

A draft Code of Practice of performance requirements for Transportable Buildings – attached to a permanent foundation

A structure or building described in the Building Act 2004, is required to comply with that Act.

The Building Act assumes an indefinite life of at least 50 years unless a lesser period is nominated under s113 of the Act.

Guidelines –

1. **In relation to clause B1 - structure**, where steel or composite material has been used as structural elements, it will be necessary to show that standard grades of steel or an equivalent, have been used in the construction. Test or mill certificates are usually supplied from a supplier that can demonstrate that it provides product under a manufacturing quality plan consistent with the requirements of ISO10005.

Where other materials have been used for the construction of the floor, walls and roof, then evidence, usually engineering calculations, will be required. Typically, the structural calculations will be in accordance with the guidance and tables set out in AS/NZS1170.

2. **In relation to clause B2 - durability**, it will be necessary to show that the exterior cladding is adequately protected from the effects of the weather and can be maintained.

It will be necessary to show what quality of protective finish (e.g. paint) and quality control during the application is in place. Ideally the manufacturer will be able to demonstrate an effective site product quality plan with relevant checklists and record keeping.

3. **In relation to clause C2 – spread of fire**, it will be necessary to show that the building incorporates smoke detection in sleeping and cooking spaces.

4. **In relation to clause E2 - weathertightness**, the manufacturer will need to demonstrate how all openings and penetrations, especially the windows and doors meet the New Zealand weathertightness standards of performance. It may be more practical to conduct such assessment in the Country of origin, otherwise it will be necessary to conduct such a test here in New Zealand.

As there is no standard methodology for weathertight assessment of a container type building, it may be necessary to develop such a method. BCS are looking into this presently.

4. **In relation to clause E3 - interior moisture**, it will be necessary need to consider how excess moisture is removed from wet areas where steam and the like can be generated. It will then be necessary to assess the efficiency of such and carry out some measurements.

Again, there is no standard assessment method and will need to be developed and approved. Impervious and easily cleaned surfaces are required in wet areas and protected from water splash where applicable

5. **In relation to clause F2 - hazardous materials**, it is unlikely any materials are likely to be an issue. A careful review of the materials will need to be carried out by an appropriately experienced person.

6. **In relation to H1 - energy efficiency**, it will be necessary to supply us with a report from a suitably qualified person showing how compliance is being achieved. BCS can recommend experienced people to help you with this. Energy use in a small space could be minimal and measured by experiment to show BPI less than 1.55.

7. **In relation to the clauses starting with G...** covering services etc, you will need to show that the materials are durable and that fittings such as tapware and the like meet the Australian Watermark scheme or have expert peer review from an experienced person in New Zealand. Key areas of concern will be supply of fresh water, removal of foul water, supply of fresh air etc...

Common requirements for buildings include –

G1 – Sanitary Fixtures

G2 – Laundry Facilities

G3 – Food Preparation Facilities

G4 – Adequate Ventilation

G5 – Adequate Interior Heating

G7 – Adequate Natural Lighting

G8 – Adequate Artificial Lighting

G9 – Safe Electrical Installations

G10 – Safe Piped services

G11 – Safe Gas installations (if used)

G12 – Safe Water Supply Fixtures

G13 – Adequate Removal of Foul water

G15 – Adequate means of storing Solid Waste (if applicable)