

31 January 2022

Richard Coles
5 Smales Road
East Tamaki
Auckland 2013

Dear Richard Coles

Code Compliance Certificate

Reference number	BCA0419/18
Property address	2 Hoffs Place, Kenepuru, Porirua City 5022
Legal description	Lot 10 DP 390337
Project description	Commercial/Industrial

Please find enclosed your code compliance certificate for building consent BCA0419/18 at 2 Hoffs Place, Kenepuru, Porirua City 5022.

This certificate is an important document and may be required for insurance purposes or by interested parties when you sell the property. Please file it in a safe place.

If you have any general questions please email ccc@porirua.govt.nz or call us on (04) 237 5089.

Ngā mihi

A handwritten signature in blue ink, appearing to read "K Campbell".

Kris Campbell
Business Support Officer
Kaiārahi Tautoko Pakihi (Whakaū Hanga Whare)
On behalf of Porirua City Council

Code Compliance Certificate

Section 95, Building Act 2004 Form 7

The Owner

Name of owner: Brenton Laurence Coutts & RWP Trustee Services Limited
Mailing address: Attn: Brenton Coutts, Clay Point Trust, PO Box 58031, Botany, Auckland 2163
Phone number: 021959796
Email address: brent@henrybrooks.co.nz

The Building

Street address of building: 2 Hoffs Place, Kenepuru, Porirua City 5022
Legal description of land where building is located: Lot 10 DP 390337
Valuation number:
Building name:
Location of building within site/block number:
Current, lawfully established, use: Industrial
Year first constructed: 2022

Building Work

Building Consent Number: BCA0419/18
Issued by: PORIRUA CITY COUNCIL

Code Compliance

The building consent authority named below is satisfied, on reasonable grounds, that:

- the building work complies with the building consent.
- And the specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachment

Compliance schedule



Kris Campbell
Business Support Officer
Kaiārahi Tautoko Pakihi (Whakaū Hanga Whare)

On behalf of Porirua City Council
31 January 2022

COMPLIANCE SCHEDULE

Section 103, Building Act 2004



THE BUILDING

Street address:	2 Hoffs Place KENEPURU PORIRUA CITY 5022	Building name:	UNIT A, UNIT B & UNIT C 2 HOFFS PLACE
Level/unit number:	3 x UNITS Ground level + Mezzanine floor	Location within site or block number:	Entire site – refer to page 10
Year first constructed:	2022	Intended life of the building:	Indefinite but not less than 50 years
Current lawfully established use:	INDUSTRIAL (Offices / Warehouse) Fire Hazard Class: 2 Activity Groups: WL Risk Groups: WB Occupancy: 33 (11 people per Unit) Storage height: < 3.0 metres		
Legal description of land:	LOT 10 DP 390337		

BUILDING USE/ RISK GROUP

Under Schedule 2 of the Building (Specified Systems, Change of Use, and Earthquake-prone Buildings) Regulations 2005 the building is designed as a WL Building Use.

The Fire Hazard Category has been determined as: FHC 2.

The applicable Risk Groups are as follows (C/AS2-7, Table 1.1):

- C/AS5 Business / low level storage- Risk Group WB industrial buildings with storage <3.0 m.

In accordance with NZBC Clause A3, this building is classified as Importance Level 2:

- Buildings posing normal risk to human life or the environment, or a normal economic cost, should the building fail.

2.2 Fire safety systems

Table 2.1 Fire safety systems

Activity	WL – Unit A	WL – Unit B	WL – Unit C
Storage height	<3m	<3m	<3m
Apex height	6.05m	5.96m	5.85
Occupant load	11	11	11
Alarm type	Type 4 ¹	Type 4 ¹	Type 4 ¹
Other precautions	See note ²	See note ²	See note ²

Notes:

1. Fire alarm system

Due to the distances of travel install a **Type 4** automatic fire alarm system in **each building** to NZS 4512:2010 and be certified as a compliant system by an accredited inspection body (NZS 4512:2010: 107.1(e)).

- Each building is to have its own fire alarm system with separate fire alarm panels.
- The fire alarm indicator panel shall be in a position close to the FENZ attendance point (C/AS5: 6.2.1). The location of the panel is to be by agreement with FENZ.
- Install encapsulated heat detectors in locations where nuisance alarms may occur due to moisture and / or condensation.
- A direct connection to FENZ is not required as there is < 200 people and there is a phone available at all times for “111” calls.
- This will also satisfy the requirements of the Fire Safety and Evacuation of Buildings Regulations 2006 as an evacuation warning signal.

2. Fire hydrant system (Type 18)

A fire hydrant system is not required as the hose run distance from a parked appliance is < 75m.

THE OWNER

Name: RWP Trustee Services Limited & Brenton Laurence Coutts **Street address or registered office:**

Contact person:

Phone numbers:

Mailing address: RWP Trustee Services Limited & Brenton Laurence Coutts
Clay Point Trust
PO Box 58031
Botany
AUCKLAND 2163

Landline:

Mobile: 021 959796

Daytime:

Email: brent@henrybrooks.co.nz

After hours:

Website:

Fax number:

SUMMARY OF SPECIFIED SYSTEMS

SS2	- Automatic or manual emergency warning systems for fire or other danger
SS4	- Emergency lighting systems
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
SS2 - Automatic or manual emergency warning systems for fire or other danger		
3 x Automatic Fire alarms (manual call points with smoke detection + sounders) TYPE 4 Each building has its own fire alarm system with separate fire alarm panels. Not monitored by brigade	NZS 4512:2010 Fire detection and alarm systems in buildings In accordance with NZBC F7/AS1	NZS 4512 Part 6: Maintaining Systems in Compliance and good working order Testing: Monthly by IQP Survey: Annually by IQP Inspection and maintenance records shall be maintained and kept on the premises including: 1. Date of inspection 2. Type of inspection 3. Any repairs or maintenance found to be required 4. Actions taken to repair and maintain the system 5. The system inspection complies with the requirements of the Compliance Schedule. 6. Name of the person undertaking the inspection 7. Two annual written reports Records shall be maintained for a minimum of two years A Form 12A provided by an IQP annually.

