

		Doc Ref	TS-03 & TS-04 Guideline Construction Dairy Shed Customer Information-1
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A GUIDELINE ON INFORMATION REQUIRED TO OBTAIN A BUILDING CONSENT FOR THE CONSTRUCTION OF A DAIRY SHED

- **Engineering Details:**
 - **Calculations** or a satisfactory **Producer Statement** in NZIA/ACENZ type format to cover those areas which are beyond the scope of NZ 3604:2004 & require specific design
 - **Full construction working drawings and site specific specification**, signed by the Design Engineer
 - **Inspection procedures:** As this design is outside the scope of NZ3604:2004 the design engineer will need to inspect construction and issue a PS4 on completion of the work
 - **Silo:** bases and construction are engineering designed
 - **Retaining walls:** Cutting into embankments and retaining earth over 1.5m high will require wall construction to be on a building consent. Imposed loads onto this walling such as buildings, cow yards will mean that an engineers design is required (*see attached information*)
 - **Reuse of existing plans:** You may have plans for sheds which you have already constructed on your farm. The new Building Act 2004 and changes to the Engineering Regulations will mean that you will need to go back to the design engineer and have the plans and producer statements updated accordingly

 - **ECan approvals** are required for the following items
 - **Flood Zone:** Check if your property is located within a flood zone. If this is the case then you will need to apply to ECan for a flood risk assessment (*Philip Leas – Timaru*)
 - **Disposal** system for cow and human effluent
 - **Extension to existing dairy sheds:** due to an increase in cow numbers which in turn reflects on the amount of waste disposal. Existing resource consents will need updating accordingly
- Note:** *these items alone can be very time consuming and it is advised to put these applications in to ECan as soon as possible once you have decided on the scheme. Dairy Industry Act 1952 (1952 #55).*
- **Plumbing and Drainage:**
 - **Back Syphonage valves:** to prevent contamination of potable water supply feeding dwellings or “smoko” rooms attached to the shed. **Important note:** These valves require a compliance schedule & will be registered on the Councils records. They must be tested annually.
 - **Drainage plan** detailing cow and human effluent disposal systems.
 - **Registration details:** of the plumber drain layer to be employed
 - **Storm water:** control systems include position of down pipes and distribution of storm water
 - **Signs:** Danger hot water/ do not drink the water etc
 - **Fire**
 - **Exit signs:** need to be placed on predetermined escape routes
 - **Changes in the Building Act:** Building Act 2004 has brought about many changes to the building industry. Though you may have built these sheds in the past you can expect to be asked for a great deal more detail to comply with these changes. This is Government legislation which Council have to adhere to

This information has been compiled for your information and is evolving as the legislation changes come into force. It is only intended as a basic guideline, each site will have its own specifics.