

Compliance Schedule N^o: WOF20438792

Issued under section 102 of the Building Act 2004

Date of issue: 25.05.1994

THE BUILDING:

Street address: 308 Great South Road Greenlane, Auckland 1051

Legal description: Lot 10 DP 94893

Building name: Future Proof Building

Location of building within site / block:



Level / Unit N^o:

Intended life of building: Indefinite but not less than 50 years

Year first constructed : 1994

Risk group WB: Business, commercial and low level storage

Purpose group: WL: Working Low

Highest fire hazard category: 2

Current lawfully established use: Commercial

Description of building use (include number of occupants):

Description: Future Proof Building

Occupancy N^o: 160

OWNER:

Name: Argosy Property No.1 Limited

Postal address: 260 Oteha Valley Road, Auckland 632

Agent name: Building Compliance Group Ltd (BC Group)

Registered office: Po Box 14 675, Panmure, Auckland

Telephone: 09 5771061

Mobile:

Email: enquiries@bcgroup.co.nz

SYSTEMS CONTAINED WITHIN THIS BUILDING - the inspection, maintenance and reporting procedures for these systems are described on the following pages

SS 2/1 Automatic or manual emergency warning systems for fire
 SS 3/2 Access controlled doors
 SS 3/1 Automatic doors
 SS 3/3 Interfaced fire or smoke doors or windows
 SS 4 Emergency lighting systems
 SS 8/1 Passenger-carrying lifts
 SS 9 Mechanical ventilation or air conditioning systems
 SS 14/2 Signs relating to specified systems 1–13
 SS 15(b) Final exits
 SS 15(c) Fire separations
 SS 15(d) Signs for communicating information to facilitate evacuation
 SS 15(e) Smoke Separations

The compliance schedule is kept at:

308 Great South Road Greenlane

Date of issue:

29.04.2021

Signed on behalf of Auckland Council by:



Name and role:

Ian McCormick
General Manager Building Consents

Auckland Council, Private Bag 92300, Auckland 1142

VERSION CONTROL

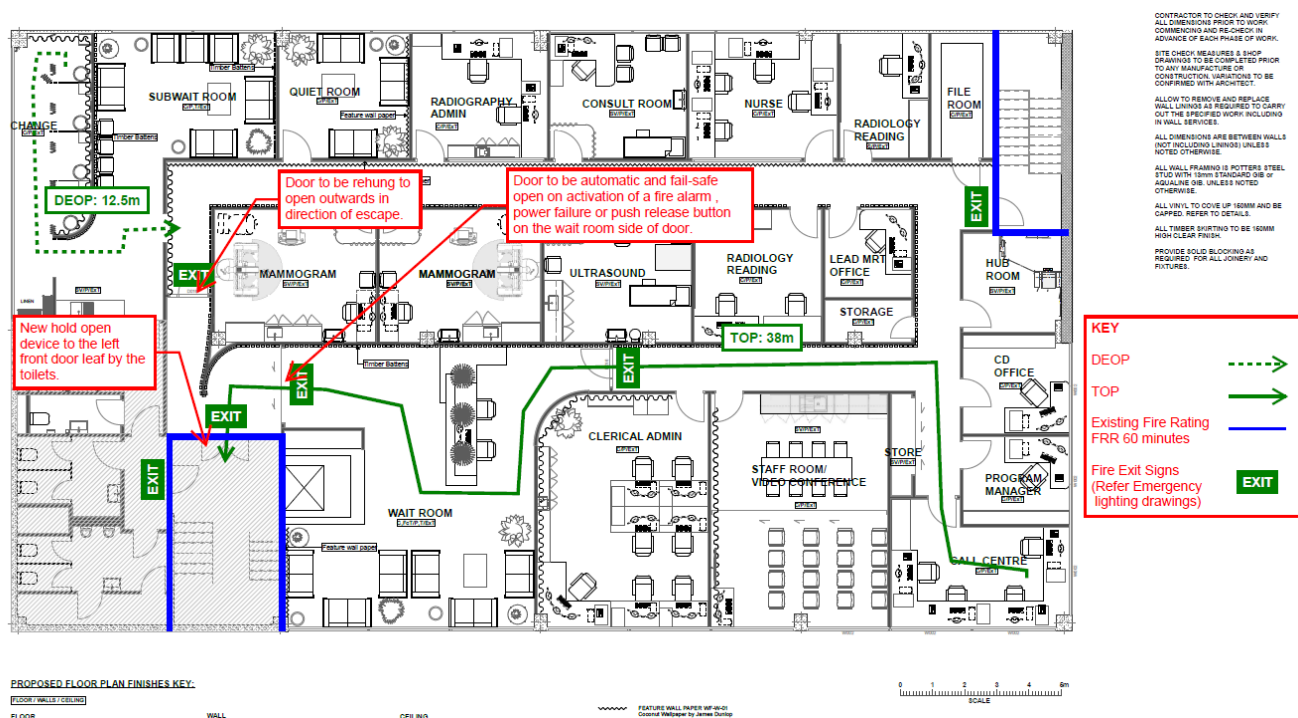
Version N°	Building Consent / Reference N°	Date of issue	Description / reason for change
V3	BCO10321315	29.04.2021	Amendment to Compliance Schedule: Specified systems added SS 3/1 Automatic doors SS 3/3 Interfaced fire or smoke doors or windows
V2		16 March 2020	F11 request received, CS amended as per Building Amendment Act 2012
V1		25.05.1994	

