

**Customer and Designer Guide IS 34** (v1.3, 09/01/15)

**SHIPPING CONTAINERS**

Building type: “Ancillary” (NZBC Clause A1, 8.0) – not intended for human habitation.

Intended use: Intermittent activity (IA) [Schedule 2, *Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005*]

A shipping container IS a ‘building’ under Section 8 of the Building Act 2004

This guide is not intended to consider every single possible new use of a shipping container, but does address the more common day-to-day enquiries Council receives.

Proposed (new) intended use	New building type (NZBC ‘A1’)	Restricted building work (RBW) applies (Y / N)	Sec 112 Alterations to existing buildings	Sec 114 & Sec 115 Change of use (notes 11 & 12 below)	Sec 118 Access & facilities – persons with disabilities	Building Consent (BC) required (Y / N)	Proposed building works (if any)	Minimum requirements
Garage / storage (e.g. garden shed)	Outbuilding	No	N/A	N/A	N/A	No	NO formed foundation or ground bearing slab (NO building works)	Locate container ≥ 1m from a legal boundary (otherwise may require fire rating & assoc Building Consent)
Garage / storage (e.g. garden shed)	Outbuilding	No	N/A	N/A	N/A	Yes	Any building work e.g. Formed foundation or slab c/w hold down fixings, services, roof, internal fittings e.t.c	----- II ----- Window(s) & door(s) already exempt under Schedule 1, item 8
Private workshop	Outbuilding	No	(✓)	✓	N/A	Yes	----- II -----	Complete Bldg Consent application forms BAM 002 and BAM 002-R, + all relevant design information. Intended use: occupied space
Sleepout (no cooking facilities)	Outbuilding	No	(✓)	✓	N/A	Yes	----- II -----	Complete Bldg Consent application forms BAM 002 and BAM 002-R, + all relevant design information.
Commercial (including storage)	Commercial	No	(✓)	✓	✓	YES	----- II ----- plus door(s) & window(s)	Complete Bldg Consent application forms BAM 002 and BAM 002-I, + all relevant design information.
Industrial (excluding storage)	Industrial	No	(✓)	✓	(✓) (only if public are to be admitted)	YES	----- II ----- Plus door(s) & window(s)	Complete Bldg Consent application forms BAM 002 and BAM 002-I, + all relevant design information.

Housing (detached dwelling + multi-unit)	Housing	Yes	(✓)	✓	N/A	Yes	----- II -----	Complete Bldg Consent application forms BAM 002 and BAM 002-R, + all relevant design information.
Private office (not commercial)	Outbuilding	No	(✓)	✓	N/A	Yes	----- II -----	Complete Bldg Consent application forms BAM 002 and BAM 002-R, + all relevant design information. Intended use: occupied space
Industrial storage	Outbuilding Low level storage (WB)	No	N/A	✓	N/A	No	NO formed foundation or ground bearing slab (NO building works)	Excludes separate requirements under the HSNO Act
Industrial storage	Outbuilding Low level storage (WB)	No	(✓)	✓	N/A	Yes	Any building work e.g. Formed foundation or slab c/w hold down fixings, services, roof, int fittings e.t.c	Complete Bldg Consent application forms BAM 002 and BAM 002-I, + all relevant design information.  Excludes separate requirements under the HSNO Act

General notes:

