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24/08/2023 14:25



August 24, 2023

Auckland Council
Attention: Building Control
Auckland Central
Email: RegsupportBWOFF@aucklandcouncil.govt.nz

Dear Sir/Madam

BID: 6463

Building: Ground floor - Bam Boo Asian Canteen / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices, 2 - 6 Wharf Street, Warkworth, Auckland
C/S No: WOF20041466 (WOF/3529)

Please see attached documents.

We have recently completed the Warrant of Fitness management for the above building and as requested by our client have signed the Building Warrant of Fitness as the owner agent.

The annual reports signed by the IQP maintainers are available with the Compliance Schedule in the report to our client. The full report is available to be audited by council from our web site www.bcggroup.co.nz.

BC Group has approval from the building owner to act as the owner agent for BWOFF management. This was given in our original quote to our client. Any charges by council to the building owner are to be invoiced to the owner directly.

If you have any queries regarding this report please do not hesitate to contact the BC Group office.

Yours faithfully

Ian Redshaw
Managing Director, BC Group

Auckland Council Requires

Auckland Council will accept S-RAD and B-RAD / Reduced BWOFF and RILS only accepted up until 02/10/2023. RILS with defects noted will NOT be accepted. Council does not suspend a CS. Building under construction/renovations. Submit Form 11 to reduce IMR & RIL with the Building Consent (for systems where a RIL or 12a cannot be issued) with the BWOFF. Council do not want a report NO BWOFF, (only send to the client.) 3/8/20AW Council do not want a copy of the SSSR in a Reduced BWOFF Only BCG RIL as confirmed by Lupe 4/8/20AW Council WILL accept reduced BWOFF, BSSR, SSSR re covid see Lupe to IR 13/5/20 uploaded. 13/5/20ip Council WILL accept a decommissioned system. 2 options from Desmond Lee 20/4/2020 Vacant buildings and systems must be tested and maintained as per CS unless CS frequency testing is changed. Flooding..see councils requirement in email in General notes copied to all staff by IR 17/3/23ip

FORM 12

BUILDING WARRANT OF FITNESS

Section 108, Building Act 2004

Compliance schedule number: WOF20041466 (WOF/3529)

Compliance schedule anniversary date: 23rd August

WOF expiry: 23rd August 2024

BUILDING DETAILS

Building name: Ground floor - Bam Boo Asian Canteen / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices

Street address of building: 2 - 6 Wharf Street, Warkworth, Auckland

Legal description of land where building is located: Lot 5 DP 27277 (0.0243HA)

Location of building within site:

Current, lawfully established use: Commercial

Year first constructed: 1989

Highest fire hazard category for building use: 2

OWNER DETAILS

Name: Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer as Trustees of DG & KM Munro Family Trust

Mailing address: P.O.Box 142, Matakana, Warkworth 948

Contact name: Dean Munro

AGENT DETAILS

Name of agent: Building Compliance Group Ltd (BC Group)

Mailing address: PO Box 14 675, Panmure, Auckland

Contact person: Cathy Hodge

Email: cathyh@bcgroup.co.nz

Relationship to owner: Owner-authorised Agent

SPECIFIED SYSTEMS

Automatic or Manual Emergency Warning Systems

Final Exit (means of escape to final exit)

Emergency Lighting System

Fire Separations (means of escape to final exits)

Signs relating to a system or feature specified in any of claus...

Signs for Communicating Information for Evacuation (means of es...

WARRANT

The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.

The current Compliance Schedule along with 2 years of compliance records can be viewed via the web link shown at the bottom of this form. The logbook recording contractors visits is kept at the building address stated above. These records are available for any person or organisation who has the right to inspect the building under the Building Act.

Signature of agent on behalf of and with the authority of the owner:

Ian Redshaw (Owner's Agent)

Name & Position

Signature

24/08/2023

Date



Form 12a Certificate of Compliance



Inspection, Maintenance and Reporting Procedures

Form 12a Section 108 (3) (c), Building Act 2004
Compliance Schedule Anniversary Date : 23rd August

Building

Street Address **2 - 6 Wharf Street, Warkworth, Auckland**

Known As **Ground floor - Bam Boo Asian Canteen / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices**

Legal Description **Lot 5 DP 27277 (0.0243HA)**

Building Name **Ground floor - Bam Boo Asian Canteen / Hush Hair Salon / Mr Grind Coffee Shop / Upper floor - Offices**

Location Within Site

Level/Unit Number

Owner

Name **Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer as Trustees of DG & KM Munro**

Mailing Address **P.O.Box 142**

Matakana

Warkworth 948

Specified Systems

The inspection, maintenance and reporting procedures of Compliance Schedule WOF20041466 (WOF/3529) have been fully complied with during the 12 months prior to the date stated below in relation to the following specified systems:

Description of Specified System

Compliance Schedule Number WOF20041466 (WOF/3529)

Signs relating to a system or feature specified in any of clauses 1 to 13

Final Exit (means of escape to final exit)

Fire Separations (means of escape to final exits)

Signs for Communicating Information for Evacuation (means of escape to final exit)

Reports

The records of inspections and annual reports supporting these certificates are available from building owners IQP warrant of fitness agent BC Group, 47H Mount Wellington Highway, Mount Wellington, Auckland, PO Box 14 675, Panmure, Auckland, Phone (09) 577 1061, Email enquiries@bcgroup.co.nz

The signature below indicates certification and annual reports for all above systems supplied by IQP contractors have been sighted and are available at the location of the owners IQP agent.

Name **Ian Redshaw**

Signed

Position **BC Group. Approved IQP.**

IQP Reg. No.

110863

Date **24/08/2023**

Council

Auckland Council

Fire Protection Services Ltd 2011
Address: P.O.Box 302 112, North Harbour 0751
Phone: 09 476 8017
Mobile: 212425850
E-mail: albert@fireprotectionservices.nz



**FIRE PROTECTION
SERVICES LTD**

**12A - CERTIFICATE OF COMPLIANCE WITH INSPECTION, MAINTENANCE AND
REPORTING PREOCEDURES Section 108 (3) (c) Building Act 2004**

Compliance Schedule Number: WOF20041466 Warrant expiry date: 23 August 2024

Building address: 2-6 Wharf Street, Warkworth 0910
Legal description: Lot 5 DP 27277 (0.0243HA)
Building name: **Ground Floor - Wharf Street Bistro / Hush Hair Salon / Mr Grind Coffee Shop**
Location site / block
Level / unit number
Owner name: Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer
Contact person:
Mailing address: PO Box 142, Matakana, Warkworth
Street address:
Registered office:

The inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with during the 12 months prior to the date stated below in relation to the following specified system/s:

Specified System or feature:

SS 2.1 Emergency Warning System
SS 4 Emergency Lighting System

Company Name: Fire Protection Services Ltd

I.Q.P. Name: Albert Amels

I.Q.P. Signature:

I.Q.P. Reg. No. 110234

Date:

23/07/2023

Form 11

Application for Amendment to Compliance Schedule Number WOF20041466 (WOF/3529)

Section 106, Building Act 2004

BUILDING DETAILS

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OWNER DETAILS

Name: Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer as Trustees of DG & KM Munro Family Trust

Mailing address: P.O.Box 142, Matakana, Warkworth 948

Contact name: Dean Munro

Contact email: kimmunro362@gmail.com

Contact phone:

AGENT DETAILS

Name of agent: Building Compliance Group Ltd (BC Group)

Mailing address: PO Box 14 675, Panmure, Auckland

Contact person: Ian Redshaw

Email: enquiries@bcgroup.co.nz

Relationship to owner: Owner authorised agent

Phone: (09) 577 1061

Application

I request that the compliance schedule for the above building be amended as follows:

Add SS9 - Extraction hood in Resturant

Reason: In an email from Kit Dean from Auckland Council (to BC Group) dated 15 August 2022, he states "I note that on this site there is a Restaurant and Hair Salon. The Restaurant will have a commercial range hood and the Hair Salon should have a backflow device that needs to be listed on the CS and a 12a for these to be issued".

Upon discussions with the client it appears that there is no backflow prevention device at the hair salon, but there is an extraction hood in the kitchen that is being serviced. The client has confirmed as follows:

"As discussed, could you please apply for an exemption for both the hairdresser & the restaurant. The earliest lease document I can find dates to November 1995 for the hairdresser, but we know she was operating there before 1991 as I was one of her customers prior to getting married in 1991. I have been talking to the original tenant who set up the salon in October 1989. She will be signing an affidavit to confirm this date on Monday."

And that:

"The restaurant has been operating from the building on a similar timeframe. It started trading in 1990".

BC Group believe the restaurant extraction hood was in place prior to 1991 and is therefore exempt from requiring building consent to be able to be added to the Compliance Schedule.

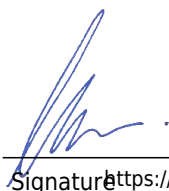
The details are as follows: Make: Burns and Ferrall, Kitchen Extract 4m by 2m, Located in Kitchen. The performance standard: NZS 4303:1990

Please send amended Compliance Schedule to above agent who will update BWOFF records and forward to the owner.

Council to contact the building owner if they have any questions or extra requirements for the amended compliance schedule application.

Ian Redshaw (Owner's Agent)

BC GROUP


Signature <https://www.bcgroup.co.nz>

24/08/2023

Date

BID: 6463