

**BUILDING
PERFORMANCE**

Minor Variations Guidance

GUIDANCE FOR MINOR VARIATIONS TO BUILDING CONSENTS



**MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT**
HĪKINA WHAKATUTUKI

Te Kāwanatanga o Aotearoa
New Zealand Government

Ministry of Business, Innovation and Employment (MBIE)
Hīkina Whakatutuki – Lifting to make successful

MBIE develops and delivers policy, services, advice and regulation to support economic growth and the prosperity and wellbeing of New Zealanders.

The Minor Variations Guidance is produced by the Building System Performance team.

This document is issued as guidance under section 175 of the Building Act 2004.

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Information, examples, and answers to your questions about the topics covered here can be found on our website: www.mbie.govt.nz or by calling us free on 0800 24 22 43.

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Purpose

The purpose of this guidance is to support understanding of minor variations for building consent authorities, builders, designers and project managers. It covers the relevant aspects of the [Building Act 2004](#) (the Building Act) and the [Building \(Minor Variations\) Regulations 2009](#) (the Minor Variations Regulations), and it provides tools and information to support changes to the Minor Variations Regulations.

This guidance seeks to:

- act as a guide to the requirements of the Building Act and the Minor Variations Regulations as it relates to substituting products and making changes to plans and specifications
- clarifies the expanded definition of a minor variation and how the new principles sit in the Minor Variations Regulations
- provide a framework for building consent authorities on how to assess whether a change is a minor variation or a formal amendment to a building consent
- details scenarios using a framework for assessing whether a change is minor or a formal amendment to a building consent.

Who is this guidance for?

This guidance is to help building consent authorities, builders, designers and project managers understand:

- the legislation that provides for minor variations to building consents
- how councils should assess and grant minor variations with new key principles in mind
- recommended building consent authority systems and processes for dealing with minor variations.

The [Building \(Minor Variations\) Amendment Regulations 2024](#) (the Amendment Regulations) were made on 29 July 2024 and commence on 30 September 2024.



Background

The Building Amendment Act 2009 introduced several sections of legislation that modified the Building Act 2004 to bring more efficiency into the building consent process. This included new provisions allowing for minor variations to building consents.

The reasons for amending the Building Act 2004 to allow for minor variations were to:

- formalise a number of pragmatic and efficient practices already being operated by some building consent authorities to deal with minor changes during construction
- improve consistency in building consent authority practices nationwide
- enable building consent authorities to better distinguish between minor and other more significant changes to consented building work
- provide time and cost savings for building owners, builders, building consent authorities and others when there are minor changes to building work for which a consent has already been granted.

What is a minor variation?

A minor variation is a small change to the consented plans and specifications after the building consent has been issued.

So long as the changes are minor enough, achieve an equivalent level of performance, and do not affect Building Code compliance, it is at the discretion of the building consent authority as to whether it is significant enough to require an amendment to the building consent. Examples include the changing the position of a bracing element in the same bracing line or changing the position of sanitary fixtures in a room.

WHAT THE LAW SAYS

The Building (Minor Variations) Regulations 2009

3 Minor variation defined

- A minor variation is a minor modification, addition, or variation to a building consent that does not deviate significantly from the plans and specifications to which the building consent relates.

Minor variation versus a building consent amendment

Minor variation

Minor variations are a change to the design in the consented plans after the building consent has been issued.

So long as the changes are small enough and do not affect Building Code compliance, it is at the discretion of the building consent authority as to whether it is significant enough to require an amendment to the building consent.

Amendment

Amendments to a building consent are when a proposed change significantly differs from the consented plans after the building consent is issued.

An amendment is considered a major change, so an amendment may be processed in the same way as an original building consent application.

Minor variation approval should be sought and granted prior to the work being carried out. However, this may not always be possible. Seeking approval after work has been carried out should be done with caution, noting that the building consent authority has the responsibility to determine what action should be taken with the proposed variation, such as whether it is minor or major. Once the building consent authority has made the appropriate approvals, it may be determined that the variation is, in fact, deemed not to meet the 'minor' threshold.

Typically, minor variations are made on-site by the building inspector, but some minor variations are assessed and approved by office-based building consent authority staff.

