



Department of  
Building and Housing  
*Te Tari Kaupapa Whare*

EXTERNAL PLASTERERS



**What Restricted Building  
Work means for you.**

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**This booklet is for people who carry out or supervise external plastering work on residential buildings – it will tell you about Restricted Building Work (RBW) and how it will affect you and your business.**

## **1 WHAT**

If you are doing external plastering work on residential buildings, the work may be “Restricted Building Work” (RBW). RBW only relates to residential construction, alteration and design. In this guide “residential” means houses and small-to-medium apartment buildings. RBW does not apply to commercial buildings.

## **2 WHO**

You can only do RBW if you are a Licensed Building Practitioner (LBP) or if you have your RBW supervised by a LBP.

## **3 WHEN**

From 1 March 2012, some building work will be classified as being RBW and this includes external plastering work. From this date you must be a LBP to do or supervise RBW.

### **Transition to RBW**

- RBW only relates to building consent applications made on or after 1 March 2012.
- If a building consent application is made before 1 March 2012, then the design and subsequent external plastering and construction work is not RBW.



# What is RBW?

Restricted Building Work is design and construction work which is critical to the integrity of a building, in particular making sure that it is structurally sound and weathertight.

## **RBW includes:**

- the construction or alteration of the primary structure of certain residential buildings
- the construction or alteration of external moisture management systems of certain residential buildings.

RBW can apply to new construction, or alteration of an existing building.

Note: If the work does not require a building consent then it is not RBW.

# External Plastering RBW

For an idea of some of the RBW that External Plastering LBPs are able to do have a look at the list below.

For more detail please visit [www.builditright.govt.nz](http://www.builditright.govt.nz)

## **Solid Plastering**

- Check and prepare existing and new solid surfaces for plastering
- Check and prepare frame construction, substrate and reinforcing for plastering
- Apply scratch coat
- Apply flanking coat to prepared walls and soffits
- Apply plaster finishing coat to exterior surfaces.

## Proprietary Plaster Cladding Systems (PPCS)

- For Exterior Insulating Finishing System (EIFS)
  - check framing
  - flash
  - measure, cut and fix substrate
- For EIFS
  - check substrate
  - apply base coat
  - reinforce
- For rebated fibre cement
  - check substrate
  - apply jointing compound to rebated joint
- For lightweight fibre cement
  - check substrate
  - apply base coat
  - reinforce
- For rebated fibre cement, lightweight fibre cement and EIFS
  - apply a proprietary levelling plaster to a solid substrate
- For rebated fibre cement, lightweight fibre cement and EIFS
  - apply finishing coats to prepared proprietary plaster cladding substrates



### Note:

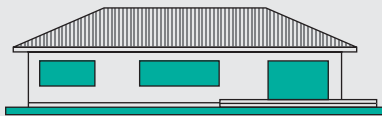
This RBW has been listed in reference to the installation of a new external plaster system. Renovations can also be RBW.

# Residential

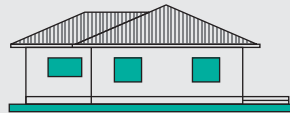
RBW only relates to residential construction and design. In this guidance, “residential” means houses and small-to-medium apartment buildings.

## For the purpose of RBW, a house is:

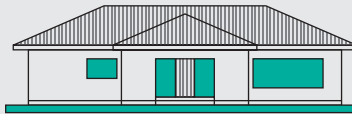
- a free-standing, fully detached building consisting of a single residential unit (and can also have 1 or more residential facilities such as a foyer, laundry, garage, etc).



