

Compliance Schedule

Section 103, Building Act 2004

ID: 1301-JC
20/07/2017

The Building

Bldg Info SR : 130322

Property Ref: 1058981

Street address : 147 Lambton Quay**Legal description** : LOT 2 DP 85058**Location Within Site:****Building name** : TSB Tower**Year Constructed** : 1984**Intended life (years):** 50

Proposed & Currently Lawfully Established Use

Bldg Consent SR	Purpose Group / Use	Description	Level No	Occupancy	Lawfully Est. Date
	14-IA (Intermittent Low)	Car parking	-1	0	01/07/1992
	14-IA (Intermittent Low)	Plant room	-2	0	01/07/1992
333873	10-WL (Working Low)	Tenancy 1 Bank	0	36	
	02-CL (Crowd Large)	Vacant	0	110	01/07/1992
	04-CM (Crowd Medium)	Tenancy 4 & 5 - Takeaways - Cafe	0	4	01/07/1992
	10-WL (Working Low)	Offices	1-2	216	01/07/1992
	10-WL (Working Low)	Offices (Tower)	3-14	432	01/07/1992

The Owner

Name: Argosy Property No.1 Ltd
Address: C/O Bayleys Property Service:
 PO Box 829
 Wellington 6140

Contact Details: ; 499 6044;

Specified Systems

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 - Schedule 1
 Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Amendment Regulations 2005

System/Sub System	Performance Standards	Inspection, Maintenance & Reporting Procedures
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SS 1 Automatic systems for fire suppression

Fire Sprinkler System

NZS 4541:1996 - Automatic Fire Sprinkler Systems

NZS 4541: 1996 Part 12: Routine Testing, Maintenance and Surveying as amended by Appendix D of C/AS1

Inspection:

Independent Qualified Person

Monthly

Maintenance:

Independent Qualified Person

As necessary to maintain system in working order

Testing:

Independent Qualified Person

Monthly

Survey:

Refer to NZS 4541

Biennial

Location:

Including stairwells

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
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SS 2 Automatic or manual emergency warning systems for fire or other dangers

Manual Fire Alarm	NZS 4512:1994 - Fire alarm systems in buildings	Relevant parts of NZS 4512 Inspection: Independent Qualified Person Monthly Maintenance: Independent Qualified Person As necessary to maintain system in working order Testing: Independent Qualified Person (or Owner when noted) Monthly Survey: Independent Qualified Person Annually
Location: Supplementary smoke detection in lift lobbies		

SS 3 Electromagnetic or automatic doors or windows

Automatic Doors	NZS 4239:1993 or AS 4085:1992 Automatic sliding door assemblies	AS 4085:1992 Appendix A Inspection and maintenance procedures. Included as part of the means of escape inspection and maintenance requirements. Inspection: Owner Monthly and IQP Annually Maintenance: As necessary to maintain system in working order Testing: Independent Qualified Person
Location: 2 x entrance 1 x bank		

Access Controlled Doors	Locking devices to meet the requirements of the Building Code acceptable solution	Daily and monthly inspections included as part of the means of escape inspection and maintenance requirements. Signage required for all electromagnetic locking devices that operate outside the scope of the acceptable solution of the Building Code Inspection: Independent Qualified Person Six-monthly inspections by IQP - refer to compliance schedule handbook Maintenance: As necessary to maintain system in working order
Location: located throughout		

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection, Maintenance & Reporting Procedures
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SS 4 Emergency lighting systems

Emergency Evacuation Lighting for Buildings	AS/NZS 2293.1:1998 Emergency evacuation lighting for buildings – System design, installation and operation.	AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings – Inspection and maintenance All tests and maintenance to be recorded in log books complying with the relevant Standard. Inspection: Independent Qualified Person 6 monthly Maintenance: Suitably qualified person Refer AS/NZS Testing: Independent Qualified Person Refer AS/NZS Survey: Independent Qualified Person Annually
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SS 5 Escape route pressurisation systems

System designers requirements if available.	Relevant parts of AS 1851.6:1997 Maintenance of fire protection equipment - Management procedures for maintaining the fire and smoke control features of air-handling systems and Appendix B of C/AS1 and/or the Designers recommendations and AS/NZS 1668.1:1998 Inspection: Maintenance: Suitably qualified person System designers' requirements if available. Testing: Independent Qualified Person Annually Survey: Independent Qualified Person
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SS 6 Riser mains for use by fire services

