

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 e.g. factory 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 (intended destination).

Alternatively the building should be built to the highest standard so that wherever it is to be transported to 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 (destination Council). However, you should contact your local and destination Councils to see if a single building consent could be applicable.

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 may 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. Transportable buildings sometimes use modular details and specialist materials so engineering details and certification may be required.

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

Planning requirements

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.

Glossary of terms

Description	Term
Ministry of Building, Innovation and Employment	MBIE
Land Information Memorandum	LIM
Project Information Memorandum	PIM
Licensed Building Practitioner	LBP
Building Research Association of New Zealand	BRANZ
Environment Canterbury	ECan
New Zealand Building Code	NZBC
Restricted Building Work	RBW

Other information sheets available

Description	Code
Fees and charges	IS-101
Change of use	IS-105
Demolition	IS-106
Effluent disposal and waste water treatment systems	IS-107
Relocating a dwelling / building	IS-109
Transportable buildings	IS-110
Domestic smoke alarm systems for dwellings	IS-111
Accessible facilities	IS-115
Amusement devices and marquees	IS-116
Functions of a building consent authority and territorial authority	IS-121
Essential features of a producer statement	IS-122
Exempt building work	IS-123
Building consent conditions	IS-129