Specified System	Automatic or manual emergency warning systems
Description:	SS 2/1 Automatic or manual emergency warning systems for fire
Type:	<ul style="list-style-type: none"> Type 4: Fire detection and alarm system with manual call points and smoke detectors, connected to the fire brigade
Make/Model:	Tyco / Vigilant PFA 112559
Location:	Throughout the building
Performance Standard:	<ul style="list-style-type: none"> NZS 4512:1997 Fire detection and alarm systems in buildings.
Inspections Procedure:	<p>In accordance with</p> <ul style="list-style-type: none"> NZS 4512:1997 Fire detection and alarm systems in buildings. <ul style="list-style-type: none"> Monthly by competent and qualified personnel Annual inspections by Independent Qualified Persons (IQP)
Interface testing	<p>The fire alarm system is interfaced with the following specified system(s). Inspection and testing shall be undertaken in accordance with the relevant performance standard for each specified system that it is connected to, in order to ensure its correct operation.</p> <ul style="list-style-type: none"> Electromagnetic or automatic doors and windows refer to S/S 3/1 – S/S 3/3 Passenger lifts, lifts, escalators and travelators refer to S/S 8/1 – S/S 8/3 <p>Testing of interfaces shall occur annually</p>
Maintenance Procedure:	<p>Planned preventative maintenance and responsive maintenance shall be carried out in accordance with</p> <ul style="list-style-type: none"> Maintenance shall be carried out in accordance with NZS 4512:1997 Fire detection and alarm systems in buildings <p>By competent and qualified personnel</p>
Reporting:	<p>All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.</p>

Specified System	Electromagnetic or automatic doors or windows
Description:	SS 3/1 Automatic doors
Type:	Automatic sliding door
Make/Model:	Besam SL500, SL500T
Location:	Level 2
Performance Standard:	<ul style="list-style-type: none"> NZS 4239:1993 Automatic sliding door assemblies
Inspections Procedure:	<p>In accordance with</p> <ul style="list-style-type: none"> NZS 4239:1993 Automatic sliding door assemblies <p>Six Monthly and Annual inspections by Independent Qualified Persons (IQP)</p>
Interface testing	<ul style="list-style-type: none"> The automatic doors are interfaced with the fire alarm system. Inspection and testing shall be undertaken in accordance with the relevant performance standard for the fire alarm to ensure its correct operation.
Maintenance Procedure:	<p>Planned preventative maintenance and responsive maintenance shall be carried out in accordance with</p> <ul style="list-style-type: none"> NZS 4239:1993 Automatic sliding door assemblies <p>By competent and qualified personnel</p>
Reporting:	<p>All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.</p>

