

This practice note must be read in conjunction with the Building Act 2004 and the Building Regulations 1992 (Building Code).

1. Purpose

The purpose of this practice note is to provide clarity around Auckland Council's requirements where building work relating to house lifting, house removals or house relocations are being undertaken to ensure compliance with the Building Code.

2. Background

The lifting, relocating or temporary storage of relocated buildings is a prelude to excavations and other building work. The support of lifted / relocated buildings and subsequent building operations to repair or reposition them can be extremely hazardous. Appropriate precautions and proper planning is required to reduce incidents, where collapse of temporary supports has occurred causing injury or death.

3. Legislative requirements

The Building Act 2004 and associated Building Regulations, regulate all building work. Some key legislative requirements that relate to this practice note include:

Section 17	All building work must work comply with the Building Code, to the extent required by the Act, whether or not a building consent is required
Section 40	A person must not carry out building work except in accordance with a building consent.
Section 41.1.b	A building consent is not required in relation to any building work described in Schedule 1
Section 112	Alterations to existing buildings must continue to comply with the provisions of the Building Code to at least the same extent as before the alteration (<i>abridged</i>)

Under 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 stores 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.

4. Consenting process

Where building consent applications are received for house lifts or house relocations, the following information must be supplied:

A building consent is required to relocate a building from one site to another. Before applying for a building consent, the applicant will need to engage a third party to inspect the building(s). 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

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:-
 - o site plan (must include location and type of any trees and other buildings on site)
 - o floor plan
 - o elevations
 - o foundation layout and subfloor framing plan
 - o subfloor bracing calculations, (note subfloor must be upgraded to comply with the New Zealand Building Code)
 - o 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
- where houses have been cut into sections and require rejoining, building consent documentation must detail all structural elements to be rejoined, which includes, but is not limited to bearers, joists, lintels, wall and roof framing
- structural engineers calculations and fixing details may be required for rejoining structural elements

In addition to the above, for house lifting, the following additional information is required:

- a schedule outlining the lifting methodology
- plans and specifications detailing method of temporary support (sty's, bearers, etc) of the building, bracing of temporary support/s, location of temporary bearer lines to accommodate joist spans
- where the height of sty's exceed three times the minimum width or 3m in height, a producer statement from a structural engineer is required for the temporary support, including bracing and bearing capacity of ground for supports

- buildings on temporary supports shall not be occupied during building operations unless specifically consented to (all utilities must be fully operational i.e. foul water disposal, storm water disposal, potable water supply, electricity, etc)
- buildings must not be supported on steel drums

New foundations:

- cast in-situ piles or piles embedded in concrete shall not be fully loaded with the dead weight of the building until the concrete is 24 hours old
- the concrete shall not have a slump exceeding 60mm at the time of placing and the ambient temperature shall not fall below 10 degrees Celsius throughout the 24 hours
- where such conditions are not met, the waiting period shall be extended to 48 hours

“It is highly recommended that proprietary concrete pads are installed under timber piles prior to installing piles and foundation concrete.”

5. Alterations

Where a relocated building is to be altered, enlarged or modified from its original configuration, the requirements of section 112 of the Building Act 2004 must be assessed.

6. Change of use

Where the use of the building changes from its original use, (i.e. hall to offices, dwelling to childcare, etc) the requirements of section 115 of the Building Act 2004 must be assessed.

7. Site inspections

Where buildings are to be removed from site, the sewage system shall be sealed off between 300 - 1000mm from the network utility connection and/ or property boundary.

8. Other considerations

Many older buildings purchased for relocation do not contain insulation. The New Zealand Building Code requires all new habitable buildings to be insulated to a minimum thermal resistance; this requirement does not apply to existing relocated buildings. However, during relocation or re-cladding, an opportunity exists to install or upgrade insulation while there is easy access, which has long-term benefits for the occupiers.

9. References

New Zealand Building Act 2004

New Zealand Building Code

- B1 Structure
- G13 Foul water
- E1 Surface water

NZS3604:2011 Timber framed buildings section 6.4.5.7

Labour Department Code of Practice

AC1810 Moving or relocating a building (guidance information)