SS4 - Emergency lighting systems

Emergency Lighting	AS/NZS 2293.1:2005 (Emergency escape lighting and exit signs) Part 1: System design, installation, operation In accordance with NZBC F6/AS1	AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance Inspection: 6 x monthly by a suitably qualified person such as an Independent Qualified Person (IQP). Surveys: Annually by IQP Maintenance: By Owner. Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated performance and inspection standard or document to ensure the system will operate as required. Batteries to be replaced every 2 years minimum Inspection and maintenance records shall be maintained and kept on the premises including: 1. Date of inspection 2. Type of inspection 3. Any repairs or maintenance found to be required 4. Actions taken to repair and maintain the system 5. The system inspection complies with the requirements of the Compliance Schedule. 6. Name of the person undertaking the inspection 7. Two annual written reports Records shall be maintained for a minimum of two years A Form 12A provided by an IQP annually.
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SS14/2 – Signs*(relating to one or more of the specified systems 1–13)*

Signs for systems SS2 SS4	Signage shall be in accordance with NZBC F8/AS1	Inspection: Monthly by Owner Annually by IQP. Inspection and maintenance procedures to ensure all signs are of the correct type, present in the right locations, legible, clearly visible and unobstructed. Signs shall be refurbished before they become illegible and shall be replaced immediately should they be missing. Maintenance: By Owner or IQP when required. Inspection and maintenance records shall be maintained and kept on the premises including: 1. Date of inspection 2. Type of inspection 3. Any repairs or maintenance found to be required 4. Actions taken to repair and maintain the system 5. The system inspection complies with the requirements of the Compliance Schedule. 6. Name of the person undertaking the inspection 7. Two annual written reports Records shall be maintained for a minimum of two years A Form 12A provided by an IQP annually.
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SS15/2 - Final exits

Final exit doors Two means of escape are provided from Unit A via: The single leaf door on the Southern side of the building. The sliding door on the Northern side of the building. A single designated means of escape is provided in Unit B via: The single leaf door on the Eastern side of the building A single designated means of escape is provided in Unit C via: The single leaf door on the Western side of the building.	NZBC C4 Movement to a place of safety In accordance with NZBC D1/AS1	Inspection: Monthly by Owner or agent Annually by IQP Door Action: As there are fewer than 50 occupants in each of the buildings, doors may swing against the direction of escape. Door Closers and Latching: Door on escape routes shall comply with the following: • Doors required to be secured may be fitted with simple fastenings that can be readily operated from the direction approached by people making an escape. • Latches shall be releasable with one hand. • Doors shall be able to be set in motion with two hands, and openable to the minimum required width with one hand. • The following additional requirements apply to doors on accessible routes: Handles shall satisfy the requirements of NZBC D1/AS1 for use by people with disabilities. Doors shall be openable with one hand. Handles, locks and latches shall have a lever action operation. The ends of handles shall be returned towards the door. Knobs with a twist or turn action are not acceptable. Pull handles or push plates are acceptable only where doors are not latched. Final exits should be inspected to ensure they can be opened and that they are not: • locked • barred • blocked And that door locking devices: • are clearly visible • are easily operated without a key or other security device and do not prevent or override the direct operation of panic bolts fitted to the door. Records shall be maintained for a minimum of two years A Form 12A provided by an IQP annually.
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SS15/4 - Signs for communicating information intended to facilitate evacuation

(part of a means of escape from fire which contains one or more of the specified systems 1–6, 9 and 13)

Signs for communicating information intended to facilitate evacuation.	Signage shall be in accordance with NZBC F8/AS1	Inspection: Monthly by Owner Annually by IQP. Maintenance: By Owner or IQP when required. Inspection and maintenance procedures to ensure all signs are of the correct type, present in the right locations, legible, clearly visible and unobstructed. Signs shall be refurbished before they become illegible and shall be replaced immediately should they be missing. Inspection and maintenance records shall be maintained and kept on the premises including: 1. Date of inspection 2. Type of inspection 3. Any repairs or maintenance found to be required 4. Actions taken to repair and maintain the system 5. The system inspection complies with the requirements of the Compliance Schedule. 6. Name of the person undertaking the inspection 7. Two annual written reports Records shall be maintained for a minimum of two years A Form 12A provided by an IQP annually.
Illuminated EXIT signage	AS2293.3:2005 (Emergency escape luminaires and exit signs)	AS/NZS 2293.2:1995 - Emergency evacuation lighting for buildings - Inspection and maintenance Inspection: 6 x monthly by a suitably qualified person or IQP in accordance with the NZ Standard. Surveys: Annually by IQP Maintenance: By Owner. NOTE: Where illumination of signage is necessary, the procedures of SS4 should be used to verify that illumination occurs for the required duration. Where available, signage should be inspected in accordance with the published Standard or the performance specification of the associated specified system. Exit signs are to be self-illuminated. Illumination and power supplies are to comply with F8/AS1 clause 4.5. Planned preventative maintenance and responsive maintenance will be carried out in accordance with the nominated performance and inspection standard or document to ensure the system will operate as required. Batteries are to be replaced every 2 years minimum. All tests and maintenance to be recorded in log books.

Original CS issue date: 27 January 2022

BWoF annual renewal date: 27 January

Signature:



Adam Wheeler
Building Assurance Officer (BWoF)
On behalf of Porirua City Council

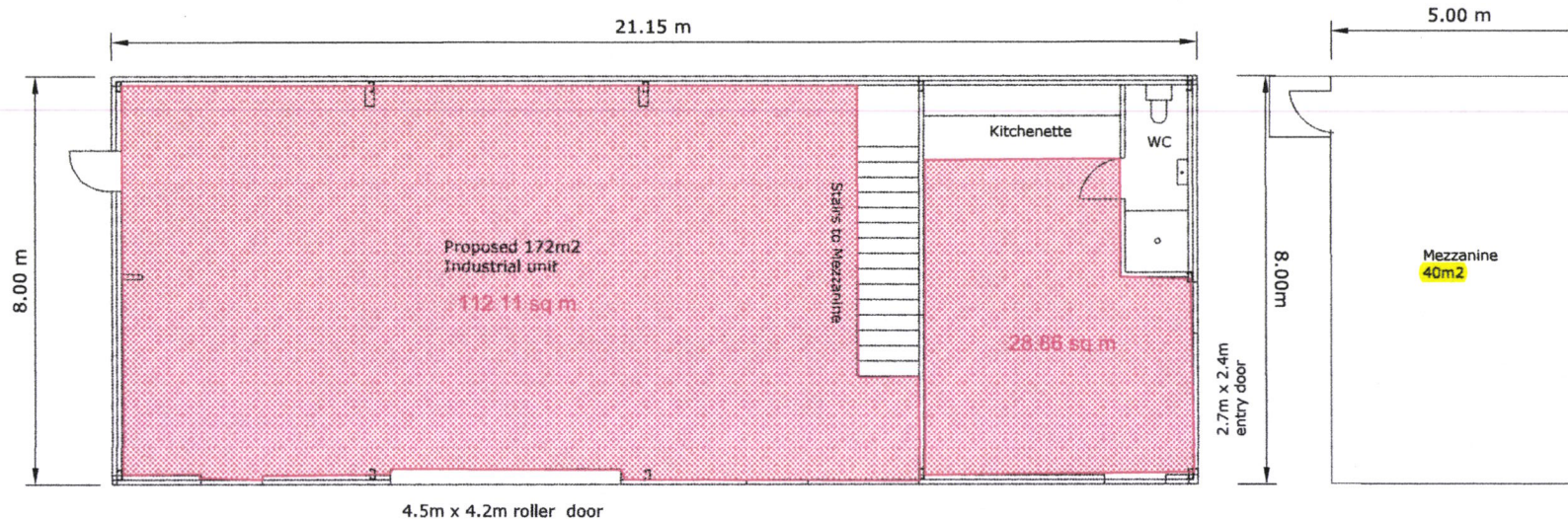
Draft CS dates:

Amendment dates:

- 27 January 2022 (CCC issued for BCA0419/18)

PLANS





FIREWALLS TO WALLS AND HEIGHTS AS PER FIRE REPORT

Gib Specification GBUW 120 (120/120/120)
ONE WAY FRR Timber or steel frame

Refer page 35 of attached Gib Fire rated system.