1. The information above specifically excludes any separate District Plan requirements; this is available on the GDC website at [www.greydc.govt.nz](http://www.greydc.govt.nz), or by tel: 03 769 8600.
2. The information above only address matters relating to the Building Act 2004, NZ Building Code, and other associated legislation.
3. The information above excludes any requirements of the Hazardous Substances and New Organisms Act (HSNO) and Local Government Act. Copy available from [www.legislation.govt.nz](http://www.legislation.govt.nz)
4. Placing or moving a shipping container on, or around, a premises is NOT considered building work, and as such doesn't require a Building Consent to do either action.
5. Building Consent application form BAM 002 – titled “Application for Project Information Memorandum and/or Building Consent”.
6. Building Consent application form BAM 002-R – titled “Residential PIM/Building Consent Application required documentation checklist”.
7. Building Consent application form BAM 002-I – titled “Commercial or Industrial PIM/Building Consent Application checklist”.
8. Copies of all the Building Consent application forms and associated “customer and designer guides” are available from Council’s offices (105 Tainui Street, Greymouth), or from the GDC website at [www.greydc.govt.nz](http://www.greydc.govt.nz).
9. A copy of the annual plan, plus associated fees and charges relating to any building work, is available from Council’s offices (105 Tainui Street, Greymouth), or from the GDC website at [www.greydc.govt.nz](http://www.greydc.govt.nz).
10. Section 112 of the Building Act 2004 relates to “Alterations to existing buildings”. Copy available from [www.legislation.govt.nz](http://www.legislation.govt.nz).
11. Sections 114 and 115 of the Building Act 2004 relates to “Change of use”. Copy available from [www.legislation.govt.nz](http://www.legislation.govt.nz).
12. Change of use: what it means ([regulation 5](#)): For the purposes of [sections 114](#) and [115](#) of the Building Act, **change the use**, in relation to a building, means to change the use (determined in accordance with [regulation 6](#)) of all or a part of the building from one use (the **old use**) to another (the **new use**) and with the result that the

requirements for compliance with the [building code](#) in relation to the new use are additional to, or more onerous than, the requirements for compliance with the building code in relation to the old use.

**Regulation 6: Uses of buildings for purposes of [regulation 5](#)**

(1) For the purposes of [regulation 5](#), every building or part of a building has a use specified in the table in [Schedule 2](#) (copy below).

(2) A building or part of a building has a use in column 1 of the table if (taking into account the primary group for whom it was constructed, and no other users of the building or part) the building or part is only or mainly a space, or it is a dwelling, of the kind described opposite that use in column 2 of the table.

- 13. Section 118 of the Building Act 2004 relates to “Access and facilities for persons with disabilities to and within buildings”. Copy available from [www.legislation.govt.nz](http://www.legislation.govt.nz)
- 14. The information above assumes any shipping container is placed or founded on “good ground” (300 kPa ultimate bearing capacity).
- 15. All relevant design information may include some or all of the following: site plan, design drawings, specifications, possible fire report, ground report, services plans, Engineers ‘producer statements’ (e.g. SED foundation designs) e.t.c.
- 16. Some building works may be ‘exempt’ from requiring a Building Consent under Section 41 of the Building Act 2004 ([Schedule 1](#)). It’s for the building Owner to ultimately determine if a Building Consent is required or not. Further information is available from MBIE using their guidance document titled “*Building work that does not require a building consent*” [third edition, 2014] ([www.dbh.govt.nz](http://www.dbh.govt.nz)).

**Schedule 2, Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005** [reference note 12 above]

<b>Use related to crowd activities</b>		
<i>Use</i>	<i>Space or dwellings</i>	<i>Example</i>
CS (Crowd Small)	enclosed spaces (without kitchens or cooking facilities) where 100 or fewer people gather for participating in activities	cinemas (with qualifying spaces), art galleries, auditoria, bowling alleys, churches, clubs (non-residential), community halls, court rooms, dance halls, day-care centres, gymnasia, lecture halls, museums, eating places (excluding kitchens), taverns, enclosed grandstands, indoor swimming pools
CL (Crowd Large)	enclosed spaces (with or without kitchens or cooking facilities) where more than 100 people gather for participating in activities, but also enclosed spaces with kitchens or cooking facilities and where 100 or fewer people gather for participating in activities	cinemas (with qualifying spaces), schools, colleges, and tertiary institutions, libraries, night-clubs, restaurants and eating places with cooking facilities, theatre stages, opera houses, television studios (with audience)
CO (Crowd Open)	spaces (other than those below a grandstand) for viewing open air activities	open grandstands, roofed but unenclosed grandstands, or uncovered fixed seating
CM (Crowd Medium)	spaces for displaying or selling retail goods, wares, or merchandise	exhibition halls, retail shops, supermarkets, or other stores with bulk storage or display
<b>Use related to sleeping activities</b>		
<i>Use</i>	<i>Space or dwellings</i>	<i>Example</i>
SC (Sleeping Care)	spaces in which people are provided with special care or treatment required because of age, or mental or physical limitations	hospitals, or care institutions for the aged, children, or people with disabilities

