refers.

Opt-in self-certification for entire simple residential dwellings

19. I propose that the high-level eligibility to enter the scheme will include meeting a fit and proper persons test and demonstrating adequate means to meet any potential civil liabilities (with further detail in regulations). I also propose that self-certification be limited to ‘simple residential dwellings’ (to be defined in regulations) and that changes be made to the Building Act and (if required) the licensed building practitioner regime to allow for licence endorsements or a new “certifying” licence class, as part of the licensing regime for licensed building practitioners.

Rationale for self-certification of an entire house

20. A self-certification pathway for those building entire houses rather than for parts of a build or individual builders has the potential to provide the most efficiency gains. This proposal is less complex, and it will be clearer who is liable if something goes wrong.
21. MBIE estimates that self-certification of an entire house will reduce the time to build by approximately 20 days. Additionally, overall delays experienced by volume builders due to inconsistencies between different BCAs will be removed.
22. There will be an advantage for those in the schemes as they will be able to show that their work is trusted as being high quality. This will provide an incentive for others to be more accountable for risk and to deliver better quality work.

Key functions to help make the system work efficiently and support sector confidence

23. I propose that:
- the Ministry of Business, Innovation and Employment (MBIE) oversee the scheme and register house builders, including undertaking audits.
 - BCAs must accept assurance documents provided by an approved house builder as establishing compliance with the Building Code under section 19 of the Building Act.
 - good faith liability protections for BCAs under section 392 of the Building Act be amended to include reliance on material provided by an approved house builder
 - offences and penalties be included for misrepresentations of status and work, aligning with equivalent offences and penalties for the ‘BuiltReady’ scheme under the Building Act
 - ‘restricted building work’ under the Building Act in relation to an entire simple residential build will continue to be undertaken by Licensed Building Practitioner
24. These proposals and their rationale for inclusion are discussed further in Appendix One.
25. Under these proposals BCAs would issue ‘nominal’ building consents to support necessary record keeping, bank lending and insurance, collection of the building levy, making the required link to the Resource Management Act 1991 and to ensure continued infrastructure funding.

26. BCAs would not assess plans and specifications for Code compliance, would not carry out regular inspections, and Code Compliance Certificates would be issued automatically. BCAs will check that the company is on the register and that the design complies with the definition of simple residential building.

Opt-in self-certification for plumbers and drainlayers

27. I propose to allow plumbers and drainlayers to be able to self-certify their work. This will be implemented through the Plumbers, Gasfitters and Drainlayers Act, with more detailed requirements prescribed in subordinate legislation.
28. This will remove all relevant inspections from the build in a simple residential dwelling if the plumber and drainlayer chooses to self-certify their work.

High level eligibility criteria and definitions

29. I propose that:
- criteria for plumbers and drainlayers to enter the scheme will include specified technical competency, including relevant knowledge, and a minimum number of years of practical experience, with a proven track record of regulatory compliance.
 - opt-in self-certification for plumbers and drainlayers be limited to work in a 'simple residential dwelling' (as defined in secondary legislation).
 - changes be made, if required, to the licensing regime in the Plumbers, Gasfitters and Drainlayers Act to introduce endorsements for self-certifiers.⁵

Rationale for proposal

30. Plumbers already self-certify a substantial amount of work via Schedule 1 of the Building Act. This includes repairs, and replacement of sanitary plumbing.
31. Master Plumbers has long advocated for plumbers and drainlayers to be able to self-certify all their work, including in new residential buildings.⁶ Feedback from the sector has confirmed that this group is ready to self-certify and that self-certification of plumbing and drainlaying work will make the overall build process quicker.

Key functions to help make the system work efficiently and support sector confidence

32. I propose that:
- The PGD Board will oversee the scheme, with new additional powers to be created through the Plumbers, Gasfitters and Drainlayers Act. The PGD Board will be responsible for assessing applicants to determine if they meet the eligibility criteria to self-certify, plus monitoring, auditing, investigating complaints and the power to take disciplinary action.

⁵

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⁶ Around 70% of all registered plumbers, drainlayers and gasfitters in New Zealand are members of Master Plumbers.