North elevation



East elevation



South elevation



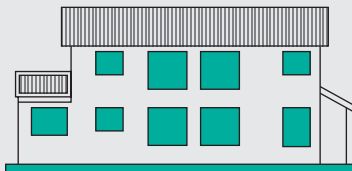
West elevation



North elevation



East elevation



South elevation

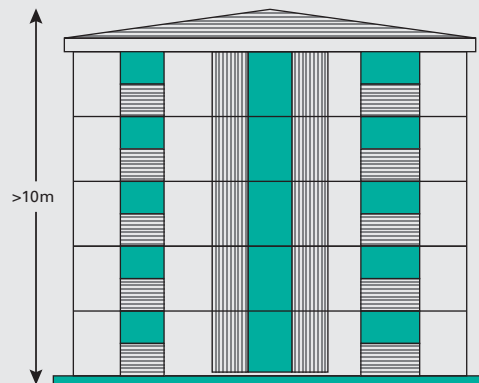
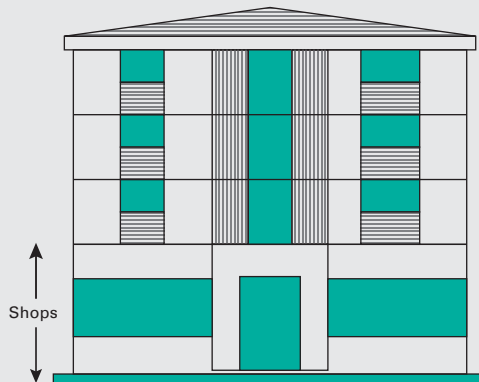


West elevation

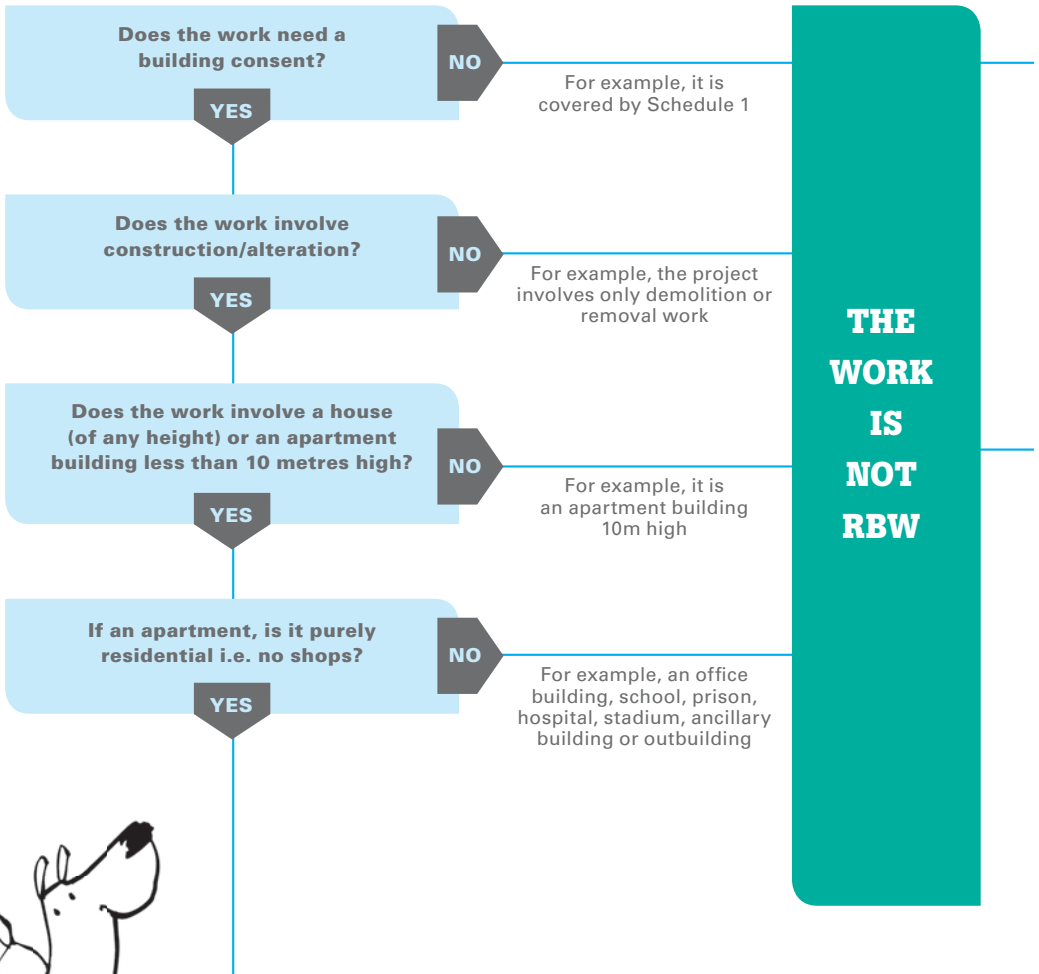
### **A small-to-medium apartment building:**

- contains 2 or more residential units (apartments) or residential facilities (foyer, laundry, garage, etc)
- does not contain commercial units or facilities
- has a maximum height of less than 10m (the vertical distance between the highest point of its roof – excluding aerials, chimneys, flagpoles and vents – and the lowest point of the ground).