Minor variations do not require a form 2 to be completed and, if approved, do not require the issue of an amended building consent. Some building consent authorities have created their own in-house form for applying for minor variations.

However, all minor variations that are approved must be documented (for example, a note on the consented plans and inspection record note, with accompanying photographs, if appropriate).



Examples of minor variations

Examples of variations that are minor to building consents include:

- reducing scope of work
- changing drainage plans – note that as-built drainage plans are a form of minor variation
- changing building location on the site
- creating minor extensions of the same work, such as extending a deck or length of a retaining wall
- adding clarifications to changing suppliers, such as swapping trusses from one supplier to another with the same layout
- making minor changes to bracing design
- aligning plans and specifications, correcting inconsistencies, adding minor details to plans that were inadvertently missed, and aligning a building consent with the resource consent
- updating flashings
- changing location of elements
- changing people/consultants involved, such as the engineer who is listed on approved plans and specifications as carrying out inspections.

[Product substitution](#) can be a minor or major variation.

WHAT THE LAW SAYS

The definition of plans and specifications in the Building Act “includes the proposed procedures for inspection during the construction, alteration, demolition, or removal of a building”.



MBIE produced a guidance document ([Product Substitution: Plasterboard Guidance](#)) on how to apply the regulations to substitute wall linings from those specified on the building consent. It can be found on the Building Performance website at www.building.govt.nz



Roles and responsibilities

Builders, designers and project managers

All proposed minor variations need to be communicated to the building consent authority before the building work is undertaken.

Every council will have different processes in place to assess a minor variation. Check with your local building consent authority about what their process is for a minor variation. Some councils may have a fee associated with processing a minor variation.

Involving the designer in the process when considering a minor variation helps ensure the proposed change does not adversely affect other parts of the building work. Depending on the proposed variation, the designer may need to provide a certificate of design work for restricted building work.

It is best practice to:

- remind the building consent applicant (or their agent on their behalf) to apply for any proposed minor variation
- as part of good project and site management practices, provide for timely and effective management of any proposed changes and associated minor variation approvals that may be needed during a building project.

When engaging the building consent authority, MBIE recommends that builders, designers and project managers:

- discuss proposed minor variations with the building consent authority as early as possible to avoid or limit delays in construction
- present information on the plans and specifications to do with the minor variation that relate to compliance with the Building Code in a way that is clear and easy for the building consent authority to follow. Include information about why the minor variation is necessary and complies with the Building Code
- make the changes clear and obvious for building officials. It is good practice for designers to use a design summary form for this purpose
- wait to carry out building work that varies from the building consent until the building consent authority has approved the minor variation. It is important to build from the approved building consent and/or minor variation plans and specifications. They are both important legal documents
- keep a written record of any minor variation granted by the building consent authority.

Builders, designers and project managers should advise the owner if they are thinking about making changes to the building work in any way that differs from the approved building consent plans and specifications.

Ultimately, the owner is responsible for Building Code compliance and for obtaining a code compliance certificate – the owner needs to agree to any proposed changes. The builders, designers and project managers may be held responsible (or can be held liable) for complying with the approved consent.

Building consent authorities

Decisions about whether a change meets the definition of a minor variation and whether the minor variation can be granted are the responsibility of the building consent authority.

A minor variation does not mean a formal application in the way that a building consent amendment is applied for. In some circumstances this may be as simple as a:

- conversation on-site between the builder and the inspector (documented afterwards)
- review the product details as required by the [building product information requirements](#) and any other relevant information that shows the equivalent performance of the product substitution
- covering letter or email from the designer or builder accompanying revised architectural plans or construction details covering the proposed change
- signed authorisation from the owner to act on their behalf.

MBIE recommends that building consent authorities:

- remind building consent applicants (or their agent on their behalf) about the need to obtain prior approval from the building consent authority if they want to change building work after a consent has been issued – note that building consent authorities need to follow their accredited policies and procedures
- establish permanent written records (including electronic records) of decisions to grant or refuse minor variations (for example, by adding a note on the approved building consent documents and inspection notes and to the consent file)
- assess how a proposed minor variation meets the performance requirements of the Building Code using the same criteria as the building consent authority would normally use to establish 'reasonable grounds' under section 49 of the Building Act
- if new design plans or specifications include significant changes, attach any new design plans or specifications to the approved building consent documents and stamp or mark and file the original documents as superseded (some building consent authorities require applicants to countersign new plans)
- consider any other applicable requirements under the District Plan, local bylaws or other legislation. The building consent authority should inform the applicant (or their agent on their behalf) of these other requirements where they exist
- ensure that the final set of approved building consent plans and specifications that are used for the code compliance certificate accurately represent what has been constructed on-site. For minor variations this may require some use of 'as-built' plans and other information that is provided during construction.