- BCAs must accept assurance documents provided by an approved plumber or drainlayer as establishing compliance with the Building Code under section 19 of the Building Act
 - good faith liability protections for BCAs under section 392 of the Building Act be amended to include reliance on material provided by an approved plumber or drainlayer.
 - penalties be increased under the Plumbers, Gasfitters and Drainlayers Act for claiming to be a registered or licensed practitioner when they are not, and for providing false and/or misleading information for the purpose of obtaining registration and/or licensing Confidential advice to Government.
33. I also propose to create a function in the Plumbers, Gasfitters and Drainlayers Act for the chief executive of MBIE to support the monitoring of the scheme. MBIE administers the Plumbers, Gasfitters and Drainlayers Act and adding this function would allow MBIE to draw on the building levy to support establishment costs for the PGD Board and to help ensure the integrity of the self-certification scheme for plumbers and drainlayers.
34. These proposals and their rationale are discussed in more detail in Appendix One.

Assurance record and register of work

35. I propose that a certificate of compliance must be issued by the plumber or drainlayer as the assurance document and lodged on the public register, with non-compliance attracting a penalty Confidential advice to Government. This will be recognised under the Building Act.
36. I also propose that a public register of work is established by the PGD Board to make information easily accessible on plumbing and drainage work that has been self-certified for later use. This may be used by subsequent owners, regulators, banks and insurers or if something goes wrong.

Speeding up building inspections

37. For work that cannot be self-certified I propose to require BCAs to carry out 80 per cent of inspections within three working days of the date requested. To ensure BCAs are publicly held to account I have also directed MBIE to collect and publish inspection wait time data quarterly.
38. A wait time requirement will ensure BCAs provide timely inspections with the flexibility to determine how they do will do that. This could include greater use of remote inspections, reducing the number of inspections for trusted builders, reallocating resources, hiring more staff or contracting out inspection functions and sharing inspection arrangements with other BCAs.
39. A requirement for 80 per cent of inspections to be completed within three working days will enable builders to plan with confidence. It also provides some flexibility for BCAs to manage daily fluctuations in demand and accommodate some scenarios where there are valid reasons an inspection cannot be done within three days

40. I do not propose requiring remote inspections by default. While I expect BCAs to be able to do inspections remotely, a Key Performance Indicator (KPI) will be more effective in maintaining low inspection wait times as demand increases.

I propose to set the KPI in regulations

41. The *Building (Accreditation of Building Consent Authorities) Regulations 2006* (the BCA Accreditation Regulations) set out the minimum policies, procedures, and systems that a BCA must have to perform its building control functions and to maintain accreditation. However, unlike the processing of building consents⁷, there is currently no requirement to carry out inspections in a timely manner.
42. I propose to address this gap through amending the BCA accreditation regulations to require BCAs to have policies and procedures to ensure they meet the proposed KPI.

Implementation

43. International Accreditation New Zealand (IANZ) has been appointed by MBIE as the national accreditation body for BCAs since the inception of the BCA accreditation scheme under section 248 of the *Building Act 2004*. Accreditation audits usually occur every two years. IANZ has confirmed that it will be able to assess compliance with the proposed additional requirement as part of the current audit process and it would have no overall effect on the assessment time or cost.
44. MBIE will update its guidance on the BCA accreditation scheme, to include guidance for BCAs on how to comply with the new requirement and the potential approaches BCAs could take to improve efficiency and inspection reduce wait times. MBIE will begin reporting on inspection wait times in late 2025.

Cost-of-living Implications

45. The proposals aim to the reduce costs of building simple residential buildings.

Financial Implications

46. Any establishment costs to MBIE and the PGD Board associated with the implementation of the self-certification schemes will be explored in more detail as part of work on regulations to support implementation. Confidential advice to Government
47. There will be resourcing implications for both MBIE and the PGD Board. Fees for registration and audits are intended to be fully cost recovered via fees.

Legislative Implications

48. The policy proposals in this paper will require amendments to the Building Act and the Plumbers, Gasfitters and Drainlayers Act. These will be progressed through the omnibus Building Consent Reform Amendment Bill Confidential advice to Government

⁷ Section 48 of the *Building Act 2004* requires Building Consent Authorities to process a complete building consent application within 20 working days, commencing from the next working day after receipt of a complete application.

