



ARGEST FIRE
SURVEY REPORT
FIRE SPRINKLER SYSTEM

8 BURNHAM STREET
PETONE,
WELLINGTON
19 NOVEMBER 2024
FSC ID 2360

AMENDED 29 NOVEMBER 2024
VERSION 2



SUMMARY SHEET

Prepared for	Argus
Site	8 Burnham Street
Address	Petone, Wellington
Date of inspection	19 November 2024
FSC survey number	10260
Applicable Standard	NZS4541:P1972
Deviations	N/A

VALVE SET	1
PFA Number	410823
Date of previous QVH	November 2022
Date of BFP inspection (If applicable)	N/A
Date of installation	19 November 1975
Installing contractor	AFS Total

Next survey date	19 November 2026
Completed by	Shane Grant
Checked by	Amelia Cicone
Authorised by	Shane Grant
Issued by	Argest Fire
Date	19 November 2024
Signed	

SCOPE OF SURVEY

Based on the information provided, the performance of this sprinkler system has been measured against the design requirements and the Standard to which the system was installed.

This survey

- Provides the owner and their agent with an independent review of the performance of the fire sprinkler system.
- Is based on the results noted at the time of the survey and should not be relied upon for other purposes.
- Is exclusive to the fire sprinkler system and supplementary hand held firefighting equipment.
- Does not review the seismic resilience of the fire sprinkler system.
- Does not warrant or guarantee the fire sprinkler system.

This report identifies Significant defects and General defects (if any) as noted on the day of inspection.

Significant defects are those that are considered if not fixed or remedied, could lead to the sprinkler system not actioning as it should. This includes water supply issues, sprinkler head baffling, storage in excess of the system design capability, paint on sprinkler heads and exposure hazards in and around the building.

General defects are also reported on and are deficiencies against the appropriate standard in which the system was installed to and should be addressed to ensure the system complies.

Duty of care items are observations or potential items recommended to be upgraded to ensure that the sprinkler system will work as expected. Duty of Care items do not affect the issue of the 12a for the sprinkler system Building Warrant of Fitness (BWOFF).

FINDINGS

The following defects were measured against the installation standard for this building and were noted on the day of inspection.

Significant Findings

1. Ground floor Niche Office: Building works underway, sprinkler 2.8m off wall.



2. Niche warehouse: Block stack wrapped polystyrene to 2.4 m in excess of OH3 design.



3. Niche warehouse: Misc timber, gib, foam backed board to 3.4m in excess of OH3 Design.



4. Niche warehouse: Wrapped bales insulation stacked to high for OH3 design.



5. Niche warehouse: Being used to build Portable buildings. Can not confirm this has been accepted for OH3 design.



6. Niche external: Portable buildings stored against building are an exposure risk.



7. Tank: Tank cracked and plants growing at top.



General Findings

8. Throughout: A number of sprinklers are 49 years old.



9. Niche warehouse: Pipework in toilet block completely supported by walls.



Sprinkler Control Valves Findings

10. The SSVI plate on the valve room door has faded.
11. Main stop valve not labelled.

Electric Pump Findings

No electric pump defects were found on the day of the survey.