Specified System	Electromagnetic or automatic doors or windows
Description:	3/2 Access controlled doors
Type:	<ul style="list-style-type: none"> • Electromagnetic access card (swipe / prox) • Key pad
Make/Model:	existing
Location:	Location: GF Main Entry (Pair) GF, Main Entry to CMS (No Seals) – Rear (Single) GF, Northside bottom of stairs (single) L1, Main Entry next to lift (Pair) L2 by lift (Pair)
Performance Standard:	<ul style="list-style-type: none"> • C/AS2 - Acceptable Solution for Buildings other than Risk Group SH, First edition 2019 Clause 3.15.2 and 3.15.5
Inspections Procedure:	<p>All access control systems are to be checked for correct operation and programming functions</p> <p>Daily, when the building is in use, for crowd occupancies (CS, CL, CO, CM) (by owner or owner's representative)</p> <ul style="list-style-type: none"> • Check all devices to ensure they are visibly clear, physically unobstructed and in the correct location <p>Monthly (by owner or owner's representative)</p> <ul style="list-style-type: none"> • Check all devices to ensure they are visibly clear, physically unobstructed and in the correct location with signage present <p>Six-monthly (by an independent qualified person)</p> <ul style="list-style-type: none"> • Each Emergency Door Release, in the direction of egress shall be operated and tested that the doorset latches in the open position. The device shall then be reset and ensure that the doorset locks correctly. • Each Request for Exit Device in the direction of egress shall be checked for its correct location, operation, proximity to the respective doorset and is appropriately identified.
Interface testing	<ul style="list-style-type: none"> • The access controlled doors are interfaced with the fire alarm system. Annual Inspection and testing shall be undertaken in accordance with the relevant performance standard for the fire alarm to ensure its correct operation.
Maintenance Procedure:	<p>Planned preventative and responsive maintenance shall be carried out to ensure correct operation and programming functions of each device so that occupants are not prevented from leaving the building and are able to leave the building without the use of swipe cards, keys or other security devices in the event of an emergency</p> <p>All defects shall be remedied immediately that they become apparent</p> <p>By competent and qualified personnel</p>
Reporting:	<p>All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.</p>

Specified System	Electromagnetic or automatic doors or windows
Description:	SS 3/3 Interfaced fire or smoke doors or windows
Type:	<ul style="list-style-type: none"> Electromagnetic door holders
Make/Model:	Besam SL500
Location:	Automatic sliding door on Level 1
Performance Standard:	For door hold open devices: C/AS2 - Acceptable Solution for Buildings other than Risk Group SH (effective 27 June 2019) First edition 2019 (Paragraphs 3.15.9 & 3.15.10)
Inspections Procedure:	<p>In accordance with</p> <ul style="list-style-type: none"> AS 4178:1994 Electromagnetic door holders Daily when the building is in use, for crowd occupancies (CS, CL, CO, CM) by owner or owner's representative Monthly by competent and qualified personnel Annual inspections by Independent Qualified Persons (IQP)
Interface testing	The fire are interfaced with the fire alarm system. Inspection and testing shall be undertaken in accordance with the relevant performance standard for the fire alarm to ensure its correct operation.
Maintenance Procedure:	<p>Planned preventative maintenance and responsive maintenance shall be carried out in accordance with</p> <ul style="list-style-type: none"> AS 4178:1994 Electromagnetic door holders <p>By competent and qualified personnel</p>
Reporting:	All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.



Specified System	Emergency lighting systems
Description:	SS 4 Emergency lighting systems
Type:	<ul style="list-style-type: none"> • Self - contained
Make/Model:	Existing
Location:	Over Exit doors
Performance Standard:	Acceptable Solution F6/AS1 (Amendment 4: 1 January 2017) (Paragraphs 1.3.1, 1.5.1 & 1.6.1)
Inspections Procedure:	<p>In accordance with</p> <ul style="list-style-type: none"> • AS/NZS 2293.2:1995 Emergency evacuation lighting for buildings – Part 2: Inspection and maintenance • Six Monthly by competent and qualified personnel • Annual inspections by Independent Qualified Persons (IQP)
Interface testing	<ul style="list-style-type: none"> • The emergency lighting is not interfaced with other specified systems listed in this compliance schedule and therefore does not require additional testing or inspection for an interface.
Maintenance Procedure:	<p>Planned preventative maintenance and responsive maintenance shall be carried out in accordance with</p> <ul style="list-style-type: none"> • AS/NZS 2293.2:1995 Emergency evacuation lighting for buildings – Part 2: Inspection and maintenance <p>By competent and qualified personnel</p>
Reporting:	All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.