Following receipt of a minor variation proposal, the building consent authority should advise the applicant whether the change will be assessed as a minor variation or is too significant a change from the consented building work and requires a formal application for an amendment to the building consent.

Approving minor variations on-site

Discussions about proposed minor variations will often be held on-site with the building inspector. If the inspector decides that the minor variation can be granted there and then, the inspector should record this in writing, with their reasons. Depending on the significance of the change, this might include a change on the approved consent documents, initialled and dated by the building inspector and an inspection record for the consent file. The building inspector might also advise the owner, builder or contractor to provide 'as-built' drawings to the building consent authority once the work is completed, to reflect the changes.

After a minor variation has been approved, it is important that it is always recorded on the inspection notes and consent file. The relevant council records should also be updated. This is to ensure that building consent authorities records are accurate and to assist with issuing the code compliance certificate.

Just because a minor variation cannot be approved on-site does not mean it cannot be approved at a later stage. If the building official cannot approve the minor variation on-site, MBIE recommends that they seek advice from someone else, such as another building official or their team leader back at the building consent authority. It is perfectly acceptable for the inspector to take some photos and go back to the office to discuss the situation with their colleagues first, or to consider additional information they have asked the builder or designer to provide, before approving a minor variation, within an appropriate timeframe. Ultimately, the building official should be following the building consent authority's accredited policies and procedures.

A proposed minor variation should not escalate into an amendment to the building consent merely because the on-site inspector cannot approve it there and then.

The key question is whether the proposed change meets the requirements of the Building Code and the definition of a minor variation.

Approving minor variations off-site

Minor variations can also be approved at the building consent authority office. The owner or designer might send a letter or an email to the building consent authority seeking approval for a minor variation, or the building consent authority might have a conversation with them over the phone (in which case the building consent authority might require additional information for their records) or at the front counter. Again, it is important that, once a minor variation is granted, the building consent authority records this on the consent file and updates the relevant council records.

Building consent authorities should ensure their quality management systems clearly set out how to handle both on-site and in-house assessments of minor variations.

Changes to the Minor Variation Regulations

Three new key principles to the Regulations

Previously, MBIE issued guidance for product substitution due to uncertainty from product shortages experienced in Aotearoa New Zealand. It explored principles around how to evaluate the building implications when assessing a minor variation, such as the:

- site design requirements (like relevant snow or seismic zones)
- existing design features
- restrictions under the Resource Management Act
- performance required by the Building Code
- consequences of the building failing.



The [Product Substitution Guidance](#) can be found on the Building Performance website at www.building.govt.nz.

The principles below are now codified in the amended Building (Minor Variations) Regulations 2009:

1. whether the product substitution achieves an equivalent level of performance
2. whether the product substitution affects the compliance of other parts of the building work
3. whether the consequences of the building failing would be due to the product substitution.

The Amendment Regulations, which passed on 29 July 2024, commence on 30 September 2024 – they will become a part of the principal regulations (Building (Minor Variations) Regulations 2009) from that point onward.

In practice, from 30 September 2024 onwards, this means all applications made from for minor variations of a building consent made must be considered with the clarified definition.

Legislative framework governing minor variations

Minor variations are set out in the Building Act 2004 and the Building (Minor Variations) Regulations 2009.

WHAT THE LAW SAYS

The Building Act 2004

The Building Act 2004 defines a minor variation as “a minor modification, addition, or variation to a building consent that is permitted by regulations made under section 402(1)(kd)”.

[Section 45A](#) of the Building Act lays out minor variations to building consents.

45A Minor variations to building consents

(1) An application for a minor variation to a building consent—

(a) is not required to be made in the prescribed form; but

(b) must comply with all other applicable requirements of [section 45](#).