SD (Sleeping Detention)	spaces in which people are detained or physically restrained	care institutions for the aged or children and with physical restraint or detention, hospitals with physical restraint or with detention quarters, detention quarters in Police stations, prisons
SA (Sleeping Accommodation)	spaces providing transient accommodation, or where limited assistance or care is provided for people	motels, hotels, hostels, boarding houses, clubs (residential), boarding schools, dormitories, halls, wharehousi
SR (Sleeping Residential)	attached and multi-unit residential dwellings, including household units attached to spaces or dwellings with the same or other uses, such as caretakers' flats, and residential accommodation above a shop	multi-unit dwellings, flats, or apartments
SH (Sleeping Single Home)	detached dwellings where people live as a single household or family, including attached self-contained spaces such as granny flats when occupied by a member of the same family, and garages (whether detached or part of the same building) if primarily for storage of the occupants' vehicles, tools, and garden implements	dwellings or houses separated from each other by distance
<b>Uses related to working, business, or storage activities</b>		
<i>Use</i>	<i>Space or dwellings</i>	<i>Example</i>
WL (Working Low)	spaces used for working, business, or storage—low fire load	places for manufacturing, processing, or storage of non-combustible materials or materials having a slow heat release rate, cool stores, covered cattle yards, wineries, places for grading, storage, or packing of horticultural products, places for wet meat processing, banks, hairdressing shops, beauty parlours, places for provision of personal or professional services, dental offices, laundries (self-service), medical offices, business or other offices, Police stations (without detention quarters), radio stations, television studios (no audience), places for small tool and appliance rental and service, telephone exchanges, places for dry meat processing
WM (Working Medium)	spaces used for working, business, or storage—medium fire load and slow, medium, or fast fire growth rates	places for manufacturing and processing of combustibile materials not listed in the rows relating to WL, WH, or WF, including bulk storage up to 3 m high (excluding foamed plastics)
WH (Working High)	spaces used for working, business, or storage—high fire load and slow, medium, or fast fire growth rates	chemical manufacturing or processing plants, distilleries, feed mills, flour mills, lacquer factories, mattress factories, rubber processing plants, spray painting operations, places for plastics manufacturing, or bulk storage of combustibile materials over 3 m high (excluding foamed plastics)
WF (Working Fast)	spaces used for working, business, or storage—medium or high fire load and ultra-fast fire growth rates	areas involving significant quantities of highly combustibile and flammable or explosive materials which because of their inherent characteristics constitute a special fire hazard, including bulk plants for flammable liquids or gases, bulk storage warehouses for flammable substances, and places for bulk storage of foamed plastics

<b>Uses related to intermittent activities</b>		
<i>Use</i>	<i>Space or dwellings</i>	<i>Example</i>
IA (Intermittent Low)	spaces for intermittent occupation or providing intermittently used support functions—low fire load	car parks, garages, carports, enclosed corridors, unstaffed kitchens or laundries, lift shafts, locker rooms, linen rooms, open balconies, stairways (within the open path), toilets and amenities, and service rooms incorporating machinery or equipment not using solid-fuel, gas, or petroleum products as an energy source
ID (Intermittent Medium)	spaces for intermittent occupation or providing intermittently used support functions—medium fire load	maintenance workshops and service rooms incorporating machinery or equipment using solid-fuel, gas, or petroleum products as an energy source