### **Examples of non RBW**



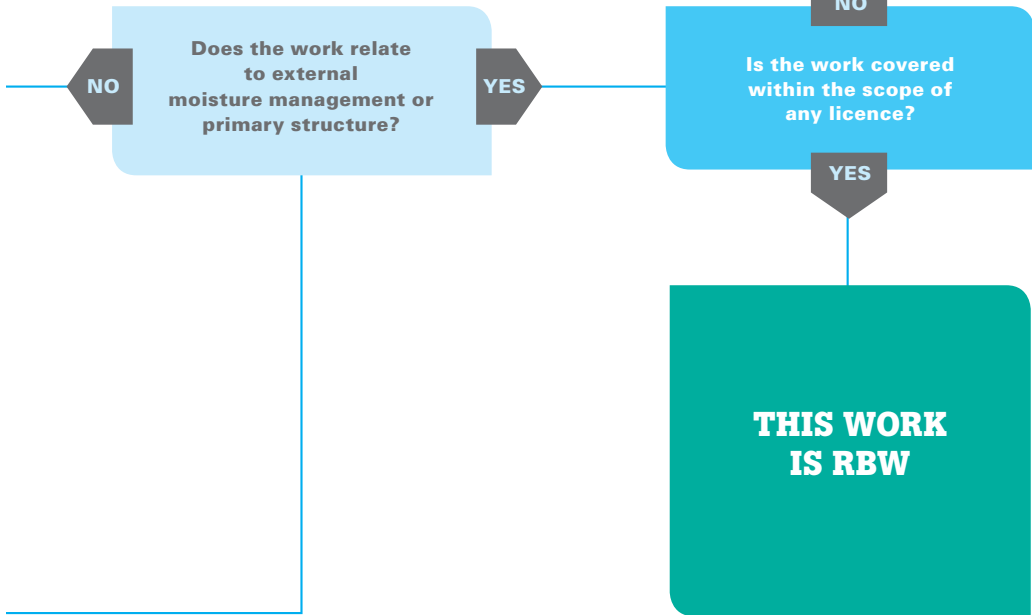
# Is it RBW?







For example,  
basement tanking,  
strawbale houses



# Memorandum (Record of Building Work)

As an external plastering LBP doing External Plastering RBW, you must fill in a Memorandum (Record of Building Work) when your part of the RBW is complete. This Memorandum (Record of Building Work) must be given to the building owner and the local council. A Memorandum (Record of Building Work) is written by each LBP that carried out or supervised each part of the RBW on the building, and details the work carried out.

The building owner will use these Memoranda (Records of Building Work) when they apply for a Code Compliance Certificate (CCC) from the council.

The Department can provide you with a Memorandum (Record of Building Work) form to fill out. It can be downloaded from the Department of Building and Housing's website [www.dbh.govt.nz](http://www.dbh.govt.nz). The form sets out all the information that you need to give.

If you leave a project without providing a Memorandum (Record of Building Work), then the local council or the owner can report you to the Building Practitioners Board, who has the power to discipline you. Not providing a Memorandum (Record of Building Work) may also mean that you are in breach of your contract.

## **Notice faulty work?**

### **Don't ignore it!**

If you see work that is faulty don't cover it up or ignore it. Do the right thing! Bring it to the attention of the parties involved. You must also report the faulty work to both the owner and the council.

## Example extract from Memorandum (Record of Building Work):

EXTERNAL MOISTURE MANAGEMENT SYSTEMS		
Work that is restricted building work	Description of restricted building work	Carried out or supervised
Yes <input checked="" type="checkbox"/>	If necessary, describe the restricted building work.	Tick <input checked="" type="checkbox"/> whether you carried out this work or supervised someone else carrying out this work.
Damp proofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Roof cladding or roof cladding system <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Ventilation system (for example, subfloor or cavity) <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Wall cladding or wall cladding system <input checked="" type="checkbox"/>	Solid plaster on substrate East, South and West walls only, from 7-7-12 to 25-7-12	<input checked="" type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Waterproofing <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised
Other <input type="checkbox"/>		<input type="checkbox"/> Carried out <input type="checkbox"/> Supervised

Please type or write clearly using a black or blue pen. If there is no detail to include please write in n/a.

# Supervision of External Plastering RBW

External Plastering RBW must either be carried out or supervised by a LBP.

