

TRANSPORTABLE BUILDINGS (Information Sheet)

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Transportable buildings are built off site to be transported to another site. No foundations and services are needed at the site where the building is fabricated but they will be required at the final site.

New transportable buildings should be designed to withstand wind, snow and earthquake loads appropriate to the site the building is to be located on.

Alternatively the building should be built to the highest standard so that wherever it is to be transported to it will comply with all the requirements of the New Zealand Building Code for that site.

You will need to obtain a Building Consent for the fabrication of the “transportable building” from the Territorial Authority in the region in which the building is constructed and a separate Building Consent for the relocation, siting, foundation and associated services from the Territorial Authority within whose region the new site is located.

When you lodge your Building Consent application for the new site you will be required to provide a copy of the Code Compliance Certificate issued by the Territorial Authority for the construction of the transportable building. The Building Consent for the relocation of the building will not be granted until this Code Compliance Certificate is provided.

Building Consent applications for Transportable Buildings need the same type of information as other buildings. Also transportable buildings sometimes use modular details and specialist cold store building materials so engineering details and certification may be required.

Please refer to the checklist and speak to Council staff if you have any questions.

Note: If the place of origin and the new site are in different Territorial Authority areas you will need to apply **to both Territorial Authorities for the various approvals required.**

Planning Issues

Resource Consent may be required if you are proposing to relocate/transport an existing building onto a new site.

When considering a Resource Consent application, the Council will have regard to matters such as the age and design of the building; its soundness; its appearance and the suitability of the building for its intended use.

If the Council is of the opinion that the proposal would have adverse effects on the environment or special circumstances exist then the application may be **publicly notified.**

If the application does not need to be publicly notified, and if you have provided all the necessary information, a decision should be given within 20 working days of making the application.

The publication *Customer Guide to the Building Consent Process* outlines in detail the information required by Council to process a Building Consent Application.

Glossary of Terms:

- DBH – Department of Building and Housing
- LIM – Land Information Memorandum
- PIM – Project Information Memorandum
- Ecan – Environment Canterbury
- NZBC – New Zealand Building Code
- LBP – Licensed Building Practitioner
- OSH – Occupational Safety and Health
- BRANZ – Building Research Association of New Zealand

Useful step-by-step guides can be found at www.consumerbuild.org.nz which can help you to understand the processes required.

User Guides in this series are:

- Customer Guide to the Building Consent Process – IS-000
- Accessory Buildings – IS-103
- Demolition – IS-106
- New Dwelling / Residential Buildings – IS-108
- Transportable Buildings – IS-110
- Fire Code Requirements for SH Purpose Group – IS-112
- Building Code Clauses – IS-114
- Amusement Device – IS-116
- Fencing your Swimming Pool – IS-119
- Essential Features of a Producer Statement – IS-122
- Fees & Charges – IS-101
- Change of Use – IS-105
- Effluent Disposal – IS-107
- Relocating a Dwelling / Building – IS-109
- Domestic Smoke Alarm Systems for Dwellings – IS-111
- Wet Area Showers – IS-113
- Accessible Facilities – IS-115
- Extension of Time – IS-118
- Solid Fuel / Liquid Fuel Heating Appliance – IS-120
- Exempt Building Work – IS-123

Otherwise visit your friendly Customer Services Officer at Timaru District Council.