Specified System	Lifts, escalators, travelators or other systems for moving people or goods within buildings
Description:	SS 8/1 Passenger carrying lifts
Type:	Platform lifts providing access for a person with disabilities
Make/Model:	--
Location:	Lobby
Performance Standard:	<ul style="list-style-type: none"> NZS 4332:1997 Non-domestic passenger and goods lifts EN 81-1:1998 Safety rules for the construction and installation of lifts - Part 1: Electric lifts
Inspections Procedure:	<p>In accordance with</p> <ul style="list-style-type: none"> NZS 4332:1997 Non-domestic passenger and goods lifts EN 81-1:1998 Safety rules for the construction and installation of lifts - Part 1: Electric lifts Monthly by competent and qualified personnel Annual inspections by Independent Qualified Persons (IQP)
Interface testing	<ul style="list-style-type: none"> The passenger lift is interfaced with the fire alarm system. Inspection and testing shall be undertaken in accordance with the relevant performance standard for the fire alarm to ensure its correct operation.
Maintenance Procedure:	<p>Planned preventative maintenance and responsive maintenance shall be carried out in accordance with</p> <ul style="list-style-type: none"> NZS 4332:1997 Non-domestic passenger and goods lifts EN 81-1:1998 Safety rules for the construction and installation of lifts - Part 1: Electric lifts <p>By competent and qualified personnel</p>
Reporting:	All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.

Specified System	Mechanical Ventilation or Air Conditioning Systems
Description:	SS 9 Mechanical Ventilation or Air Conditioning Systems
Type:	Ducted split air-conditioning system
Make/Model:	--
Location:	Roof and ceiling
Performance Standard:	<ul style="list-style-type: none"> NZS 4303:1990 Ventilation for acceptable indoor air quality
Inspections Procedure:	<p>In accordance with</p> <ul style="list-style-type: none"> Inspections shall be carried out in accordance with AS/NZS 3666.2:2011 Air-handling and Water Systems of Buildings - Microbial Control Part 2: Operation and maintenance Monthly by competent and qualified personnel Annual inspections by Independent Qualified Persons (IQP)
Interface testing	<ul style="list-style-type: none"> The mechanical ventilation, air conditioning systems are not interfaced with any other specified system.
Maintenance Procedure:	<p>Planned preventative maintenance and responsive maintenance shall be carried out in accordance with</p> <ul style="list-style-type: none"> Maintenance shall be carried out in accordance with AS/NZS 3666.2:2011 Air-handling and Water Systems of Buildings - Microbial Control Part 2: Operation and maintenance <p>By competent and qualified personnel</p>
Reporting:	All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.

Specified System	Emergency power systems for, or signs relating to a specified system in any of specified systems 1-13
Description:	14.2 Signs for all systems
Type:	SS 2/1: Sign showing how to operate a fire alarm call point (F8/AS1 Clause 5.1) SS 3/1: Sign showing location of accessible automatic door SS 3/2: Sign showing and automatic closing and fire door SS 3/2: Sign showing emergency door release on access control doors SS 3/3: Sign showing and automatic closing fire or smoke door (F8/AS1 Clause 5.2.1) SS 8/1 & SS 8/2: Sign showing location of accessible lift Sign showing not to use the lift in event of fire (F8/AS1 Clause 5.3) Sign showing lift load ratings (F8/AS1 Clause 7.3a)
Make/Model:	Refer to each individual listed specified system for details
Location:	Throughout the building
Performance Standard:	<ul style="list-style-type: none"> Acceptable Solution F8/AS1 Amendment 4 (effective 1 January 2017)
Inspections Procedure:	<p>Illuminated signs shall be inspected to ensure they remain visible in the event of mains supply power failure, for the same duration as required by Clause F6 Lighting for Emergency; inspections to ensure:</p> <ol style="list-style-type: none"> continued effectiveness of the correct type present and in the right locations they are legible and illuminated <p>Non-illuminated signs shall be inspected to ensure they are:</p> <ol style="list-style-type: none"> of the correct type present and in the right locations legible <ul style="list-style-type: none"> Monthly by competent and qualified personnel Annual inspections by Independent Qualified Persons (IQP)
Interface testing	This signage is not interfaced with the fire alarm system and therefore does not require additional testing or inspection at the interface.
Maintenance Procedure:	<p>Planned preventative maintenance and responsive maintenance shall be carried out to ensure signs are refurbished before they become illegible and shall be replaced immediately should they be missing. Any defects shall be rectified immediately</p> <p>By owner or competent and qualified personnel</p>
Reporting:	All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.

