

Compliance Schedule

ISSUED IN ACCORDANCE WITH SECTION 100, BUILDING ACT 2004

Compliance Schedule Number: WOF/2020/5827

BWOF Renewal Date: 1 August

The building

Street address of building:

80 Byron Street, Sydenham, Christchurch

Building name:

Level/Unit number: Single

Location of building within site/block number:

Year building first constructed: Unknown

Currently, lawfully established, use (in detail):

Commercial: Factory, Office, Store Areas

Conditions of use: No Storage above 3.0m in warehouse/workshop - signage required

Occupant numbers: 16

Use(s) (as per Schedule 2, Building Regulations 2005):

Working Low Working Medium

Highest fire hazard category: FHC 3

Life of building stated in years:

(if less than 50 years)

Legal description:

Lot 1 DP 449853

The owner

Name: NBA Christchurch One Limited

Owner contact: Nicholas Ash

Mailing address:

13 Jacksons Road
Merivale
Christchurch 8014

Phone number:

Mobile: 027 443 7955

Email address:

Website:

The reporting procedures

1. Log books must be kept and maintained confirming the inspections, as applicable to each 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).
2. Where a specified system is listed on this compliance schedule, only one Form 12A is to be provided by an independently qualified person for that particular system, confirming all the required procedures have been undertaken.

Notes:

1. This compliance schedule forms the specifications for the features contained in or attached to the building known as the specified systems.
2. It is the building owners' responsibility to ensure the specified systems are maintained and reported on according to the inspection, maintenance and reporting procedures of this compliance schedule.
3. Inspection, maintenance and reporting procedures must be checked against the latest fire safety summary for the building.
4. Where information is not available, or listed on this compliance schedule, it is the building owners' responsibility to maintain and operate the building in compliance with the Building Act 2004 and associated compliance documents.
5. To request amendments to this compliance schedule provide an "Application for amendment to a compliance schedule" (Form 11) to Christchurch City Councils' Building Warrant of Fitness team.
6. It is the owner's responsibility to make this compliance schedule available to anyone who has the right to inspect buildings and provide a copy to all service agents.
7. Form 12A's for all systems or features are to be provided along with the annual Warrant of fitness (Form 12) for the building.

Specified systems

Specified System 4	Emergency lighting systems				
System description:	Emergency lighting system to AS 2293 Part 1 and 3				
Location(s):	At changes in levels, and escape routes where required by F6/AS1				
Make and model (if known):	Ektor – self-contained, non-maintained				
Performance standards:	AS 2293: Parts 1 and 3:2005 as amended by Appendix B, F6/AS1				
Inspection, maintenance and reporting procedures:	AS/NZS 2293 Part 2:1995.				
Frequency of inspections:				6-Monthly	Annually
Maintained and inspected by:				Independent Qualified Person	Independent Qualified Person

Specified System 7	Automatic backflow preventers connected to a potable water supply				
System description:	Automatic backflow preventer to AS/NZS 2845.1 connected to potable water supply				
Location(s):	Service Office – 78 Byron Street				
Make and model (if known):	Apollo, DCAULF4A, 20mm				
Serial number:	985136				
Performance standards:	AS/NZS 2845.1:2010				
Inspection, maintenance and reporting procedures:	Field testing and maintenance of testable devices as specified by AS 2845.3:2010 and NZ backflow testing standard 2011				
Frequency of inspections:					Annually
Maintained and inspected by:					Independent Qualified Person

Specified System 15/2	Final exits (as defined by clause A2 of the Building Code)				
System description:	Final exit doors				
Location(s):	All final exit points on escape routes giving direct access to a safe path				
Make and model (if known):	Unknown				
Performance standards:	Paragraph 3.15 of the acceptable solutions C/AS2 (2019)				
Inspection, maintenance and reporting procedures:	Inspections and maintenance procedures in accordance with the details on pages 49 - 50 in the Ministry of Business, Innovation and Employment Compliance Schedule Handbook, Amendment 3				
Frequency of inspections:		Monthly			Annually
Maintained and inspected by:		Owner			Independent Qualified Person

Specified System 15/4	Signs for communicating information intended to facilitate evacuation				
System description:	Signs at all final exit points and throughout escape routes				
Location(s):	Exit signage - throughout the escape routes and at the final exits Storage limitation signage (3m max.) - as detailed in the Fire Engineering Report by Cosgroves, dated 7/11/16, Ref: 16175 RevB				
Make and model (if known):	Illuminated Exit Signs - Unknown				
Performance standards:	Building code performances F8.3.1, F8.3.2 and F8.3.3				
Inspection, maintenance and reporting procedures:	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. Defects in illuminated signs shall be replaced immediately they are apparent.				
Frequency of inspections:		Monthly			Annually
Maintained and inspected by:		Owner			Independent Qualified Person

