WBCA 414

CUSTOMER GUIDE TO

TRANSPORTABLE BUILDINGS



Your guide to submitting a hassle-free application for a transportable building.

Includes information about:

- building and design requirements for transportable buildings;
- consents and approvals required; and
- content and quality of documentation required.

For further information please contact:

Westland District Council
Building Department
36 Weld Street
Private Bag 704
Hokitika
Phone: 03 756 9010
Fax: 03 756 9045
E-mail: council@westlanddc.govt.nz

Transportable buildings: the basic information

Transportable buildings

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 Council 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.

It should be noted that all work for residential and small to medium size apartments must all be designed and undertaken by a Licensed Building Practitioner or under the supervision of a Licensed Building Practitioner. Alternatively the applicant may proceed under the Owner/Builder provisions of the Building Act 2004.

Note:
If the place of origin and the new site are in different (District/City Council) areas you will need to apply to **both (District/City Council) for the various approvals required.**

District plan 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; it's soundness; it's appearance and the suitability of the building for it's intended use.

For further information of Resource Consent matters please contact the Planning Department at Westland District.

Some key requirements to be aware of:

- Completed Building Consent Application Form
- All information identified on the cover sheet
- A current copy of the Certificate of Title or current Sale and Purchas Agreement for the property.
- Copies of drawings as specified in the cover sheet
- Site Plan, showing buildings, ground and floor levels and dimensions.
- Outline Floor plans (for all floors)
- Outline Elevations
- Project Information Memorandum (if already issued)
- Foundation Plans (timber or concrete slab)
- Drainage Plans
- Cross Sections
- Timber Treatment
- Construction Details
- Plumbing Details
- Specifications
- Bracing Design
- Ground Conditions report
- Engineers Details and Producer Statement
- The Code Compliance Certificate for existing building to be transported.

Useful websites

Certified Builders Association of NZ Inc (CBANZ)
www.certified.co.nz

Registered Master Buildings Federation Inc (RMBF)
www.masterbuilder.org.nz

New Zealand Institute of Architects (NZIA)
www.nzia.co.nz

Architectural Designers NZ Inc (ADNZ)
www.adnz.org.nz

Association of Consulting Engineers (ACENZ)
www.acenz.org.nz

BRANZ Ltd
www.branz.co.nz

NZ Institute of Quantity Surveyors Inc (NZIQS)
www.nziqs.co.nz

NZ Institute of Surveyors (NZIS)
www.surveyors.org.nz

Ministry of Business, Innovation and Employment
www.building.govt.nz
Downloads of Building Act and Building Code information

Institution of Professional Engineers (IPENZ)
www.ipenz.org.nz

NZ Institute of Building Surveyors Inc (NZIBS)
www.buildingsurveyors.co.nz

Consumers' Institute of New Zealand
www.consumerbuild.org.nz

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