Specified System	Other fire safety systems or features
Description:	SS 15(b) Final exits
Type:	Automatic doors Single leaf swing doors
Make/Model:	Refer to each individual listed specified system for details
Location:	Entrance and rear (On evac sign)
Performance Standard:	C/AS2 - Acceptable Solution for Buildings other than Risk Group SH, First edition 2019 Section 3.15 & Paragraph 3.12
Inspections Procedure:	<p>Inspections</p> <p>Inspection shall ensure that doors are not locked, barred, or blocked to prevent occupants from leaving or evacuating the building, in the event of an emergency, without the use of a key or other security device and that:</p> <ul style="list-style-type: none"> the door-locking device is clearly visible and easily operable, not damaged or obstructed the door-locking device will not prevent or override the direct operation of any installed panic bolts in the event of failure through fire alarm activation, power, or any other fault the door automatically unlocks, can be opened by hand and reset to normal when the emergency condition is over flammable cleaning liquid or material or any other flammable liquid or material is not stored near, or within any part of the building used as a means of escape from fire and is in non-combustible containers with close fitting lids automatically switches to a fail-safe operation or opened by some other method inspection to ensure occupants are not prevented from leaving the building in the event of fire (e.g. exit ways not locked barred or blocked) <ul style="list-style-type: none"> Daily (when occupied) Monthly by competent and qualified personnel Annual inspections by Independent Qualified Persons (IQP)
Interface testing	<ul style="list-style-type: none"> Final exits are interfaced with the fire alarm system (if fire alarm interface exists with SS 3/1 or SS 3/2). Inspection and testing shall be undertaken in accordance with the relevant performance standard for the fire alarm to ensure its correct operation.
Maintenance Procedure:	Planned preventative maintenance and responsive maintenance shall be carried out in accordance with the nominated performance and inspection standard, to ensure effective operation in an emergency. Defects shall be remedied immediately that the become apparent
Reporting:	All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.

Specified System	Other fire safety systems or features
Description:	SS 15(c) Fire separation that forms part of the means of escape from fire which contains one or more of the specified systems 1–6, 9 and 13.
Type:	Fire rated walls and doors
Make/Model:	Existing system
Location:	In means of escape
Performance Standard:	<ul style="list-style-type: none"> NZS 4520:2010 Fire resistant door sets
Inspections Procedure:	<p>Any fire separations that form part of the means of escape from fire, which contain one or more of the specified systems 1-6, 9 and 13 must be regularly inspected to ensure they prohibit the spread of fire and, in the case of fire doors; occupants are not prevented from leaving the building in the event of an emergency.</p> <p>Fire resistant: door sets shall be inspected to ensure that:</p> <ul style="list-style-type: none"> they show no signs of damage or deterioration which could adversely affect their fire resisting function, particularly with respect to closures, exposed fire stopping and surface finishing doors forming part of an escape route are not locked, blocked or barred fire doors (not activated by fire alarm) and associated fittings including self-closing devices, are undamaged and operate correctly doors/windows are not kept open by methods other than hold-open devices that comply with the New Zealand Building Code and are in good working order, are not locked blocked or barred doors in exit ways can be opened without keys are not physically damaged or obstructed, locked or barred door leaves on self-closers shut with an acceptable maximum closing force (Code D1.3.4(f)) doors leaves or fire shutters close and latch automatically from any position door to frame clearances comply with NZS 4232 manufacturer's label is on fire door / window leaf or shutter and frame, and where the door/window installation work that is subject to a building consent, markings and labelling comply with Protection from Fire 4.16 and / or NZS 4520 electrical interlocks on hold-open devices are operable intumescent coatings are undamaged Monthly by competent and qualified personnel Annual inspections by Independent Qualified Persons (IQP)
Interface testing	<ul style="list-style-type: none"> Fire separations are not interfaced with the fire alarm system and therefore does not require additional testing or inspection at the interface.
Maintenance Procedure:	<p>Means of escape shall be maintained at all times in a safe condition including stairwells and safe paths with particular attention to:</p> <ul style="list-style-type: none"> Fire separations, operation of fire doors, and any fire door leading to escape routes and final exits Any defect shall be remedied immediately that they become apparent; maintenance shall be undertaken by the owner <p>Planned preventative maintenance and responsive maintenance shall be carried out in accordance with the nominated performance and inspection standard, to ensure effective operation in an emergency. Defects shall be remedied immediately that the become apparent</p>
Reporting:	All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.