Water Storage Tanks Findings

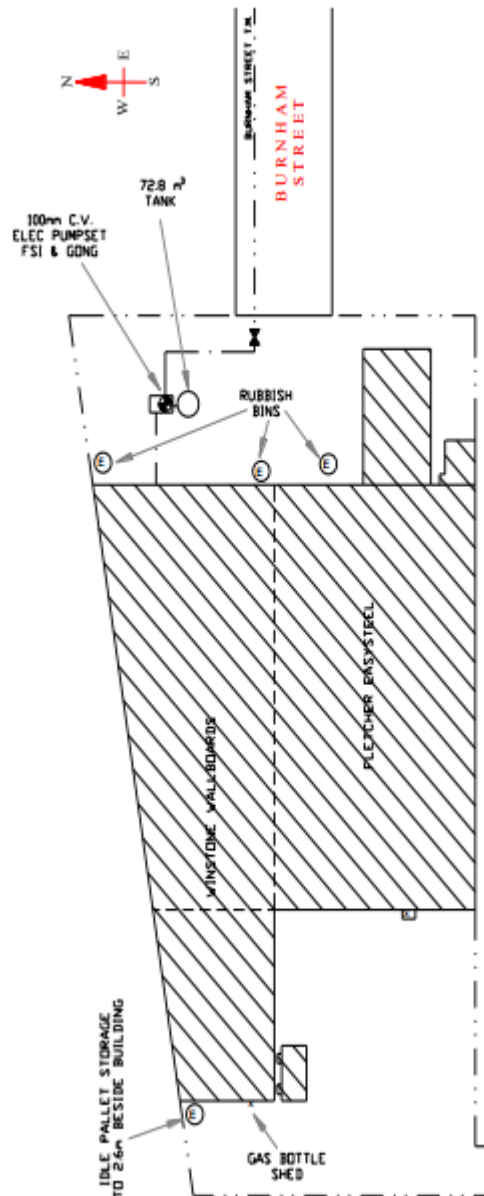
12. There is no evidence the tank has been cleaned in the last 12 years.

DUTY OF CARE

- Please note that we have no access to any completion documentation, as-built drawings or hydraulic calculations on this site. If SSC sign off is required for this site, all relevant documentation will need to be made available to, and signed off by the appropriate SSC.
- Valve room: Town main gauge supplied after first check valve. As original.

NOT TESTED

- The evacuation sounders which operate upon activation of the fire signal from the FBA were not tested during this survey.

SITE PLAN

Occupancy classification: OFFICE, WAREHOUSE
 System classification: ELH, OH3
 Water demand: 1064 l/min @ 246 kPa

Number of levels: 2
 Highest head: 8.8m
 Scale: NTS
 Drawn: SG
 Date: NOVEMBER 2024

-  Sprinkler Protected Area
-  External sprinkler head
-  Control valves
-  Stop valve
-  Non return valve
-  Exposure hazard
-  Approximate design point position
- FSI Fire Service inlet