49. Associated regulations will also be required to give effect to the decisions in this paper. I will seek Cabinet's approval of proposed regulations once they have been developed. This includes the definition of simple residential building work and eligibility criteria to enter the schemes.
50. Changes will be made to the Building (Accreditation of Building Consent Authorities) Regulations 2006 to require BCAs to have policies and procedures to ensure they meet the proposed KPIs in accordance with this proposal
51. The proposed amendments will commence by Order in Council at the same time as regulations necessary for implementation. Any building work underway at the time of commencement will be subject to the existing building consent process.

Impact Analysis

Regulatory Impact Statement

52. A quality assurance panel from MBIE and the Ministry for Regulation has reviewed the regulatory impact statement (RIS) on establishing self-certification schemes for simple residential building work. An MBIE panel has reviewed the RIS on improving efficiency of inspections.
53. Both panels consider the respective RIS' meet the quality assurance criteria, but note that the impact assessments were limited by a constrained timeframe which only allowed for an interim Cost Benefit Analysis. The RIS for establishing self-certification schemes for simple residential building work was also constrained by limited consultation.

Climate Implications of Policy Assessment

54. The Climate Implications of Policy Assessment (CIPA) team has been consulted and confirms that the CIPA requirements do not apply to this policy proposal, as the threshold for significance is not met.

Population Implications

55. The proposals aim to get more houses built and building work done more quickly, at a lower cost, which would result in benefits for homeowners.

Human Rights

56. This paper has no implications under the *New Zealand Bill of Rights Act 1990* or the *Human Rights Act 1993*.

Use of external resources

57. Sapere were engaged to produce a Cost-Benefit Analysis (CBA) of this proposal. Sapere has the expertise necessary to consider the full costs, benefits and sensitivity analyses required for a CBA.

Consultation

58. The following agencies have been consulted on this paper: The Treasury; DPMC; Ministry for Regulation, Department of Internal Affairs; Department of Corrections; Department of Conservation; Ministry of Housing and Urban Development; Kāinga Ora/Consentium, Ministry of Education; Ministry for Culture and Heritage; Te Puni Kōkiri; WorkSafe; Ministry for Pacific Peoples; Ministry of Health; Ministry for the Environment; Ministry of Transport; Ministry of Defence; Ministry for Primary Industries; Ministry of Social Development; Land Information NZ; Statistics NZ; NZ Infrastructure Commission; Taumata Arowai; NZ Public Health Agency; Climate Change Interdepartmental Executive Board, Natural Hazards Commission.

Communications

59. The policy proposals will likely be announced following Cabinet decisions. The approach to communicating decisions will be determined closer to the time.

Proactive Release

60. I propose proactively releasing this Cabinet paper and associated Cabinet minute within 30 business days, subject to any appropriate redactions.

Recommendations

The Minister for Building and Construction recommends that the Committee:

- 1 **Note** that on 18 September 2024, Cabinet directed officials to explore policy options for an opt-in self-certification scheme. Cabinet also noted the high-level scope of a potential scheme would allow both individual practitioners and approved companies to apply, require that participants meet specified eligibility requirements, and that self-certification would be limited to simple residential work due to it being lower risk [ECO-24-MIN-0199 and CAB-24-MIN 0362 refers].
- 2 **Note** that broadening the use of self-certification in the building sector is part of a broader programme of work to deliver an efficient, competitive building regulatory system and reduce overall building costs, including initiatives for quicker and more efficient pathways for low-risk building work.
- 3 **Note** that on 11 September 2024, Cabinet agreed to release a discussion document on options to improve efficiency in the inspection process [CAB-24-MIN-0350 refers].

Amendments to the Building Act to enable opt-in self-certification for entire simple residential dwellings

- 4 **Agree** to amend the Building Act to introduce an opt-in self-certification scheme for entire simple residential dwellings, which will enable house builders carrying out simple residential building work on an entire house to self-certify from start to finish.
- 5 **Agree** that high-level eligibility criteria for house builders to enter the scheme will include meeting a fit and proper persons test and having adequate means to meet any potential civil liabilities.