The history

Original date of issue: 02 August 2021
Issued by Building Consent – BCN/2017/2013
Addition to Factory – New Offices, Meeting and Store Room

Amendment date: 26 October 2021
Amendment by: Territorial Authority – Change of Owner

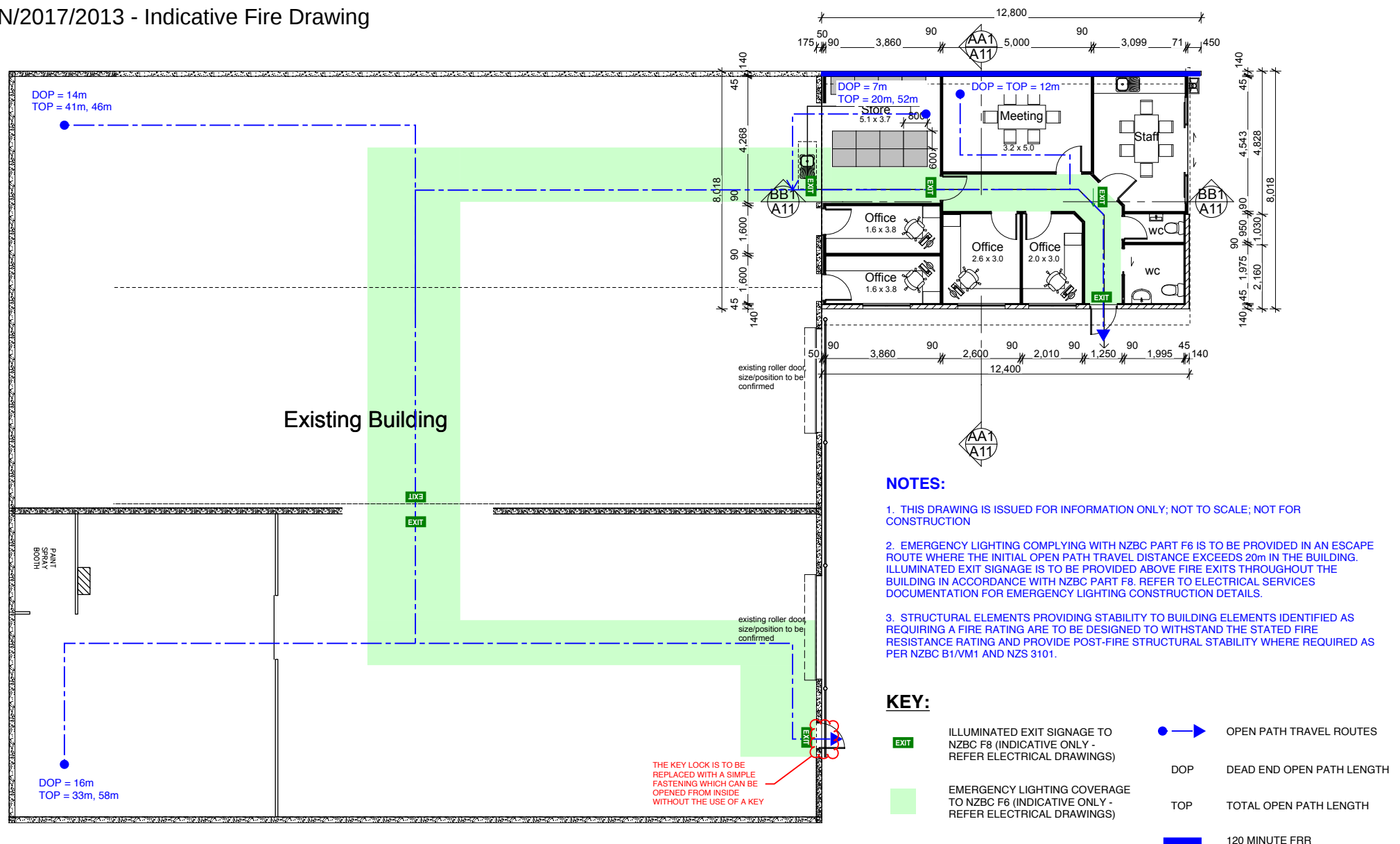
Amendment date: 08 November 2021
Amendment by: Territorial Authority – Update postal address

Attachments include: BCN/2017/2013 - Indicative Fire Drawing
BCN/2017/2013 - Emergency Lighting Layout

Signed for and on behalf of Christchurch City Council:

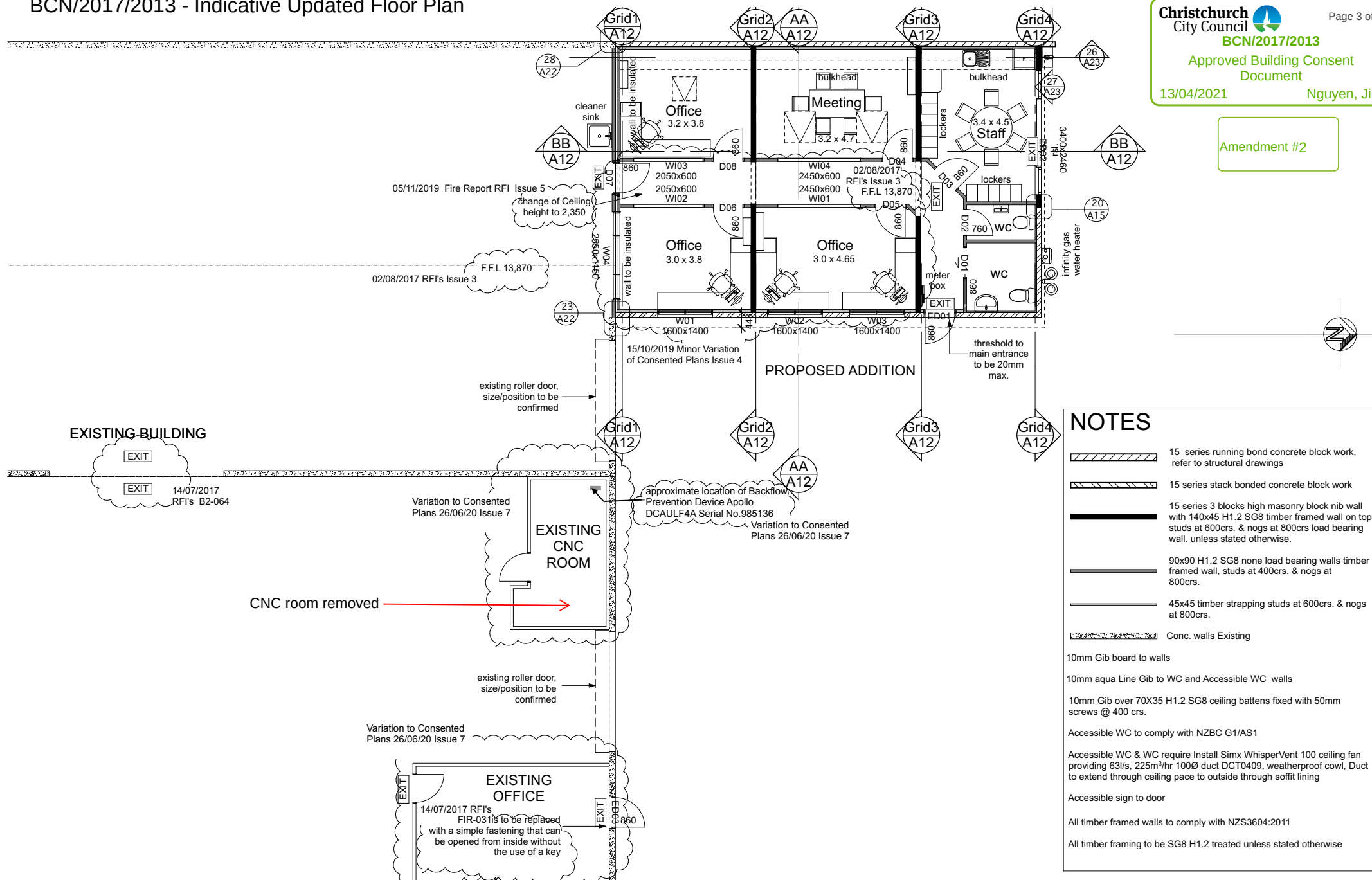


Name: Lisa Kupenga
Position: Building Officer - Warrant of Fitness
Date: 08 November 2021



CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS </	
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Amendment #2



NOTES

- 15 series running bond concrete block work, refer to structural drawings
- 15 series stack bonded concrete block work
- 15 series 3 blocks high masonry block nib wall with 140x45 H1.2 SG8 timber framed wall on top, studs at 600crs. & nogs at 800crs load bearing wall, unless stated otherwise.
- 90x90 H1.2 SG8 none load bearing walls timber framed wall, studs at 400crs. & nogs at 800crs.
- 45x45 timber strapping studs at 600crs. & nogs at 800crs.
- Conc. walls Existing
- 10mm Gib board to walls
- 10mm aqua Line Gib to WC and Accessible WC walls
- 10mm Gib over 70X35 H1.2 SG8 ceiling battens fixed with 50mm screws @ 400 crs.
- Accessible WC to comply with NZBC G1/AS1
- Accessible WC & WC require Install Simx WhisperVent 100 ceiling fan providing 63l/s, 225m³/hr 100Ø duct DCT0409, weatherproof cowl, Duct to extend through ceiling pace to outside through soffit lining
- Accessible sign to door
- All timber framed walls to comply with NZS3604:2011
- All timber framing to be SG8 H1.2 treated unless stated otherwise