(2) [Sections 48 to 50](#) apply, with all necessary modifications, to an application for a minor variation.

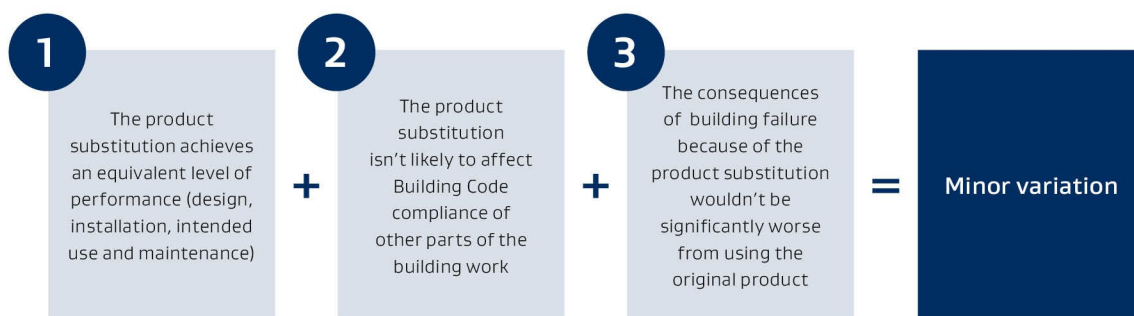
(3) A building consent authority that grants a minor variation—

(a) must record the minor variation in writing; but

(b) is not required to issue an amended building consent.

The original definition of a minor variation remains the same. However, the new principles discussed in three new key principles to the regulations above have been codified into law.

Minor variation – a minor modification, addition or variation to a building consent that does not deviate *significantly* from the plans and specifications.

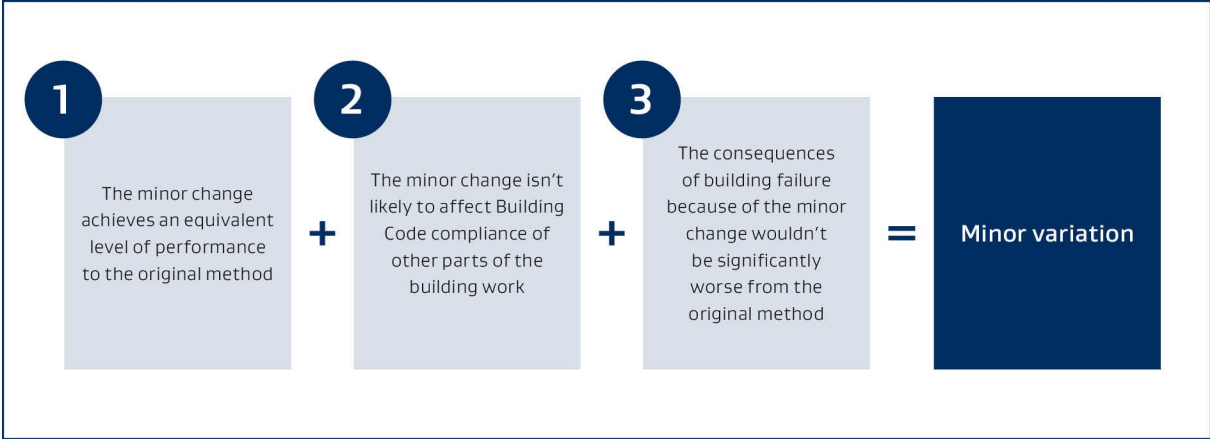


Regulation 3(2), which states minor variations that can happen without needing to seek approval, include but are not limited to:

- built-in shelving, storage units or seating in a residential dwelling
- changing most wall coverings in a residential dwelling from paint to wallpaper, or vice versa
- kitchen or bathroom joinery carcasses
- skirting, ceiling coving or decorative mouldings.

The examples listed in the Regulations only illustrate these principles.

When processing a minor variation or amendment, considering these principles can help determine whether the change is a minor variation or not.



Product substitution and the principles from the Regulations

If the proposed product substitution either...

- deviates *significantly* from the plans and specifications
- fails to meet an equivalent level of performance
- likely affects Building Code compliance of other parts of the building work
- makes consequences of building failure *significantly* worse

...then it is not a minor variation.