- 1) Stud spacings 600mm maximum
- 2) Frame height and dimensions to as determined by 3604 stud tables or specific design.
- 3) 2 layers of 19mm Gib Fyrelite to one side of the frame.
- 4) Use full sheets where possible.

Fasteners
Inner layer-41mm x 6g Gib Grabber High thread drywall screws
Outer layer-51mm x 7g screws as above

NOTE: All framing assessed as internal walls as all exterior walls are engineered as part of or steel shed structure

PCD **FIRE DESIGNS**
DESIGNING FIRE SAFETY INTO BUILDINGS

These drawings support the fire design and are to be read in conjunction with the fire report. They do not show all of the required fire safety systems & features and are not construction drawings.

Reference Number: 1800316 Date: 16/07/2018

Title: Occupant Load Plan

PLEASE PRINT IN COLOUR PLEASE PRINT IN COLOUR

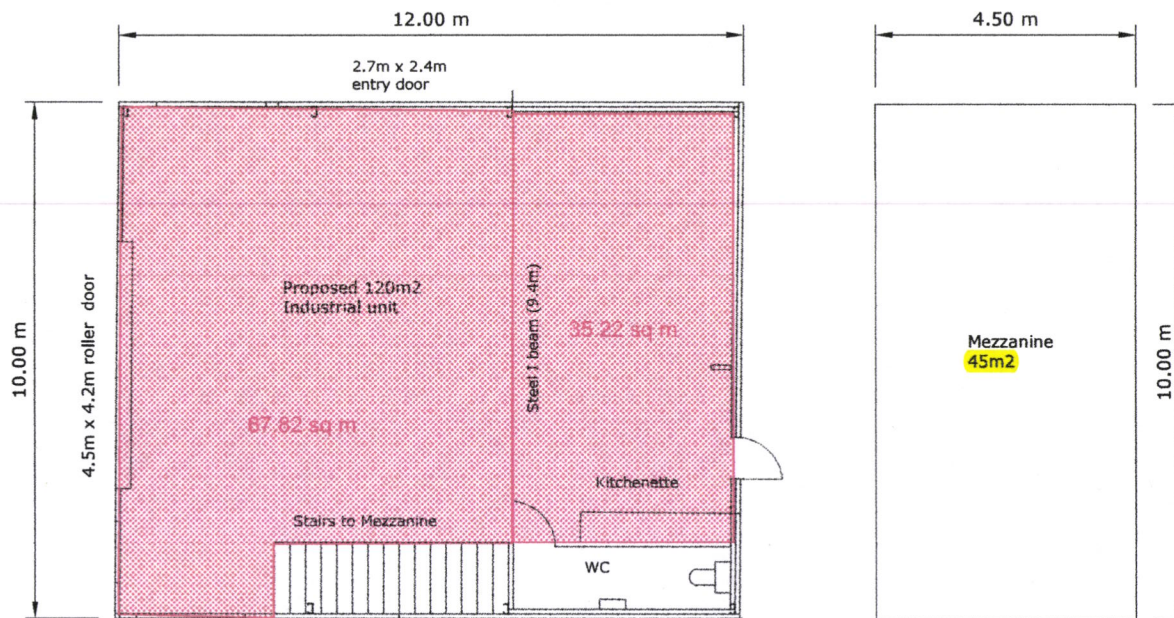
Floor plan unit A
SCALE: 1:100

2 Hoffs Place, PORIRUA
Client: Brent Coutts

Connect Construction and Property Ltd
ewen.thompson@sheds.co.nz

Wide Span Sheds
No Compromise Steel Building Solutions

A 1



FIREWALLS TO WALLS AND HEIGHTS AS PER FIRE REPORT

Gib Specification GBUW 120 (120/120/120)
ONE WAY FRR Timber or steel frame

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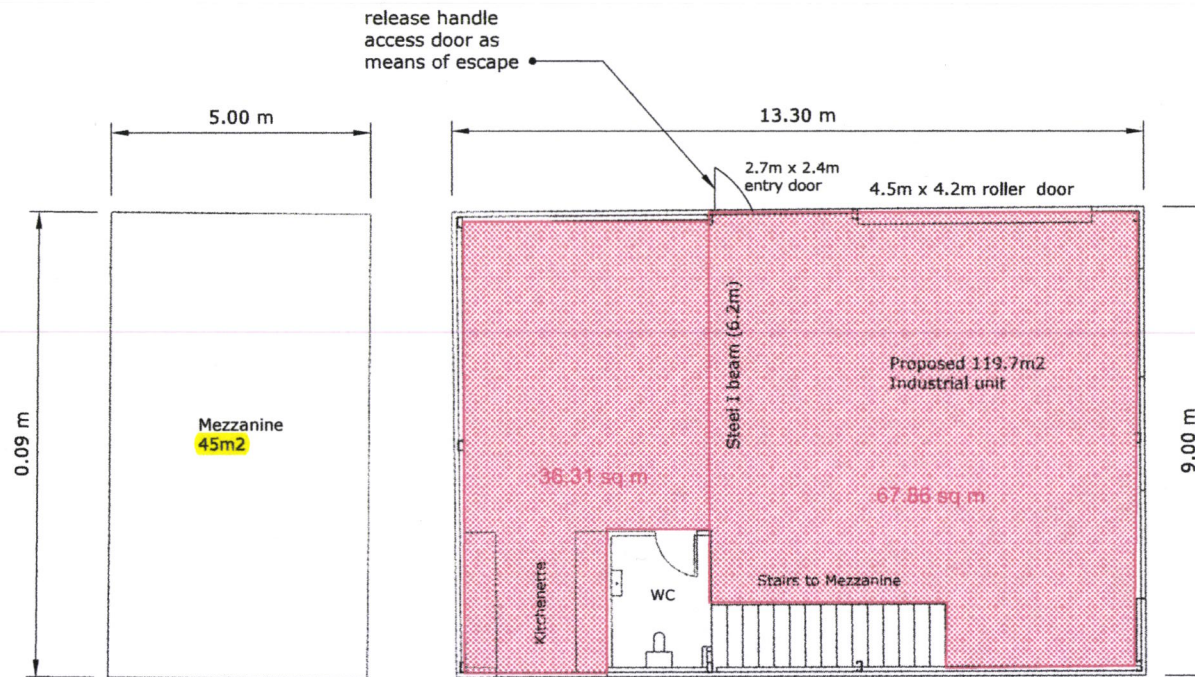
PLEASE PRINT IN COLOUR PLEASE PRINT IN COLOUR