- 6 **Agree** that more detailed eligibility criteria for house builders, and the definition of simple residential dwelling, will be set out in regulations.
- 7 **Agree** that changes be made, if required, to the Building Act and Licensed Building Practitioner (LBP) regime to allow for licence endorsements or a new “certifying” licence class, as part of the licensing regime for LBPs.
- 8 **Agree** that the MBIE oversee the scheme and register house builders, with audits undertaken at least once every two years (with more frequent audits if needed).
- 9 **Agree** to amend the matters BCAs must accept as establishing compliance with the Building Code under section 19 of the Building Act to include material provided by an approved house builder.
- 10 **Agree** to amend the good faith liability protections for building consent authorities under section 392 of the Building Act to include reliance on material provided by an approved house builder.
- 11 **Agree** to amend the Building Act to include offences and penalties for misrepresentations of status and work, aligning with equivalent offences and penalties for the ‘BuiltReady’ scheme under the Building Act that incorporates self-certification in relation to offsite manufacturing.

Amendments to the Plumbers, Gasfitters and Drainlayers Act to introduce opt-in self-certification for plumbers and drainlayers

- 12 **Agree** to amend the Plumbers, Gasfitters and Drainlayers Act to introduce an opt-in self-certification scheme for plumbers and drainlayers, for work in simple residential dwellings.
- 13 **Agree** that high level eligibility criteria for plumbers and drainlayers to be able to self-certify is set out in the Plumbers, Gasfitters and Drainlayers Act and include specified technical competency and knowledge, a minimum number of years of practical experience and a proven track record of regulatory compliance.
- 14 **Agree** that more detailed requirements be prescribed in secondary legislation made by the PGD Board.
- 15 **Agree** that the Plumbers, Gasfitters and Drainlayers Act will be amended to allow for licence endorsements, as part of the licensing regime for plumbers and drainlayers.
- 16 **Agree** that the definition of simple residential building for the purpose of plumbers and drainlayer self-certification aligns with the definition under the Building Act proposals (Recommendation 6 refers).
- 17 **Agree** a certificate of compliance must be issued for any work that is self-certified by a plumber or drainlayer and lodged on the public register, with non-compliance attracting a penalty Confidential advice to Government
- 18 **Agree** to increase the penalty for claiming to be a registered or licensed building practitioner when they are not and providing false and/or misleading information for

the purpose of obtaining registration and/or licensing, Confidential advice to Government

- 19 **Agree** to create a function in the Plumbers, Gasfitters and Drainlayers Act for the chief executive of MBIE to support the monitoring of the scheme.

Amendments to the Building Act 2004 to enable opt-in self-certification for plumber and drainlayers

- 20 **Agree** to amend the matters BCAs must accept as establishing compliance with the Building Code under section 19 of the Building Act to include material provided by an approved plumber and/or drainlayer.
- 21 **Agree** to amend the good faith liability protections for building consent authorities under section 392 of the Building Act to include reliance on material provided by an approved plumber and/or drainlayer.

Speeding up building inspections

- 22 **Agree** to amend the *Building (Accreditation of Building Consent Authorities) Regulations 2006* to require BCAs to have policies and procedures to ensure they can carry out a minimum of 80 per cent of inspections within 3 working days of the date requested.

Next steps

- 23 **Authorise** the Minister for Building and Construction to issue drafting instructions to the Parliamentary Counsel Office to give effect to Cabinet decisions in this paper.
- 24 **Note** that changes will be progressed through the omnibus Building Consent System Reform Bill Confidential advice to Government
- 25 **Authorise** the Minister for Building and Construction to make further detailed decisions on any matters required to give effect to the proposals in this paper.

Authorised for lodgement

Hon Chris Penk
Minister for Building and Construction

Appendix One: Table of key elements and rationale for self-certification proposals

