

Q&A

What is a producer statement?

Producer statements are professional documents used to support building consent applications and code compliance certification.

MBIE describes a producer statement as a professional opinion based on specialist expertise. They are commonly used where building work involves technical areas such as structural engineering, fire design, geotechnical work, or proprietary systems.

Producer statements help Building Consent Authorities, or BCAs, decide whether there are reasonable grounds to issue a building consent or code compliance certificate. They provide councils with assurance from qualified professionals and can reduce the need for councils to duplicate specialist checks.

There are four main types of producer statements:

1. **PS1 – Design:** confirms aspects of the design.
2. **PS2 – Design Review:** confirms an independent review of aspects of the design.
3. **PS3 – Construction:** often used by installers of proprietary systems.
4. **PS4 – Construction Review:** confirms review of construction work.

How are producer statements currently used?

Producer statements are already well-established and widely used across the building sector. However, they do not currently have a formal statutory status under the Building Act 2004.

This means councils can choose how much weight to give a producer statement and may still carry out their own checks, even where specialist professionals have already reviewed the work.

The current system therefore supports the use of producer statements but does not provide a clear or consistent framework for relying on them. This can create duplication, delay and uncertainty, particularly for large or complex building projects where specialist engineers are already designing, reviewing and monitoring key parts of the work.

Will councils still be allowed to consent commercial buildings or only the new BCA?

Developers can choose to use the dedicated BCA's service or continue with their local BCA as usual.

For in-scope projects accepted by the dedicated BCA, other BCAs are not expected to process these applications but may be contacted for information or for coordinating services.

How will you set up the new BCA?

The new dedicated commercial BCA will be modelled off the building consent service for supermarket developments announced last [year](#). A preferred provider will be selected following a closed competitive sourcing process.

Which commercial buildings will be in-scope of the new BCA?

Buildings considered as category Commercial 3 under the National Building Consent Authority Competency Assessment System will be in-scope of the new BCA. Category 3 covers large or complex commercial buildings, including high-rise or high-occupancy structures, generally over 4 storeys or more and which can have more than 500 occupants.