Floor plan unit B
SCALE: 1:100

2 Hoffs Place, PORIRUA
Client: Brent Coutts

Connect Construction and Property Ltd
ewen.thompson@sheds.co.nz

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FIREWALLS TO WALLS AND HEIGHTS AS PER FIRE REPORT

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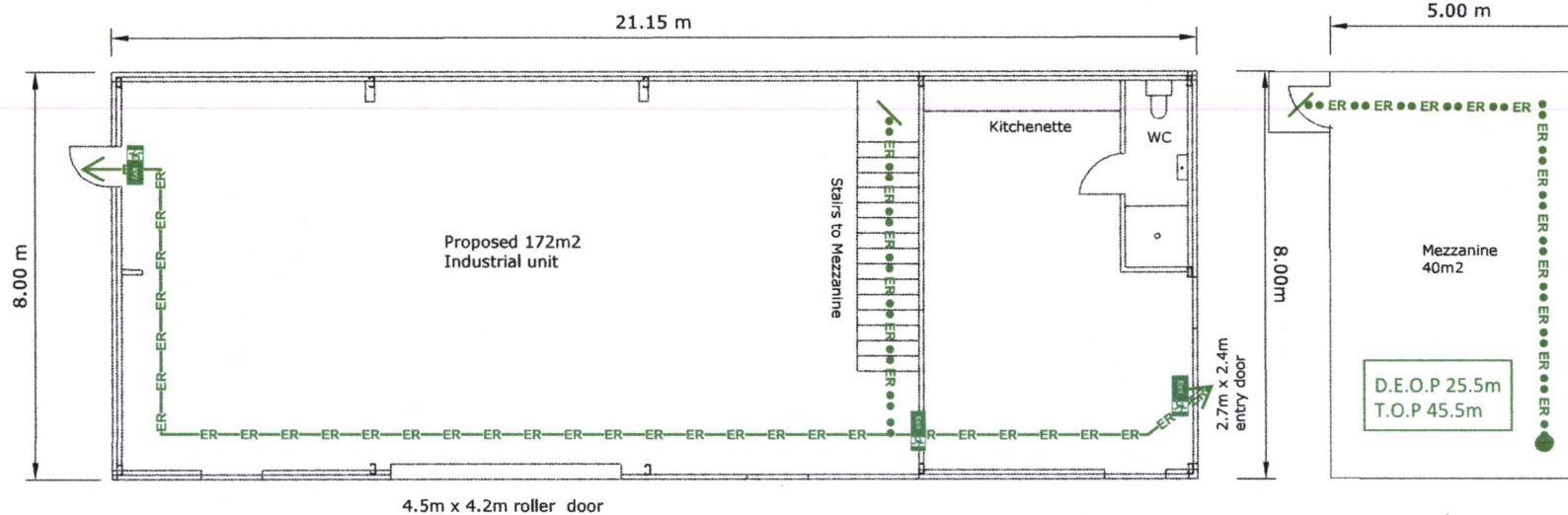
PLEASE PRINT IN COLOUR PLEASE PRINT IN COLOUR