Opt-in self-certification for entire simple residential dwellings

Key elements of proposal	Rationale
Scope: entire simple residential dwellings (houses)	<p>Targets lighter-touch regulatory requirements where building work is likely to be simpler and more straightforward. Confidential advice to Government</p> <p>Self-certification for an entire house rather than for individual builders working on parts of house has the potential to provide the most efficiency gains, with a greater impact on the supply of simple residential houses. This proposal is less complex, will be quicker to implement and it will be clearer who is liable if something goes wrong.</p>
Detailed criteria for house builder eligibility and the definition of a simple residential dwelling will be defined in regulations.	Allows for flexibility and possible extensions to broaden the types of building work in scope over time. Also allows for engagement with the sector on criteria and definitions to ensure sector support, uptake and confidence.
MBIE to oversee the scheme and register house builders, with audits undertaken at least once every two years (with more frequent audits undertaken if needed).	<p>Helps to ensure the system will work efficiently, ensure quality and support sector confidence.</p> <p>A two year audit frequency is consistent with the current requirements for the accreditation of BCAs (and competency testing of consent officers in BCAs) and for competency testing under the Licensed Building Practitioner scheme under the Building Act. The proposal retains the ability to audit more frequently where needed.</p>
BCAs will issue a “nominal” building consent, and automatic Code Compliance Certificate (CCC) on completion. BCAs will not assess plans for Code compliance or carry out regular inspections.	A “nominal” consent is proposed for necessary record keeping, securing bank lending, collection of the building levy, making the required link to the <i>Resource Management Act 1991</i> and to ensure continued infrastructure funding.
Restricted building work under the Building Act in relation to an entire simple residential build will	Helps to make the system work efficiently, ensure quality and support sector confidence.

continue to be undertaken by Licensed Building Practitioners.	The BuiltReady scheme incorporates self-certification for offsite manufacturing of homes and buildings. Maximum fines on conviction for misrepresentations of status and work (section 272ZI and 272ZJ) are \$50,000 and \$300,000 respectively for individuals, and \$150,000 and \$1.5 million respectively for bodies corporate (set in 2021).
Offences and penalties for misrepresentations, aligning with similar provisions in the Building Act in relation to the BuiltReady scheme	

Opt-in self-certification for plumbers and drainlayers

Key elements of proposal	Rationale
Scope: plumbing and drainlaying work within a simple residential dwelling ¹ .	As plumbing and drainage work in a simple house is relatively self-contained and is clearly distinguishable from other work, it is a good fit for self-certification. Determining who is accountable for the work if something goes wrong will be more straight forward, making it simpler to hold those who did the work to account and seek redress if required.
Detailed criteria for plumbers and drainlayers eligibility and the definition of a simple residential dwelling will be defined subordinate legislation.	Allows for flexibility and possible extensions to broaden the types of building work in scope over time. Also allows for engagement with the sector on criteria and definitions to ensure sector support, uptake and confidence.
The Plumbers, Gasfitters and Drainlayers Board (PGD Board) will oversee the scheme and register self-certifying practitioners, through new powers under the Plumbers, Gasfitters and Drainlayers Act 2006.	<p>The PGD Board has well established complaints and disciplinary processes, and expertise to set technical competency. For self-certification, the PGD Board will need new additional powers to enable sufficient oversight and enforcement of plumbing and drainlaying work.</p> <p>This is to enable the PGD Board to proactively audit and monitor self-certified plumbing work, to require a practitioner to provide a certificate of compliance and for rectification notices to be issued if defective work is identified that could affect the structure of the building or is a danger to life, public health or safety.</p>
A register of self-certified work to be established by the PGD Board. Plumbers/drainlayers to be responsible for providing a record of any self-certified work they have done. A penalty will be attached for	A record of self-certified work will need to be held on this register and field with the PGD Board. This will help to ensure accountability and liability is clear and support system confidence. The record will be a certificate of compliance (modelled on electrical work certificate of compliance). This will also be

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I N C O N F I D E N C E

not complying with the requirement, comparable to what applies under the Electricity (Safety) Regulations 2010.	issued to house owners.
<p>The role of the BCA will remain unchanged in relation to the issuing of building consent and a Code Compliance Certificate, but inspections will not be undertaken.</p> <p>The building consent will need to specify if work is going to be self-certified by a plumber or drainlayer otherwise the BCA will include those inspections in the building consent.</p>	<p>The building design will still be checked by the BCA that the work will comply with the Building Code. The work that is self-certified will not need to be inspected by the BCA.</p> <p>The Building Act will be amended to provide that the BCA must accept a certificate of compliance from the plumber or drainlayer as establishing compliance with the building code and for issuing the Code Compliance Certificate.</p>
Penalties will need to be increased under the Plumbers, Gasfitters and Drainlayers Act for claiming to be a registered or licensed practitioner when they are not, and for providing false and/or misleading information for the purpose of obtaining registration and/or licensing.	<p>The current penalties for misrepresentation of status and work are inadequate for self-certification and is out of step with other occupational regulation regimes. Confidential advice to Government</p>