

Moving or relocating a building

The purpose of this document is to provide information on how Council deals with applications involving the moving or relocation of a building.

If you want to move or relocate a building, you may potentially need three different approvals:

- building consent
- resource consent; and
- permit for over-dimensional load from the NZ Transport Agency

Moving or demolishing a building from an existing site

Under Exemption 30 of Schedule 1 of the Building Act 2004, a building consent is not required to remove a building from a site if it is a stand-alone building and is no more than three storeys high. This means that if you want to remove or demolish a building, a building consent is not required. However, if you want to relocate that building to another site, a building consent will be required for the relocation of the building to the new site. Relocation includes re-positioning a building on the same site.

Please note that although a building consent is not required to remove or demolish a building from site in the above circumstances that does not mean that you can go ahead and remove it. You must check with the Planning team first, to ensure it does not need resource consent.

It is important that

- services are correctly terminated by capping and sealing them off inside the boundary
- hazardous building materials are properly disposed of
- silt control measures are put in place; and
- the site is secured to restrict and protect the public from construction dangers

Relocating a second hand building to another site

A building consent is required to relocate a building from one site to another. Before applying for a building consent, you will need to engage a third party to inspect the building(s) that you wish to relocate. The third party will need to provide a written report confirming whether the building(s) are suitable for relocation.

The report should include information about

- the structural integrity of the building
- the condition of the building
- how the building will be relocated i.e. will the building be cut to enable it to be transported
- whether any remedial works are required upon relocation i.e. re-instating any cuts made for transportation, repairs to rotten or damaged framing timber, painting, decoration, re-roofing, re-cladding, plumbing fixtures, etc
- whether there is any **asbestos** present in the existing building
- whether fumigation is required

The report must be accompanied by:

- floor plan showing the existing layout of the building; and
- photographs of each elevation of the building

Bonds and other approvals

Bonds:

You may also be required to pay a bond to ensure compliance with any conditions applied as a result of relocating the building. For example, if the building needs to be painted and decorated as a condition of approval; this work must be completed before the bond will be refunded.

A street damage deposit may also be required for applications, which involve the relocation of a building; the deposit is refunded on conclusion of the building works if no damage has occurred.

Other approvals:

1. You may also require a permit from NZ Transport; the House Moving Specialist usually arranges this. Permits may be required due to the size, length or load of the relocated building. For more information visit <http://www.nzta.govt.nz/>
2. You must check with the Planning team first, to ensure that the building does not need resource consent i.e. is permitted to be relocated to the new site.

Competence of third party author

The applicant should determine the competence of the third party, however as a guide a suitably qualified third party may include a:-

- Building surveyor or building consultant experienced in this type of work
- Architect, draughtsman or design professional
- Register Master Builder; or
- Certified Builder

Information required for building consent

All applications for building consent must be submitted using the appropriate application form and lodgement checklist.

An application for relocation of a second-hand building must be accompanied by:-

- the report, identified above
- plans drawn to scale, including:-
 - site plan (must include location and type of any trees and other buildings on site)
 - floor plan
 - elevations
 - foundation layout and subfloor framing plan
 - subfloor bracing calculations, (note subfloor must be upgraded to comply with the New Zealand Building Code); and
 - Details of any new work being undertaken (plumbing, drainage, means of access into the buildings, etc).
- a schedule outlining all works being undertaken as part of the relocation