Note: this is if any one of the principles do not apply. At that point, it would be considered a major variation, which requires a formal amendment to the building consent.

MBIE recommends that a building consent authority assesses a proposed minor variation by addressing, in sequence, the following questions:

1. Does the proposed change involve building work that is required to comply with the Building Code?

If the work is not required to comply with the Building Code, then it is not necessary to seek approval for the change; the work can simply be carried out without any approval (such as changing outdoor hardware or internal doors in a residential building).

2. Is the proposed change sufficiently minor that it comes within the definition of **minor variation** contained in the Building (Minor Variations) Regulations 2009 and its principles?

A proposed change will generally come within that definition if it involves either, for example:

- substituting comparable building products in the same or similar position/manner
- any alteration that does not change the footprint of the building or the location of internal load bearing supports, or does not change fire safety aspects
- altering a room's layout (for example, the position of sanitary fixtures in a room or changing the window or door configuration).

3. Does the proposed minor variation:

- comply with the Building Code
- reflect common appropriate industry practice or standards
- not significantly increase the likelihood of a building element's performance failure or of damage to other property?

If the answer to each of those three questions is **yes**, then it will generally be appropriate for the building consent authority to grant the minor variation.

There may be cases where a proposed minor variation involves aspects of specific engineering design.

For example, changing the size of a specific engineering designed beam or lintel and approving this change might be quite straightforward in some situations. The building consent authority may only require information on the revised beam or lintel, such as size and structural calculations from an engineer to assess and approve this as a minor variation.



This will require professional judgement by the building official to judge each case on its merits, assess and consider the significance of the proposed change and make and record a decision.

WHAT THE LAW SAYS

Section 45A(1)(b) of the Building Act calls to “. . .all other applicable requirements of section 45” when making a minor variation assessment.

For example, when a minor variation amends some part of the plans in the building consent, submitting amended plans may be required. If the amended plans also involve restricted building work, a certificate of design work may also need to be included.

[Determination 2023/043](#) considered an authority’s decision to grant a minor variation to a building consent regarding the substitution of external wall cladding products. It considered if the building consent is required to reflect the change in the external wall cladding and whether a new or amended certificate of design work is required.

Compliance with other legislation

As well as information relating to compliance with the Building Code, documents submitted in support of a proposed minor variation may also need to include information relevant to the territorial or regional authority’s other statutory responsibilities.

For example, the building consent applicant may need to include details showing that the building work will continue to comply with:

- the District or Regional Plan or with other requirements under the Resource Management Act 1991
- other acts, such as the Plumbers, Gasfitters, and Drainlayers Act 2006
- council bylaws.

In these cases, the building consent authority may grant a minor variation, but include a reference to the requirements of other legislation administered by the territorial or regional authority. Those other requirements are, however, outside the scope of the Building Act and of this guidance document.

Determinations and minor variations

Determinations are legally binding decisions made by the Ministry of Business, Innovation and Employment (MBIE). They are for matters of doubt or dispute to do with building work outlined in the Building Act and the Building Code.

Throughout the years, determinations have ruled on what the scope of a minor variation entails under the Building Act and in relation to the Building Code.



Note: determinations are considered on a case-by-case basis – they hinge on the specific facts of a case.

To read determinations, search for them on the [register](#) or on [Building CodeHub](#).

In *Palmer v Hewitt Building Ltd* [2021] (NZHC 1460), the High Court stated:

Whether variations will be approved will ultimately come back to whether what is sought complies with the necessary standards, and accordingly, the Building Code. The consent remains a means to an end. The end that is sought to be achieved is that buildings be soundly built.

Appendix: Example scenarios for minor variations versus building consent amendments

Examples of product substitution using comparable materials or components in the same or similar position

Scenario #1: minor variation for product substitution

The building inspector visits a new dwelling to inspect the roof installation. During the inspection, the building inspector identifies that although the specifications and drawings show profiled metal roofing, the owner wants to use pressed metal tiles instead. The roofer asks the building inspector to give approval to a minor variation on-site.