Wet Riser	NZS 4510:1978 - Code of Practice for Riser Mains for Fire Service Use NZS 4510:1978 Section 8 Inspection and maintenance as for a new installation where relevant Inspection: Owner or Independent Qualified Person Annually Maintenance: Suitably qualified person Refer to NZ Standard Testing: Independent Qualified Person Annually as per NZ Standard Survey: Independent Qualified Person
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Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
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SS 7 Automatic backflow preventers connected to a potable water supply

<p>Chiller Feed</p> <p>Location: 15 mm Wilkins 975 s/n 122765 in level 15 plantroom NE corner in chilled water makeup feed.</p>	<p>United States Environmental Protection Agency Cross Connection Control Manual (1989 or 2003 issue). AS/NZS 2845.1:1998 Water supply – Backflow prevention devices – Materials, design and performance requirements.</p>	<p>United States Environmental Protection Agency Cross Connection Control Manual or AS 2845.3:1993 Water supply – Backflow prevention devices – Field testing and maintenance</p> <p>Inspection: Independent Qualified Person</p> <p>Maintenance: Certifying Plumber Repair or replace the back-flow preventer immediately any defect is apparent.</p> <p>Testing: Independent Qualified Person Annually - Carry out the tests and checks detailed in the relevant Manual/Standard. Provide annual test certificates with Form12A.</p>
<p>Potable Main - at Boundary or in Main Incoming Water Supply</p> <p>Location: 50 mm Wilkins 950 s/n W356512 south end car park adjacent to water meters.</p>	<p>United States Environmental Protection Agency Cross Connection Control Manual (1989 or 2003 issue). AS/NZS 2845.1:1998 Water supply – Backflow prevention devices – Materials, design and performance requirements.</p>	<p>United States Environmental Protection Agency Cross Connection Control Manual or AS 2845.3:1993 Water supply – Backflow prevention devices – Field testing and maintenance</p> <p>Inspection: Independent Qualified Person</p> <p>Maintenance: Certifying Plumber Repair or replace the back-flow preventer immediately any defect is apparent.</p> <p>Testing: Independent Qualified Person Annually - Carry out the tests and checks detailed in the relevant Manual/Standard. Provide annual test certificates with Form12A.</p>
<p>Location: 15 mm Wilkins 975 XL s/n 1111365 level 3 podium.</p>	<p>United States Environmental Protection Agency Cross Connection Control Manual (1989 or 2003 issue). AS/NZS 2845.1:1998 Water supply – Backflow prevention devices – Materials, design and performance requirements.</p>	<p>United States Environmental Protection Agency Cross Connection Control Manual or AS 2845.3:1993 Water supply – Backflow prevention devices – Field testing and maintenance</p> <p>Inspection:</p> <p>Maintenance: Certifying Plumber Repair or replace the back-flow preventer immediately any defect is apparent.</p> <p>Testing: Independent Qualified Person Annually - Carry out the tests and checks detailed in the relevant Manual/Standard. Annual test certificates to be sent to Wellington City Council.</p>

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection, Maintenance & Reporting Procedures
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SS 8 Lifts, escalators or other systems for moving people or goods within buildings

Service Lift	NZS 4332:1997 as modified by NZ building code D2/AS2.	NZS 4332 section 2.5 Inspection: Independent Qualified Person Annually Maintenance: Independent Qualified Person In accordance with the manufacturer's or suppliers recommendations. The period between maintenance and servicing checks shall not exceed 6 months. Testing: Independent Qualified Person Survey: Refer to NZS
Location: Sub-basement to second floor		

Passenger Carrying Lifts	Power Lift Rules	Inspection: Independent Qualified Person Annually Maintenance: Independent Qualified Person In accordance with the manufacturer's or suppliers recommendations. The period between maintenance and servicing checks shall not exceed 6 months. Testing: Independent Qualified Person Survey: Annually
Location: 3 x passenger lifts		