Floor plan unit C
SCALE: 1:100

2 Hoffs Place, PORIRUA
Client: Brent Coutts

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ewen.thompson@sheds.co.nz

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FIREWALLS TO WALLS AND HEIGHTS AS PER FIRE REPORT

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Reference Number: 1800316

Date: 16/07/2018

Title: Means Of Escape Plan

PLEASE PRINT IN COLOUR PLEASE PRINT IN COLOUR

- ✓ Dead End Open Path
- illuminated EXIT sign
- ➔ Total Open Path

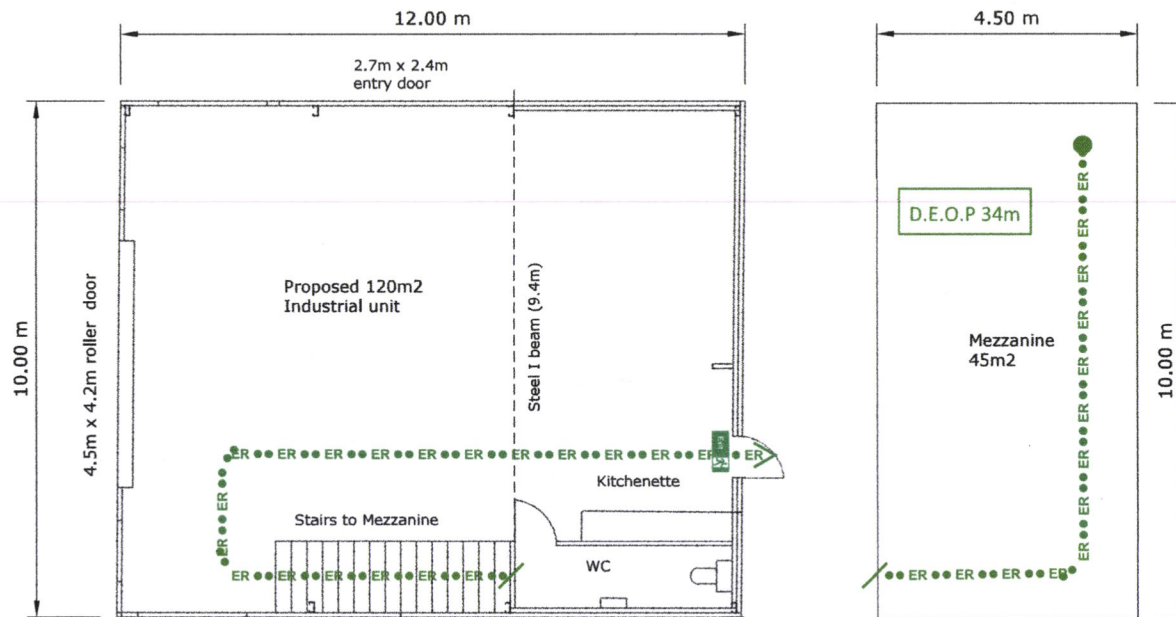
Floor plan unit A

SCALE: 1:100

2 Hoffs Place, PORIRUA
Client: Brent Coutts

Connect Construction and Property Ltd
ewen.thompson@sheds.co.nz





FIREWALLS TO WALLS AND HEIGHTS AS PER FIRE REPORT

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Reference Number: 1800316

Date: 16/07/2018

Title: Means Of Escape Plan

PLEASE PRINT IN COLOUR

PLEASE PRINT IN COLOUR

Dead End Open Path
illuminated EXIT sign

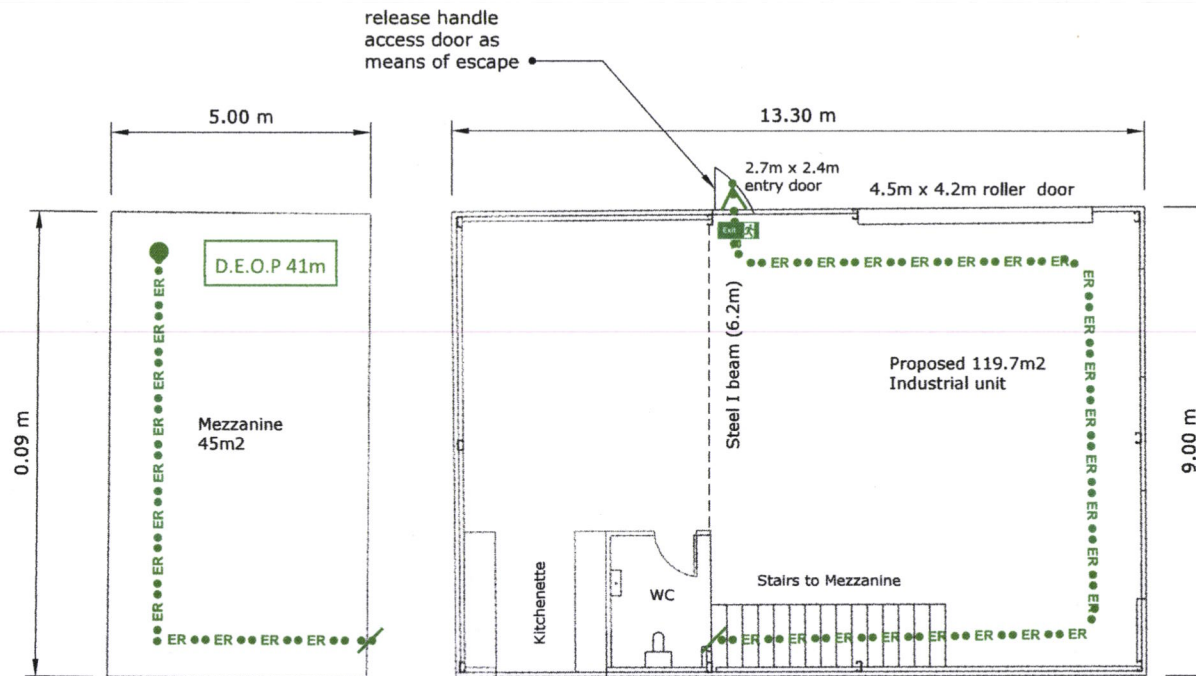
Floor plan unit B

SCALE: 1:100

2 Hoffs Place, PORIRUA
Client: Brent Coutts

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Date: 16/07/2018

Title: Means Of Escape Plan

PLEASE PRINT IN COLOUR

PLEASE PRINT IN COLOUR

Dead End Open Path
illuminated EXIT sign

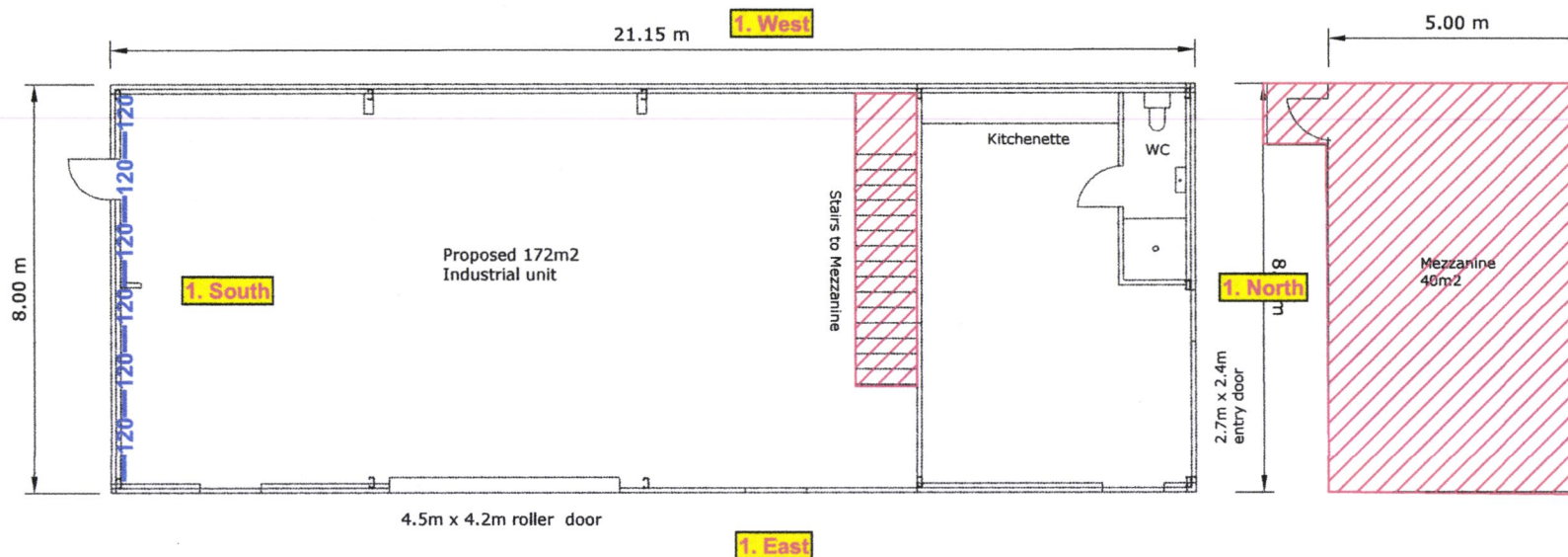
Floor plan unit C

SCALE: 1:100

2 Hoffs Place, PORIRUA
Client: Brent Courtts

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ewen.thompson@sheds.co.nz





FIREWALLS TO WALLS AND HEIGHTS AS PER FIRE REPORT

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Reference Number: 1800316

Date: 16/07/2018

Title: Fire Rating Plan

PLEASE PRINT IN COLOUR PLEASE PRINT IN COLOUR

- 30/30/30 FRR midfloor, understair and supporting elements
- 30/30/30 FRR midfloor, understair and supporting elements
- 120/120/120 FRR One Way Inside Wall