The building inspector considers this a minor variation because the product substitution of pressed metal tiles from profiled metal roofing achieves an equivalent level of performance with the Building Code; the product substitution isn't likely to affect Building Code compliance of other parts of the building work; and the consequences of building failure isn't significantly worse from using pressed metal tiles instead of profiled metal roofing. The change is also well within the scope of the original building consent design.

The building inspector approves the minor variation and records the proposed minor variation on the inspection notes and consent file, as well as dates and initials on the approved building consent plans. However, the building inspector informs the roofer that, upon completion of the work and before the issue of code compliance certificate, revised plans illustrating this change will be required. When back at the office, the building inspector also updates relevant consent records.

Scenario #2: formal amendment for product substitution

In a similar situation to scenario #1, the owner wishes to change the roofing to wooden shingles, seeking approval for a minor variation.

The building inspector explains that the proposed roofing is outside the scope of the Acceptable Solution, requiring an alternative solution assessment. The proposed change is not considered minor as it deviates significantly from the original building consent design. The roofer is advised that this work requires an amendment to the building consent. The building inspector records the on-site discussion with the roofer on the inspection notes, places a copy on the consent file and updates relevant consent records.

Scenario #3: minor variation for product substitution

The plumber contacts the plumbing inspector advising that the designer wants to change the water reticulation pipework from copper to a polybutylene system and seeks approval for a minor variation.

The plumbing inspector considers this a minor variation because the polybutylene system achieves an equivalent level of performance to the Building Code as the original copper does; the swap from copper to a polybutylene system isn't likely to affect Building Code compliance of other parts of the work; and the consequences of building failure due to the product substitution wouldn't be significantly worse from using the current product.

However, the plumbing inspector advises that approval from the consent applicant/owner is required first for the change in material before the minor variation can be granted, recording this as a file note. The plumbing inspector then updates relevant consent records.

Scenario #4: formal amendment for product substitution

A plumber wishes to use an alternative aluminium piping system from overseas that they have read about on the internet, approaching a building official for a minor variation approval.

The official considers this not to be a minor variation because the new piping system is unfamiliar (it also doesn't state the relevant information required by the building product information requirements) and falls outside the Acceptable Solution, requiring an alternative solution assessment.

They then advise the plumber that the consent applicant needs to apply for an amendment to the building consent, demonstrating how Building Code compliance would be achieved using this alternative product. The official records the conversation with the plumber in form of a file note on the consent file and updates relevant consent records.

Examples of alterations that do not change the footprint of the building, location of internal loadbearing supports or fire safety aspects

Scenario #5: minor variation for load bearing supports

During the construction of a new two-storey dwelling on a concrete slab, the owner proposes to enlarge a small window in the guest bedroom on the ground floor. The builder draws this to the attention of the building inspector during an on-site inspection; the builder is able to show the inspector that although the opening size will change, there will not be any point loads on the new lintel, and it still complies with *NZS 3604 Timber framed buildings* for the increased span, and any wall-bracing requirements will not be affected.

The building inspector accepts this as a minor variation as it does not significantly deviate from the original design and will have a minimal effect on overall compliance with the structural stability requirements. The building inspector records the decision and the reasons for it on the inspection notes and makes a notation on the approved plans of what has been approved.



Note: It is important to ensure this approval is recorded on the consent file. This ensures that the file and council records are accurate; but it is also a legal requirement under the Building Act and the BCA accreditation regulations.

Scenario #6: formal amendment for load bearing supports

On the same job in scenario #5, the owner proposes to change a small window in the master bedroom to a large floor-to-ceiling picture window. However, the new lintel will incur a point load and the transfer of loads to the lower storey will be affected. This will require structural engineering design and could also have implications for Building Code clauses H1 Energy efficiency, F4 Safety from falling and F2 Hazardous building materials.

This work would be considered a significant deviation from the approved consent plans and specifications. While this work would be exempt under schedule 1(8) of the Building Act, the work would require an application for amendment to the building consent.

In this case, the building inspector would advise the builder that this work must not proceed until the building consent authority grants the amendment. The building inspector would then record the decision not to approve the minor variation on the inspection notes and update relevant council records.

Scenario #7: minor variations to swap wire dog purlin fixings for screws

The plans and specification specify wire dog purlin fixings, but the builder wants to use a screw instead and seeks approval for a minor variation from the building inspector.