You must be a LBP licensed in the appropriate licence class to supervise External Plastering RBW.

Supervising External Plastering RBW means you provide direction and oversight of the External Plastering RBW to make sure that it is done properly and complies with the Building Consent.

As the Supervisor, you are responsible for the RBW work being carried out by the people doing the external plastering. You will need to sign a Memorandum (Record of Building Work) stating that you supervised External Plastering RBW.

## **Note:**

Site LBPs cannot supervise or sign-off RBW. If you want to supervise and sign-off RBW you will need the appropriate trade licence.

At this stage, RBW focuses on practitioners actually carrying out construction work, rather than site supervision. The Site licence is currently a voluntary licence which shows that the holder has been assessed as competent in site supervision.



# LBP trade licence classes

There are five trade LBP licence classes.

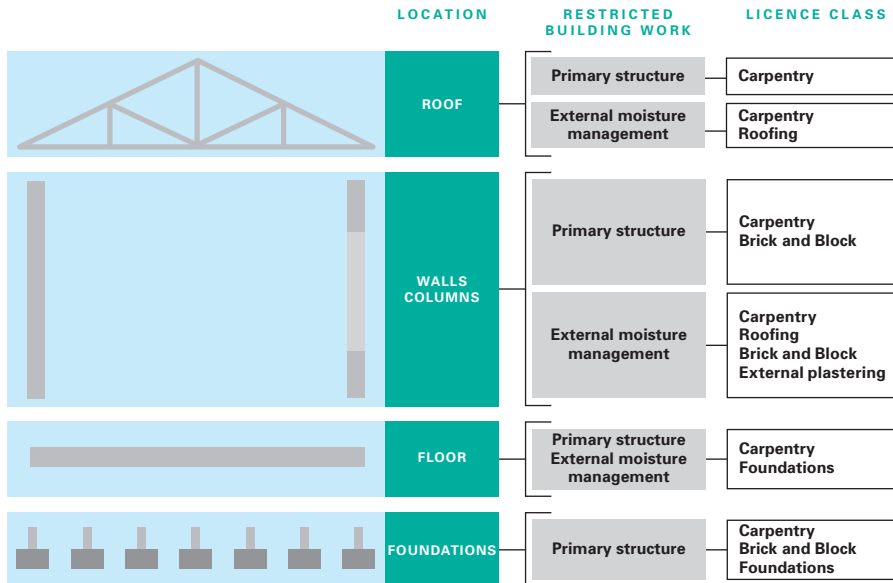
The trade licence classes are:

- External plastering
- Foundation
- Brick and Block laying
- Roofing
- Carpentry

External Plastering RBW must be carried out or supervised by an Eternal Plastering LBP. However, Registered Plumbers and Registered Gasfitters are treated as External Plastering LBPs. This recognises they might do external plastering work in the course of their business.

## These are the parts of a simple home and how they relate to RBW.

The diagram shows the parts of a home a External Plastering LBP and other licensed persons can do RBW on (depending on the material/construction type and the person's competence).



# Offences and Penalties



From 1 March 2012, you must comply with the RBW requirements. If you carry out or supervise RBW and you are not a LBP then you are committing an offence and could face prosecution.

**If you are an External Plastering LBP and commit an offence you could also face prosecution. With RBW it is an offence to:**

- hold yourself out to be licensed in an area that you are not (eg, say you are a Brick and Block LBP when you are not). For this offence you could be liable for a court fine of up to \$20,000
- fail to give evidence of being licensed if asked to do so (eg, don't show your photo LBP card). For this offence you could be liable for a court fine of up to \$5000.

**If you are a LBP you can also be referred to the Building Practitioners Board if you:**

- do or supervise RBW that is outside of your licence class
- do or supervise External Plastering RBW negligently or incompetently
- do not, without good reason, provide a RBW Memorandum (Record of Building Work)
- hold yourself to be licensed in an area that you are not.

If the Board finds that you have committed a disciplinary offence, the Board may, among other things, cancel or suspend your licence, order you to undertake training, order you to pay a fine of up to \$10,000.

**When taking on any work, including RBW, it is good practice to put a contract in place which will set out what the requirements are for each party. Practitioners should also keep a record of their work and take some work-in-progress photographs.**



For more information:

**0800 242 243**

**[www.builditright.govt.nz](http://www.builditright.govt.nz)**

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