

Modular off-site construction and building products

Dunedin City Council Guidance

April 2023

We expect the use of off-site construction, prefabrication and modular components will increase as the building sector looks to maximise efficiencies, reduce waste, and speed up the pace of new developments.

As part of this change, the BuiltReady Scheme was introduced by the Government in September 2022 to lift the efficiency and quality of building work by providing streamlined and more consistent building consent pathways for manufacturers that can meet quality assurance and performance standards.

With the BuiltReady scheme in mind, the following Dunedin City Council guidance focuses on four scenarios.

Modular buildings or components designed and manufactured under BuiltReady certification.

- No Building Consent, Energy Works Certificate or Licenced Building Practitioner documentation is required for construction of the modular components.
- Modular buildings/products can be used in conjunction with work requiring consent, such as foundations and drainage for a modular home. In these cases, manufacturers' certificates are provided at building consent stage and again when applying for a Code Compliance Certificate.
- If the manufacturers' certificates are current and the components fall within the current scope of certification, then the components are deemed to comply with the New Zealand Building Code (NZBC).
- No inspections are required for modular components unless specified by the manufacturer.
- Further guidance is available at BuiltReady Scheme Rules 2022 - 1 (August 2022) (building.govt.nz).
[BuiltReady Scheme Rules](#) | [Building Performance](#)

Modular buildings or components manufactured under BuiltReady certification.

- Building Consent will likely be required for approval of the design.
- No Energy Works Certificate or Licenced Building Practitioner documentation is required for construction of the modular components.
- Manufacturers' certificates are provided at building consent stage and again when applying for a Code Compliance Certificate.
- No inspections are required for modular components unless specified by the manufacturer.
- Further guidance is available at BuiltReady Scheme Rules 2022 - 1 (August 2022) (building.govt.nz).
[BuiltReady Scheme Rules](#) | [Building Performance](#)

Modular buildings produced by a non-certified manufacturer.

- For construction and relocation of tiny houses, see MBIE's Guidance [Tiny House Guidance](https://building.govt.nz) (building.govt.nz).
- If a tiny house or other modular building is not a vehicle, then Building Consent and inspections will be required for its construction.
- If a tiny house is a vehicle that becomes immovable and occupied by people on a permanent or long-term basis, then Building Consent will be required for:
 - All foundation works and structural connections.
 - Services and service connections.
 - Any other site-specific building work.

Modular components produced by a non-certified manufacturer.

- A common example is roof trusses manufactured in a truss factory.
- The product manufacturer or supplier is responsible for ensuring the product will, if installed according to the technical data, plans, specifications, and advice prescribed by the manufacturer, comply with the NZBC -see Section 14G of the Building Act 2004.
- When you apply for Building Consent (and potentially Resource Consent), you need to show the product complies with the relevant provisions of the NZBC. Evidence can include:
 - Providing a product technical statement.
 - Providing good New Zealand-based technical evidence about the product, for example independent testing and assessment results, product appraisals or product certification (CodeMark).
 - Providing a producer statement (PS1) from a Chartered Professional Engineer or another approved producer statement author.
 - Providing evidence of membership of relevant industry schemes (for example, the Window Association of New Zealand).
 - Supplying evidence of in-service performance history.
 - Including determinations from the Ministry of Business, Innovation and Employment (MBIE) that relate to the product.
- Product documentation should also include details of maintenance requirements.

Manufacturing and importing building products.

The Building (Building Product Information Requirements) Regulations 2022 apply to designated building products manufactured in, or imported into, Aotearoa New Zealand on or after 11 December 2023.

These regulations include new minimum information requirements for building products, to support better informed decision-making by building consent authorities, building owners, builders, and designers.

The new regulations identify a number of building products for which information must be provided and establish the minimum requirements for that information.

More detail is available in the MBIE guidance document [Building Product Information Requirements](#)

This guidance should be read in conjunction with relevant legislation, which is available at www.mbie.govt.nz.

If you have questions, feel free to contact the Building Services team by emailing building@dcc.govt.nz, call (03) 477 4000, or visit the Civic Centre reception, and we'll be happy to help.