The building inspector grants the minor variation because it does not significantly deviate from the approved building consent. The same purpose and function will be achieved. The building inspector simply inspects the work and records on the inspection notes that the purlins are screw fixed from the top rather than wire dogged. The building inspector notes this on the consent file and updates the consent records when arriving back at the office.

Scenario #8: formal amendment to change part of roof structure design

An owner wants to change part of the roof structure design from a trussed roof to a skillion roof using *NZS 3604* rafters and seeks approval for a minor variation from the building inspector.

This would not be considered a minor variation because of the significant departure from the approved building consent design as it is a completely different structural system. Other elements of the building could significantly be affected such as insulation and bracing requirements. The building inspector advises the owner that the builder must not do any more work on the roof until an amendment to the building consent (including new plans detailing the construction change) has been applied for and the building consent authority has granted the amendment.

The building inspector then records the decision not to approve the minor variation on the inspection notes and updates relevant council records.

Scenario #9: formal amendment due to knocking out external wall

An owner wants to extend the kitchen by knocking out an external wall and adding four square metres of additional floor area to the kitchen seeking approval for a minor variation from the building inspector.

This is not considered a minor variation because there are lots of Building Code clauses to consider such as B1 Structure, B2 Durability, E2 External moisture, G12 Water supplies, and G13 Foul water, and possible planning implications. The building inspector informs the owner that an amendment to the building consent will be required as the proposed minor variation deviates significantly from the original building consent. The building inspector then records the decision for the refusal to grant the minor variation on the inspection notes.

When back at the office, the building inspector updates the consent file and consent records. The building consent authority awaits an amendment application before this part of the work proceeds.

Additional or reconfigured sanitary fixtures where the structure is not affected

Scenario #10: minor variation to bathroom layout

A bathroom on an upper level is approved to be laid out in a particular way. During the project, the owner proposes to move the vanity from the outside wall to an interior wall. They contact a building official to seek a minor variation explaining that the additional pipe work will not affect any structural elements such as floor joists or wall framing and G13 compliance will still be achieved.

The building official agrees to approve this as a minor variation as the proposed building work does not deviate significantly from the original building consent design. However, the building official informs the owner that upon completion of the work, they will require a revised floor plan and plumbing schematic for their records. The decision to grant the minor variation is recorded in the form of a file note and relevant consent records are updated.

Scenario #11: formal amendment to convert existing wardrobe into a WC compartment

In a similar situation, an owner wants to convert an existing wardrobe in an adjacent bedroom into a WC compartment and approaches a building official for a minor variation. This work would not be considered a minor variation as this work deviates significantly from the original building consent design.

The building official advises that this requires a formal amendment to the building consent as issues such as B2 Durability, E3 Internal moisture, G4 Ventilation, G1 Personal hygiene and G13 Foul water will need to be considered. The building official then notes the decision not to grant the minor variation as a file note on the consent file and updates relevant consent records.

Scenario #12: minor variation by adding a shower head above a bath

The plumbing inspector is undertaking a pre-line plumbing inspection. During the inspection, the plumber advises the plumbing inspector that the owner wants to add a shower head above the bath.

The plumbing inspector considers this a minor variation because there will be no additional Building Code requirements regarding E3 Internal moisture or F2 Hazardous building materials (such as safety glass) as the walls surrounding the bath are already covered in waterproof linings and the proposed shower is clear of any windows. The plumbing inspector notes the proposed minor variation on the approved plans and records the decision (and reasons for the decision) to grant the minor variation on the inspection notes and consent file.

When back at the office, the plumbing inspector also updates relevant consent records. The next day the plumbing inspector inspects the new plumbing work.

Scenario #13: formal amendment to replace a bath with an open wet area shower

An owner intends to replace a bath with a tiled open wet area shower, proposing a minor variation to the plumbing inspector.

The plumbing inspector considers that this is not a minor variation because it is a significant change to a complex construction method affecting a number of different Building Code requirements such as E3 Internal moisture and B2 Durability and advises that the owner should apply for an amendment to the building consent providing the wet area shower design.

The plumbing inspector then records this discussion on the inspection notes, places a copy on the consent file and updates relevant consent records.



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