

# COMPLIANCE SCHEDULE

Section 103, Building Act 2004



## THE BUILDING

<b>Street address:</b>	38 Bouverie Street PETONE 5012	<b>Building name:</b>	38 BOUVERIE STREET
<b>Level/unit number:</b>	Ground Level + Level 1	<b>Location within site or block number:</b>	North side – refer to plans
<b>Year first constructed:</b>	1991	<b>Intended life of the building if 50 years or less:</b>	Indefinite
<b>Current lawfully established use:</b>	Classified Uses: INDUSTRIAL / DEPOT Risk Group: Occupancy: Unknown Schedule 2 Uses of all or parts of building: Fire Hazard Class:		
<b>Legal description of land:</b>	LOT 1 DP 410202		

## THE OWNER

<b>Name:</b>	Elgas Limited	<b>Street address or registered office:</b>	38 Bouverie Street Petone
<b>Contact person:</b>	Gareth O'Brien	<b>Phone numbers:</b>	
<b>Mailing address:</b>	Elgas Limited C/- Part Level 3 Agility Building 56 Cawley Street Ellerslie AUCKLAND 1051	<b>Landline:</b>	
		<b>Mobile:</b>	409 771 311 (Aus)
		<b>Daytime:</b>	
<b>Email:</b>	gareth.obrien@elgas.com.au	<b>After hours:</b>	
<b>Website:</b>			

## SUMMARY OF SPECIFIED SYSTEMS

SS2	- Automatic or manual emergency warning systems for fire or other danger
SS3/2	- Controlled access doors
SS14/2	- Signs for systems
SS15/2	- Final exits
SS15/4	- Signs for communicating information intended to facilitate evacuation

**SPECIFIED SYSTEMS**

System or sub-system	Performance standards	Inspection, maintenance & reporting procedures
<b>SS2 - Automatic or manual emergency warning systems for fire or other danger,</b>		
SBWS – Security Based Warning System  (smoke detectors connected to security alarm)	AS + NZS2201.0-2007 Intruder alarm systems	Testing: Monthly by owner Inspection: 6 monthly by a security firm Survey: Annually by IQP + Security Alarm Contractor 100% of detectors to be tested "Go / No-Go" test Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible (including but not limited to Owners, Owners Agent, Service Technicians, and Independent Qualified Persons). Reports relating to the inspection, maintenance and reporting procedures of this compliance schedule must be kept together with the compliance schedule, for a period of 2 years.
<b>SS3/2 - Controlled access doors</b>		
Gallagher Controlled access doors  Swipe access doors: Front entry and staff entry Swipe access gates (1 entry, 1 exit): site access (to rear of section). Steel gate	NZS 4239:1993	Inspection: Monthly by Owner Testing: Six monthly / Annually by IQP Six monthly inspections -the following checks should be carried out when appropriate to the installation: - Operation of failsafe devices in emergency and power outage situations - Connection to alarm - Any emergency power supply required to operate in the event of a power failure (this may be checked a requirement under SS14/1) Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible (including but not limited to Owners, Owners Agent, Service Technicians, and Independent Qualified Persons). Reports relating to the inspection, maintenance and reporting procedures of this compliance schedule must be kept together with the compliance schedule, for a period of 2 years.

SS14/2 - Signs,		
Signs for systems	F8/AS1 Signs or to the standard applicable at the time of installation and last lawful approval	<p>Inspection:      Monthly by Owner Annually by IQP.</p> <p>Annual inspection by IQP for the specified system to which the signage relates.</p> <p>Maintenance:      By owner / IQP</p> <p>Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible (including but not limited to Owners, Owners Agent, Service Technicians, and Independent Qualified Persons).</p> <p>Reports relating to the inspection, maintenance and reporting procedures of this compliance schedule must be kept together with the compliance schedule, for a period of 2 years.</p>

SS15/2 - Final exits (as defined by clause A2 of the building code),		
Final exits	<p>C/AS1-7 Fire safety</p> <p>NZS 4121: 2001 Design for access and mobility: Buildings and associated facilities</p>	<p>Inspection: Monthly by Suitable Personnel</p> <p>Annually by IQP</p> <p>Ensure escape route is free from obstructions, able to be used without the need for any key or tool.</p> <p>Depending on the type of installation and its performance standard, one or more of the following documents could be used.</p> <ul style="list-style-type: none"> <li>• Checklist from the published guidelines for the Fire Safety and Evacuation of Buildings Regulations 2006</li> <li>• A specifically designed solution prepared by a person who, based on experience and qualifications, is competent to do so as a minimum, if not already stated by the nominated Standard(s) or document, inspections should be carried out:</li> <li>• Daily, when the building is in use, for crowd occupancies (CS, CL, CO, CM) and for all buildings where building work is occurring that may affect a final exit</li> <li>• Monthly, for all other occupancies. Daily and monthly inspections</li> </ul> <p>Final exits should be inspected to ensure they can be opened and are not:</p> <ul style="list-style-type: none"> <li>• locked</li> <li>• barred</li> <li>• blocked.</li> </ul> <p>And that door-locking devices:</p> <ul style="list-style-type: none"> <li>• are clearly visible</li> <li>• are easily operated without a key or other security device</li> <li>• does not prevent or override the direct operation of panic bolts fitted to any door.</li> </ul> <p>Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible (including but not limited to Owners, Owners Agent, Service Technicians, and Independent Qualified Persons).</p> <p>Reports relating to the inspection, maintenance and reporting procedures of this compliance schedule must be kept together with the compliance schedule, for a period of 2 years.</p>

<b>SS15/4 - Signs for communicating information intended to facilitate evacuation,</b>		
Signs for communicating information intended to facilitate evacuation.	F8/AS1 Signs NZS 4121: 2001 Design for access and mobility: Buildings and associated facilities	<p>Inspection: Monthly by Qualified Personnel Annually by IQP.</p> <p>Maintenance: By Owner or suitably qualified person.</p> <p>Signs shall be refurbished before they become illegible and shall be replaced immediately if missing.</p> <p>Maintain signage to ensure continued functional operation.</p> <p>Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible (including but not limited to Owners, Owners Agent, Service Technicians, and Independent Qualified Persons).</p> <p>Reports relating to the inspection, maintenance and reporting procedures of this compliance schedule must be kept together with the compliance schedule, for a period of 2 years.</p>

**Original CS issued date:** 29 May 2000

**BWoF annual renewal date:** 12 September

**Signature:**



Francesca Bond  
Building Warrant of Fitness Officer  
*On behalf of Hutt City Council*

**Draft CS dates:**

- 07 June 2019 (based on Application for CS)

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**Amendment dates:**

- 12 September 2022 (finalise new CS based on 2019 application)
- 7 February 2025 (change of ownership)

# PLANS