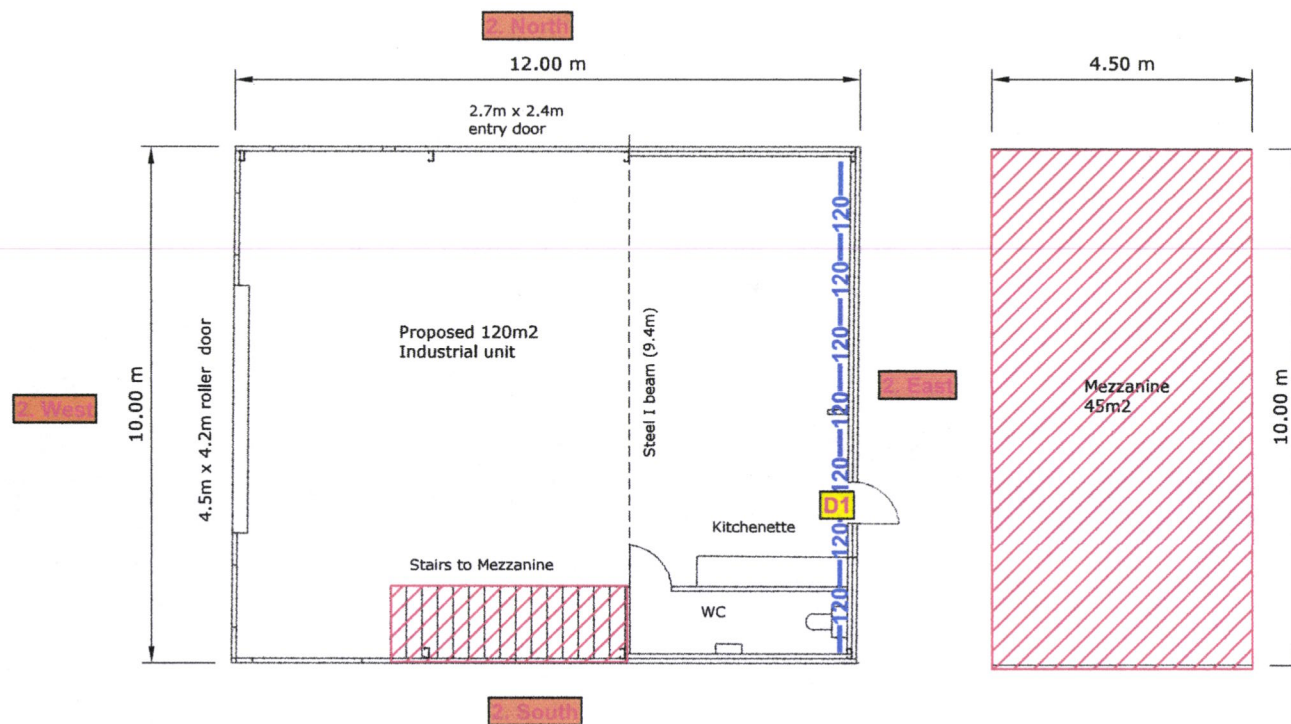
Floor plan unit A

SCALE: 1:100

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FIREWALLS TO WALLS AND HEIGHTS AS PER FIRE REPORT

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PCD FIRE DESIGNS
DESIGNING FIRE SAFETY INTO BUILDINGS

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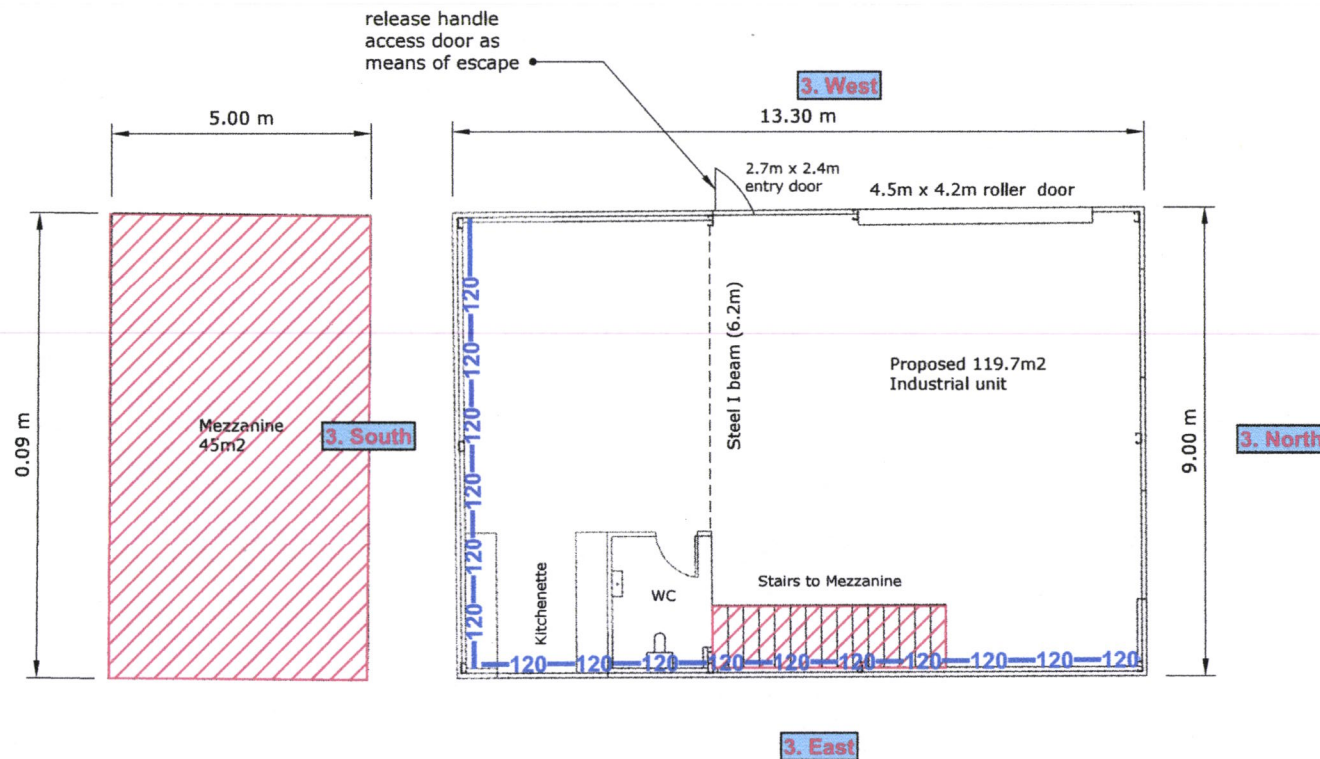
- /120/120 Fire Door
- 30/30/30 FRR midfloor, understair and supporting elements
- 120/120/120 FRR One Way Inside Wall

Floor plan unit B
SCALE: 1:100

2 Hoffs Place, PORIRUA
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Reference Number: 1800316

Date: 16/07/2018

Title: Fire Rating Plan

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- 30/30/30 FRR midfloor and supporting elements
- 120/120/120 FRR One Way Inside Wall

