



Warehouse Height Stacking Information:

37 Foremans Road, Sockburn, Christchurch

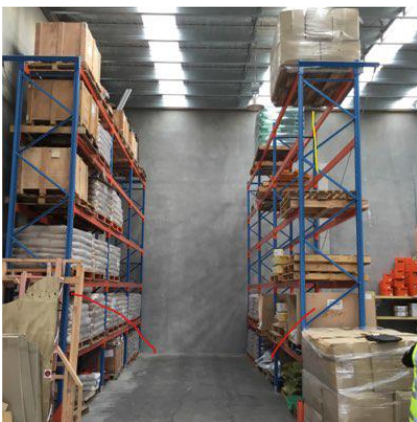
Background:

The use of a building is controlled under the Building Act 2004 and more specifically the Acts 2005 Regulations with respect to Specified Systems, Change in Use, and Earthquake-prone Buildings.

There are currently 15 different use categories that a building might fall within, depending on the type of activity undertaken in the building or space. For example, use might be determined by whether the building will include crowd activities (such as a cinema, university or stadium) or whether people will sleep in the building and, if so, the accommodation type (for example, a prison, house, motel or apartment building) or if a warehouse for what purposes is it used in terms of storage, height and classes of good stored etc.

The least well understood area of the Building Act (and supporting 2005 Regulations) is a change of use in buildings used for storage, such as warehouses and cool stores.

If a building is used to store non-combustible commodities with a low fire load, then the use is WL (Working Low). If the fire load changes (for example, when those commodities are packed in cardboard cartons and wrapped in plastic pallet wrapping), then the use will change to WM (Working Medium). If the height of storage is increased to over three metres, then the use will change to WH (Working High).



At 37 Foremans Road, the consented fire solution enables storage of goods packed in cardboard cartons and wrapped in plastic pallet wrapping and stored to a maximum height of 3 metres. i.e. WM

(Working Medium) i.e. akin to the racking system reflected in the RHS of the image below.



If an owner/ occupier at 37 Foremans Road (current or future) wishes to increase the compliant warehouse storage height for any particular unit, they will need to apply for a building consent to do so. This will trigger a review by the local authority of fire safety in the overall complex against the current building code. They Council in consenting such an application will consider intertenancy / unit boundary wall fire ratings, fire alarms systems and the future risk to building occupants of this increased heights.