Things you need to know about modular off-site construction
Dunedin City Council Guidance November 2018

We expect the use of offshore or off-site based construction, prefabrication and modular components will increase as the Government and developers try to speed up the pace of new developments.

If you are carrying out building work that is not exempt under the Building Act 2004, you will need building consent before you start.

Building consent will be required for:
- all foundation works
- service connections
- putting up the building
- any other site specific building work.

If your building work includes any products constructed off-site, you will need the manufacturer or supplier to show how their product meets relevant provisions of the New Zealand Building Code, as well as providing assembly and installation instructions.

The manufacturer or supplier is responsible for ensuring the product will, if installed in accordance with the technical data, plans, specifications and advice provided by the manufacturer, comply with the building code.

When you apply for building consent (and potentially resource consent), you must show that the product complies with the relevant provisions of the building code, as outlined below.

- Provide a full description of how the design of the modular unit complies with every relevant clause of the building code and provide appropriate technical evidence.
- Provide good New Zealand based technical evidence about the product (for example, using a product technical statement).
- Provide evidence of membership of relevant industry schemes (for example, the Window Association of New Zealand).
- Supply New Zealand based independent testing and assessment results.
- Provide product appraisals.
- Include any product certifications.
- Supply in-service history on material or system performance.
- Include determinations from the Ministry of Business, Innovation and Employment (MBIE) that relate to the product.
- Include details of the maintenance requirements.

This guidance must be read in conjunction with the Building Act and Schedule 1 exemptions. Copies of the Act and exemptions, and further information, are available at www.mbie.govt.nz. You are also welcome to call us on 03 477 4000 or visit the ground floor of the Civic Centre and talk to our staff.