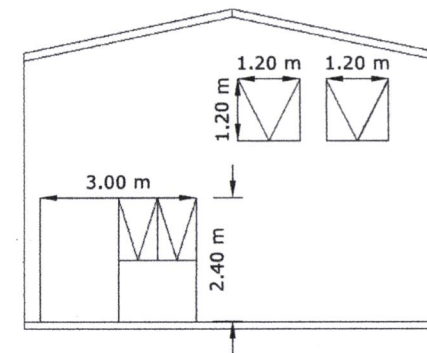
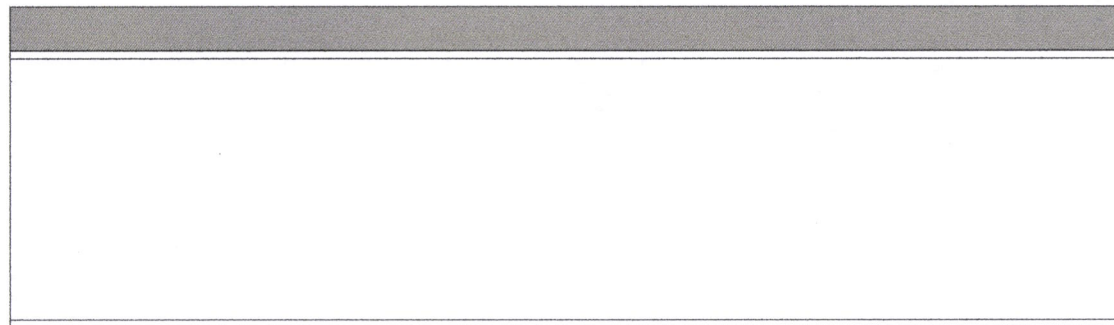
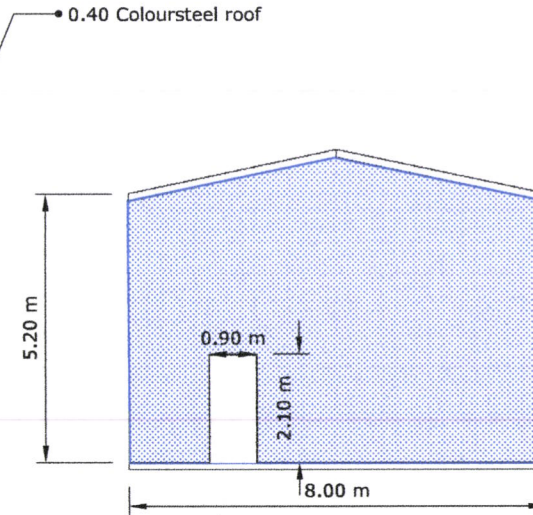
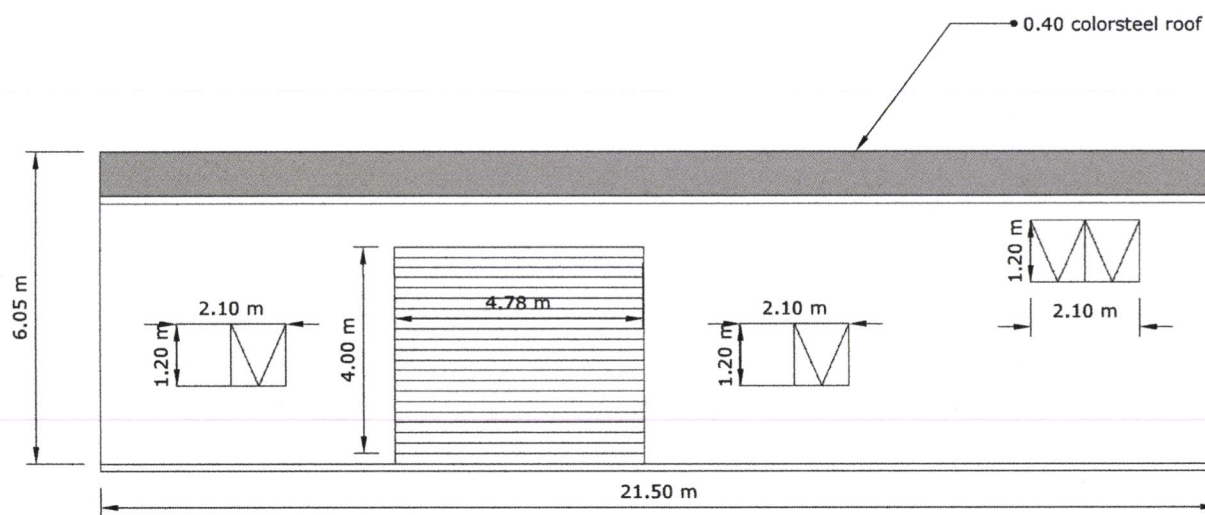
Floor plan unit C