SS 9 Mechanical Ventilation or Air Conditioning Systems

Mechanical Ventilation or Air Conditioning Systems	Where appropriate, refer to NZS 4303:1990 or NZS 4302:1987 or AS 1668.2:2002	Where appropriate, refer to NZS 4302:1987 or AS 1851.6:1997 or AS 1851 - 2005 and Appendix B of C/AS1 and/or the Designers recommendations. Appendix B of C/AS1 and/or the Designers recommendations. Specific procedures to be detailed for each system. Inspection: Independent Qualified Person Inspect and maintain systems to ensure correct functional operation of features affecting the health and safety of building users to a declared time frame Maintenance: Suitably qualified person Inspect and maintain systems to ensure correct functional operation of features affecting the health and safety of building users to a declared time frame Testing: Independent Qualified Person Maximum Interval - Annually Survey: Independent Qualified Person Refer to relevant standard
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Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection, Maintenance & Reporting Procedures
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SS 9 Mechanical Ventilation or Air Conditioning Systems

Parking / Garage Extract System	AS 1668.2:2002, Section 7	<p>Annual performance checks by IQP</p> <p>Inspection: Independent Qualified Person</p> <p>Maintenance:</p> <p>Testing: Independent Qualified Person Annual performance checks</p>
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SS 14 Emergency power systems for, or signs relating to, a system or feature specified above

Emergency Power Supply	To NZS 6104:1981. Specification for emergency electricity supply in buildings	<p>NZS 6104:1981 Part 8 - Essential Maintenance</p> <p>Inspection: Independent Qualified Person Refer NZS</p> <p>Maintenance: Independent Qualified Person Refer NZS</p> <p>Testing: Independent Qualified Person</p>
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Signs for Systems	Signage should be in accordance with the published standard or the approved performance specification of the associated system.	<p>Inspection frequency and remedial maintenance should be in accordance with the nominated performance and inspection standard of the associated system and to ensure signs remain correctly positioned and legible.</p> <p>Inspection: Independent Qualified Person Annual</p> <p>Maintenance: Independent Qualified Person IQPs providing Form 12As for specified systems are responsible for signage associated with their system</p>
Comments: e.g. Fire alarm system signage		

SS 15 Other fire safety systems or features

Signs for Communicating Information Intended to Facilitate Evacuation	NZBC F8/AS1 Signs or to the standard applicable at the time of installation and last lawful approval.	<p>Maintain signage to ensure continued functional operation.</p> <p>Inspection: Independent Qualified Person Annual</p> <p>Maintenance: Independent Qualified Person Illuminated exit signs shall be tested in accordance with the emergency lighting system standard for duration - refer to the Ministry of Business, Innovation & Employment Compliance Schedule Handbook section SS 15/4</p> <p>Survey:</p>
Comments: e.g. Exit signs		

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection, Maintenance & Reporting Procedures
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SS 15 Other fire safety systems or features

Final Exits	Checklist from the published guidelines for the Fire Safety and Evacuation Regulations 2006 or to the standard applicable at the time of installation and last lawful approval.	<p>Ensure that the final exit is free of obstructions and usable without the need for any key, tool, etc.</p> <p>Inspection: Independent Qualified Person Annual</p> <p>Maintenance: Independent Qualified Person Frequency of owner/agent inspections of final exits depends on building use, but as a minimum should be carried out monthly. Refer to the Ministry of Business, Innovation & Employment Compliance Schedule Handbook section SS 15/2</p>
Fire Separations	Acceptable Solutions C/AS1-C/AS7 Protection from Fire or to the standard applicable at the time of installation and last lawful approval.	<p>Maintain fire separations to ensure continued functional operation.</p> <p>Inspection: Independent Qualified Person Annual</p> <p>Maintenance: Independent Qualified Person Frequency of owner/agent inspections of fire separations depends on building use, but as a minimum should be carried out monthly. Refer to the Ministry of Business, Innovation & Employment Compliance Schedule Handbook section SS 15/3</p>
Smoke Separations	Acceptable Solutions C/AS1-C/AS7 Protection from Fire or to the standard applicable at the time of installation and last lawful approval.	<p>Maintain smoke separations to ensure continued functional operation.</p> <p>Inspection: Independent Qualified Person Annual</p> <p>Maintenance: Independent Qualified Person Frequency of owner/agent inspections of smoke separations depends on building use, but as a minimum should be carried out monthly. Refer to the Ministry of Business, Innovation & Employment Compliance Schedule Handbook section SS 15/5</p>

On behalf of Wellington City Council

Piki Collins

Admin Officer BWOFF

Original Issue Date: 28 June 1993

Last Amended Date: 28 June 2017