

## 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 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 Authority's 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 an 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.

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.

**Checklist of the type of information required for your Building Consent Application**

- Application form COMPLETED & signed**
- All information identified on the cover sheet**
- Certificate of Title:** Recent search copy less than 6 months old, plus a sale & purchase agreement if not in the applicant's name. A subdivision scheme plan is required for a new site where Title is not yet available.
- 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 & Producer Statement

The publication *Checklist for Lodging a Building Consent* 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

Useful step-by-step guides can be found at [www.consumerbuild.org.nz](http://www.consumerbuild.org.nz) which can help you to understand the processes required.

More User Guides in this series are

- Accessory Buildings
- Demolition
- New Dwellings
- Transportable Buildings
- Change of Use
- Effluent Disposal
- Relocating a Dwelling
- Wet Area Showers

Otherwise visit your friendly customer services officer at Nelson City Council