SCALE: 1:100

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Client: Brent Courtts

Connect Construction and Property Ltd
ewen.thompson@sheds.co.nz





120/120/120 FRR One Way Inside Wall



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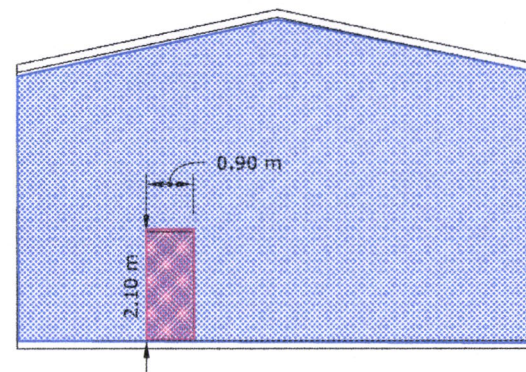
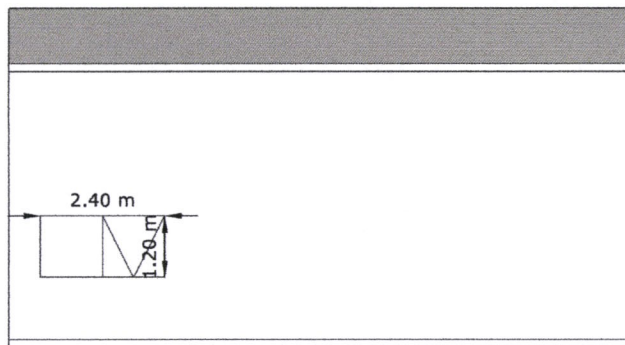
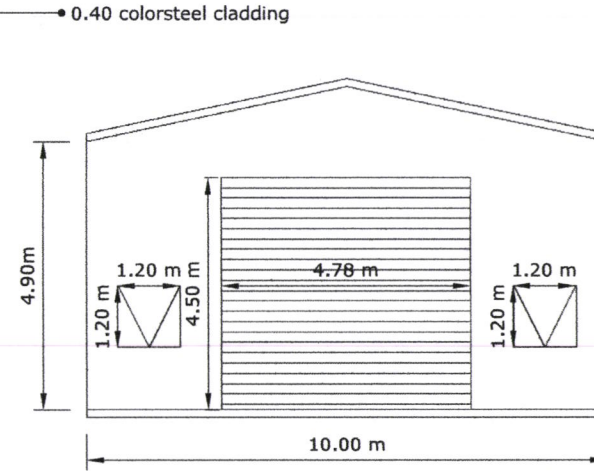
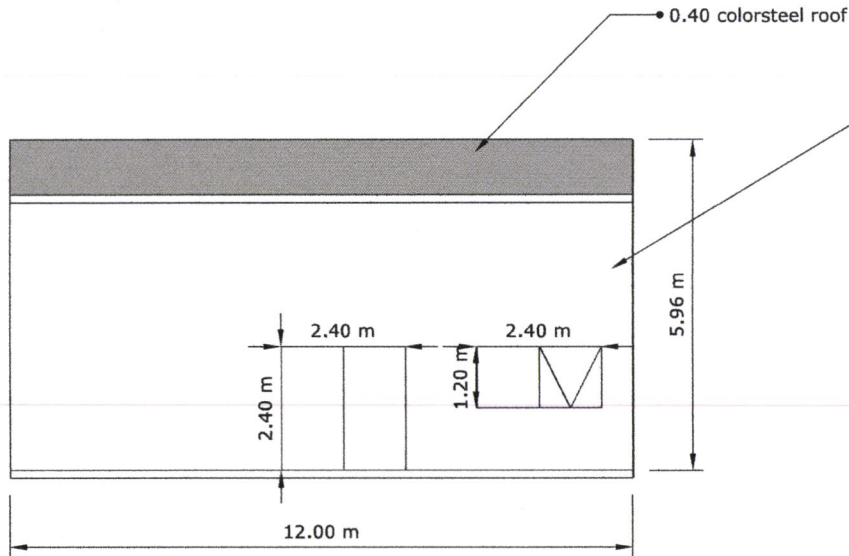
Elevations Unit A

SCALE: 1:100

Connect Construction and Property Ltd
ewen.thompson@sheds.co.nz



A 4



- -/120/120 Fire Door
- 120/120/120 FRR One Way Inside Wall



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Title: Fire Rating Plan

PLEASE PRINT IN COLOUR

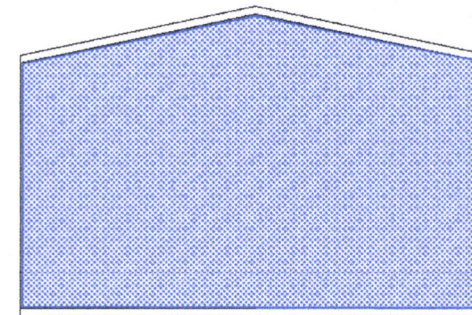
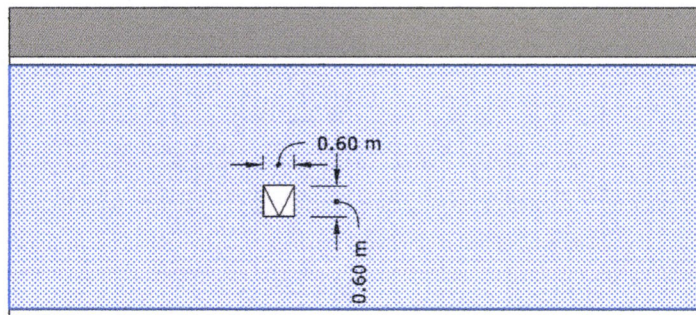
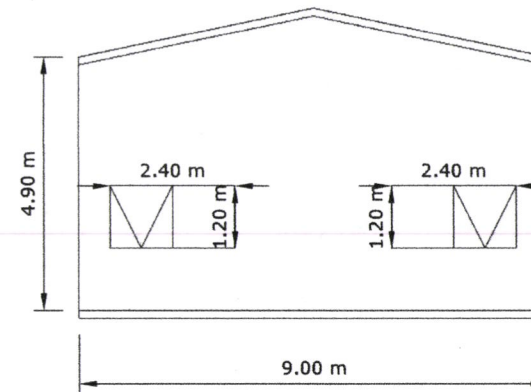
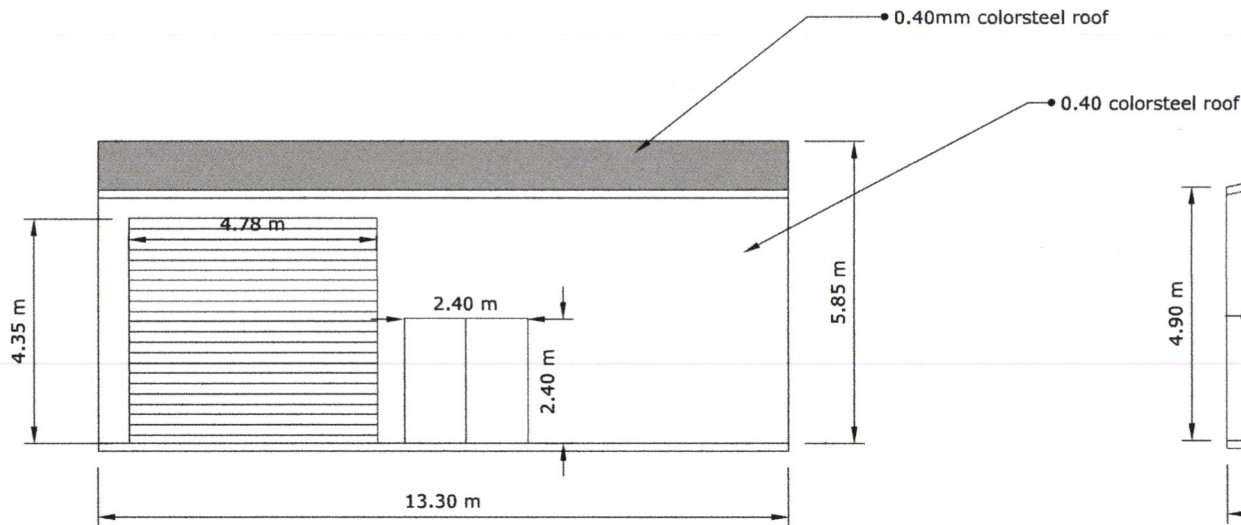
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Elevations Unit B

SCALE: 1:100

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120/120/120 FRR One Way Inside Wall



These drawings support the fire design and are to be read in conjunction with the fire report. They do not show all of the required fire safety systems & features and are not construction drawings.

Reference Number: 1800316

Date: 16/07/2018

Title: Fire Rating Plan

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Unit C Elevations

SCALE: 1:100

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