

Demolition or Relocation of a Building

Building consent applications can now be lodged online at <https://consents-westcoast.abcs.co.nz>. You still need to pay a deposit and this can be done by internet banking referencing the applicant name and site address to which the building work relates.

Hard copy applications will still be accepted and these must be made on the prescribed form.

Applications and other required forms including a schedule of fees are available from Council offices or on our website www.bullerdc.govt.nz.

DEMOLITION

If you intend to demolish or remove a building from site, a demolition consent may not be required if the demolition is all or part of a damaged building that is detached (stand alone) and is no more than three stories high. However we need to ensure all related services are capped, sealed or disconnected and the site is fully cleared. This ensures Council records & rating assessments reflect the changes.

A resource consent **may** be required for any buildings of historical significance. If you suspect hazardous material is part of the project, you should contact the Department of Labour, Occupational Safety & Health to make arrangements to dispose of the material.

Key Requirements for Demolition consent

- Completed Building Consent Application & deposit.
- A current copy of the Certificate of Title, Lease, Agreement for Sale and Purchase, or other document showing full name of legal owner(s) of the building.
- A complete Site Plan showing the proposed position of the building in relation to legal boundaries and other buildings on the site and Site Spot Levels and Finished Floor Level.

RELOCATION

When you relocate a building you will have to apply for a Building Consent to uplift the house from its current site and to re-establish it on the new site.

Restricted Building Work and Licensing Building Practitioners (LBPs)

As from 1 March 2012 certain types of design and building work may only be carried out by Licensed Building Practitioners (LBP's). This is to be known as Restricted Building Work, being work critical to the integrity of a building.

If your project includes any Restricted Building Work then your building consent application must include a Certificate of Design Work from the designer who will need to be a LBP or a registered architect.

The consent application should also detail all LBP's who will be involved in carrying out the Restricted Building Work eg builders, bricklayers, roofers etc including full name, licensing class and LBP registration number.

Removal

It is the owner's responsibility to organise a building consent to remove a building from its site. At the **place of origin** a building consent is needed for:

- Lifting the building off its foundations and terminating the services such as sewer, water and power, and any other demolition work necessary, including foundations.
- Details of any necessary temporary strengthening or separation of the building into parts for transportation.
Note: Other approvals will be required from other authorities for the transportation of the building.

Placement at New Site

A building consent is needed for:

- Constructing new foundations and new service connections.
- Unloading the building and connecting it to utilities, foundations, services and drainage.
- Re-connecting any parts of the building which were separated for transportation, and fixing any damage done during transportation.
- Doing any alteration work on the building.

Change of Use

If the relocated building is to have a change of use such as from a hall to offices, it may require additional work to comply with the NZ Building Code.

This would include matters like access, toilet facilities, means of escape for fire and earthquake requirements. Any change of use needs to be clearly identified on the building consent application.

Transportable Buildings

Transportable buildings should be designed to withstand wind, snow and earthquake loads appropriate to the site the building is to be located on.

You will need to obtain a building consent for the 'transportable building' from the Territorial Authority in the area from which the building originates 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.

Insulation

Many older dwellings and habitable buildings purchased for relocation do not contain any subfloor insulation.

The New Zealand Building Code requires all new habitable buildings to insulate the subfloor to a minimum thermal resistance of R1.3.

During relocation is an ideal time to install/upgrade sub-floor insulation while there is easy access to the area.

Pile Layout Plan and Fixings

You must provide a pile layout plan and subfloor bracing calculations with your building consent application. The pile layout should show the location of anchor and/or braced piles. Pile to bearer fixings must also be specified on the documents. You should check the corrosion zone that your property is located in and determine the height the fixings will be in relation to the ground level. NZS3604 requires Stainless Steel fixings to be used in corrosion zone D and where fixings are within 600mm of natural ground.

Planning Requirements

Resource Consent

Resource consent may be required if you are proposing to relocate an existing building to a new site. When considering an 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.

Bonds

As part of the resource consent process, a council officer may inspect the building and assess its condition, and report on the work needed to bring it up to a reasonable standard.

The work needing to be done could include:

- Replacement of guttering and downpipes.
- Repair or replacement of damaged roofing, cladding, baseboards, doors and windows.
- Repainting of the exterior.

You may be required to place a bond with the Council as a means of ensuring this work is completed. The purpose of the bond is to ensure the work is done within a **reasonable time frame**. Resource Consent applicants must sign a Bond Agreement Form before a Resource Consent can be processed.

Following payment of the bond and relocation of the building the bond is refunded in full when all reinstatement work is completed to an acceptable standard. You cannot relocate the building until a Resource Consent has been issued by the Council. It is recommended that you apply for the Resource Consent before you apply for a Building Consent.

Building Requirements

- Completed Building Consent Application & deposit.
- A current copy of the Certificate of Title, Lease, Agreement for Sale and Purchase, or other document showing full name of legal owner(s) of the building.
- A complete Site Plan showing the proposed position of the building in relation to legal boundaries and other buildings on the site and Site Spot Levels and Finished Floor Level.
- A written schedule confirming the Building Work will comply with the Building Code.
- If RBW is involved, a design certificate from a registered architect or LBP designer is required unless work is being done by an owner/builder.
- A complete Floor Plan showing all partitions and intended use of spaces for the building, any proposed internal or external alterations and early warning system for detection of fire.
- Elevations clearly identifying window and door openings and showing floor heights from original and proposed ground lines.
- Photographs of the building.
- Cross Section of areas of the building to be altered including: foundation details; framing to walls / rafters / trusses; and lintel sizes
- Construction Details showing fixings and flashings.
- Wall Bracing Plan and Calculations.
- Roof Truss Design.
- Provisions for disposal of storm water and foul water (incl. septic tank and effluent disposal).
- Details of the potable water supply.
- Written Specifications.
- Engineer's report on the structural suitability of the building for relocation to the new site.
- Wall Bracing information where require.
- A copy of the Code Compliance Certificate issued for the building in its previous location for buildings built since 1 July 1993.

All documentation submitted with your application must be accurately drawn to an appropriate scale for the job, be fully dimensioned and detail all materials to be used.

The specifications should further define the building work including details of all materials to be used, finishes, and equipment to be installed.

The specification must be specific to the project, it is not acceptable to state 'installed to manufacturer's instructions', as in many cases product manufacturers have several installation options.

Likewise it is not acceptable to make statements such as 'fixed in accordance with NZS3604' as fixing types vary depending on wind loads and often more than one fixing option is provided in the standard.

Also if you intend to use an alternative proprietary fixing which is an alternative solution, the Building Consent Authority must know exactly what they are approving so that they can assess your project appropriately.

Please refer to the Buller District Council's Fees and Charges, or contact.

Westport office: 788-9111

Reefton office: 732-8821

Fines for building without consent can be up to \$200,000