Specified System	Other fire safety systems or features
Description:	15(d) Signs for communicating information intended to facilitate evacuation
Type:	Exit signage Directional signage No exit signage
Make/Model:	Refer to Emergency Lighting listing for details
Location:	In means of escape on final exits
Performance Standard:	Solution F8/AS1 Amendment 4 (effective 1 January 2017) (Section 4)
Inspections Procedure:	Any signage that forms part of the means of escape from fire, which contain one or more of the specified systems 1-6, 9 and 13 (including locational and operational instructions for specified systems, exit, directional and no exit signage) shall be inspected to ensure continued effectiveness <ul style="list-style-type: none"> • illuminated signs to be inspected to ensure they are of correct type; are in the right location; legible and illuminated • non-illuminated signs to be of the correct type, are in the right location and legible • Monthly by competent and qualified personnel • Annual inspections by Independent Qualified Persons (IQP)
Interface testing	The system is not interfaced with other specified systems listed in this compliance schedule and does not require additional testing or inspection for an interface.
Maintenance Procedure:	Planned preventative maintenance and responsive maintenance shall be carried out in accordance with the nominated performance and inspection standard, to ensure effective operation in an emergency. Defects shall be remedied immediately that the become apparent
Reporting:	All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.

Specified System	Other fire safety systems or features
Description:	SS 15(e) Smoke separation that forms part of the means of escape from fire which contains one or more of the specified systems 1–6, 9 and 13.
Type:	Smoke control doors and walls
Make/Model:	--
Location:	In means of escape
Performance Standard:	Acceptable Solution C/AS1 – 7 Protection from fire

Inspections Procedure:	<p>In Any smoke separation system that forms part of the means of escape from fire, which contain one or more of the specified systems 1-6, 9 and 13 must be inspected to ensure they show no signs of damage or deterioration which could adversely affect their smoke resisting function, particularly with respect to closures and smoke stopping and surface finish</p> <ul style="list-style-type: none"> • check on new penetrations without suitable smoke stopping • smoke stop doors are not locked barred or blocked • smoke-control doors/windows and associated fittings including self-closing devices, are undamaged not obstructed and operate correctly • door Leaves close and latch automatically from any position • all smoke control door seals are intact • all door leaves on self-closers operate correctly • hardware is securely fixed and no unauthorised hardware is attached • doors in exit ways can be opened without keys • the doors are not (to be) kept open by methods other than hold-open devices that comply with the New Zealand Building Code and are in good working order and are not locked barred or blocked • smoke separations show no signs of damage that could affect their smoke resisting function <ul style="list-style-type: none"> • Monthly by competent and qualified personnel • Annual inspections by Independent Qualified Persons (IQP)
Interface testing	<p>Interface testing</p> <ul style="list-style-type: none"> • Smoke separations are not interfaced with the fire alarm system and therefore does not require additional testing or inspection at the interface.
Maintenance Procedure:	<p>Planned preventative maintenance and responsive maintenance shall be carried out in accordance with the nominated performance and inspection standard, to ensure effective operation in an emergency.</p> <ul style="list-style-type: none"> • Smoke separations, operation of smoke control doors, and any smoke door leading to escape routes and final exits • Any defect shall be remedied immediately that they become apparent • Maintenance shall be undertaken by the owner
Reporting:	<p>All (Hard/Soft Copy) records and written reports must be kept and maintained confirming inspections and maintenance, as applicable to this Specified System, have been carried out by the individuals responsible for inspecting and maintaining the systems or features (including but not limited to Owners, Service Technicians and Independent Qualified Persons) for a period of 2 years.</p>