WATER SUPPLY INFORMATION

Date:	19 November 2024
Flow taken at:	FSI
Hazard Classifications:	ELH, OH3

HYDRAULIC DEMANDS

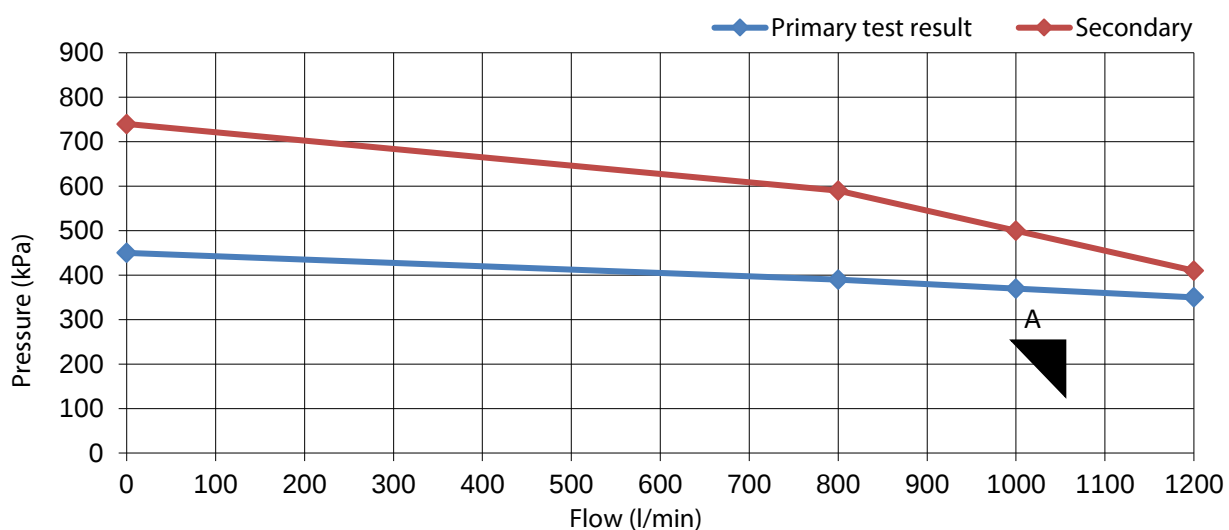
	l/min	kPa
A	1064	246

Valve set/s : 1

SUPPLY Towns main				
A water supply from the Burnham Street Town Main, with a 100 mm connection to the control valves.				
Time Taken : 11:19am				
Testing Equipment				
Flow Meter	38178			
Reference Gauge	16028			
Flow L/min	Inst.	Suction	Dis	RPM
Drain	310			
0	450			
800	390			
1000	370			
1200	350			
TEST				

Valve set/s : 1

SUPPLY Electric Pump/Tank				
Electrical driven centrifugal pump set from a 72.8m ³ water storage tank.				
Time Taken : 11:39am				
Testing Equipment				
Flow Meter	38189			
Reference Gauge	16028			
Flow L/min	Inst.	Suction	Dis	RPM
Drain				
0	740	20	720	
800	590	20	600	
1000	500	20	480	
1200	410	20	390	
TEST				



INFORMATION SHEET

VALVE SET	1	
PFA	410823	
AREA	9100	
HAZARD	ELH, OH3	
EGH DENSITY	-	
QUAD DATE	November 2022	
NOMINAL SIZE (mm)	100	
ALARM VALVE MODEL	Clearway?	
# SSV	-	
# FLOW SWITCHES	-	
INST (kPa)	1330	
DEFECT (kPa)	1030 kPa	
FIRE (kPa)	88 kPa	
FIRE (RIP) (sec)	-	
SUPPLY	A	B
STATIC (kPa)	410	450
50mm Test (kPa)	310	-
PUMP START (kPa)	800	-
BACK PRESSURE VALVE(P/F))	-	-
BFPU TYPE (BPV/DC/RPZ/DIS)	-	-
BFPU SIZE (mm)	-	-

ELECTRIC PUMP AND MOTOR FUNCTIONAL DATA, Ref: 1	
Higgs	Motor make
-	Model
11	kW
Ajax	Pump make
2LB	Pump model
Standard	Impeller size (mm)
1040@246	Duty flow & pressure (l/m)
2940	Duty speed @ duty flow (rev/min)
-	Actual speed @ duty flow (rev/min)
20	Pump suction @ duty flow (kPa)
390	Pump delivery @ duty flow (kPa)
20	Pump suction - test return valve open (kPa)
350	Pump delivery-test return valve open (kPa)
Comments on this section:	

Additional Photos



Figure 1 - Alarm Valve



Figure 2 - QVH

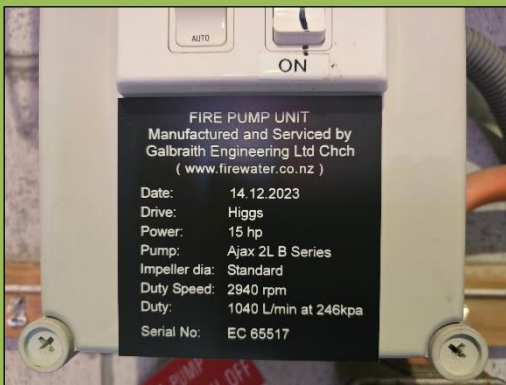


Figure 3 - Electric pump



Figure 4 - Valveroom



Figure 5 - Town main isolation



DISCLOSURE STATEMENT

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