Architectural Design Group
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Proposed Additions
 80 Byron Street
 Christchurch
 For Clip & Climb

Variation to Consented Plans 26/06/20 Issue 7
 11/11/2019 CHCH C.C RFI Issue 6
 05/11/2019 Fire Report RFI Issue 5
 15/10/2019 Minor Variation Consented Plans Issue 4
 02/08/2017 RFI's Issue 3

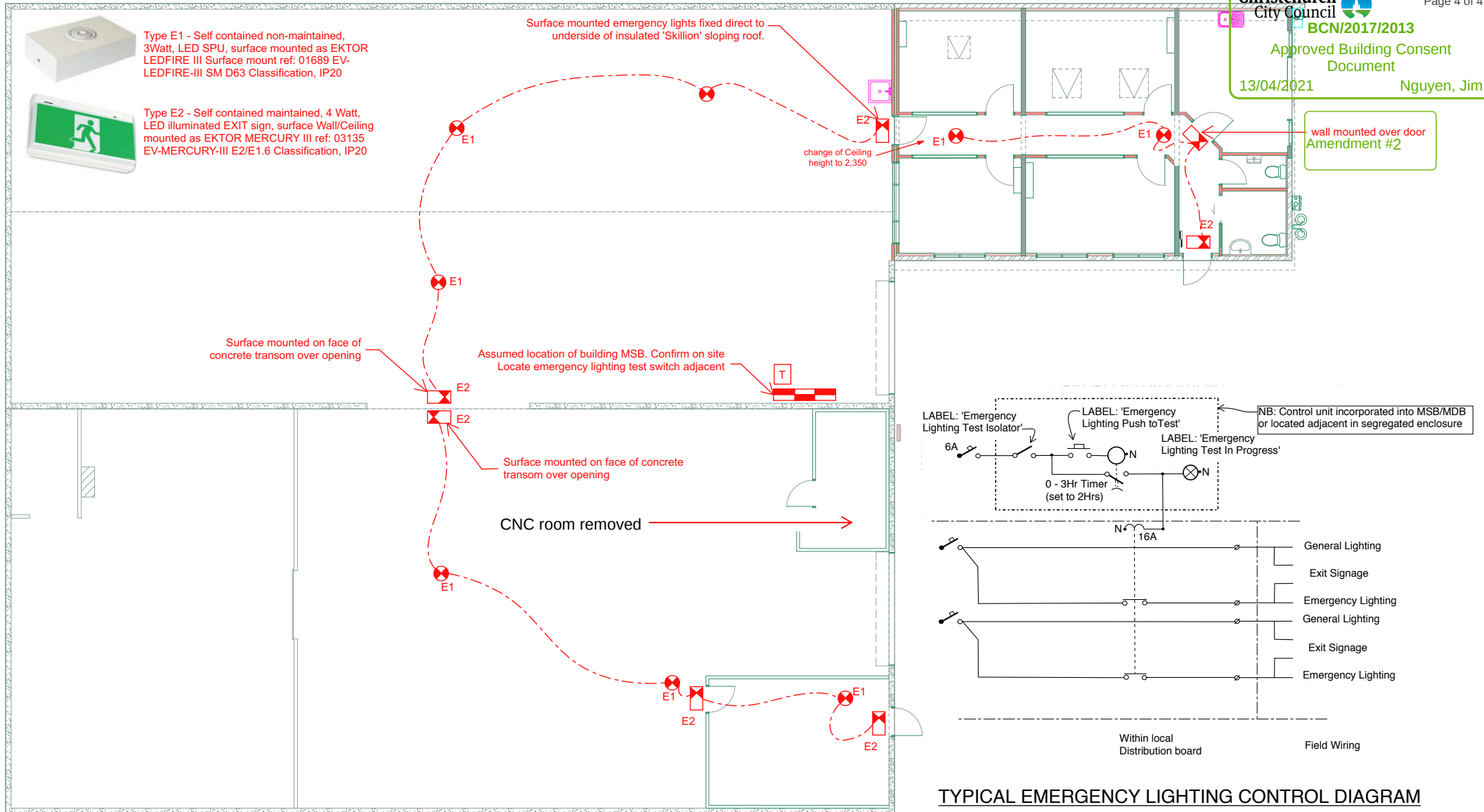
Drawing: Floor Plan Proposed
 Scale at A3: 1:100
 Date: 26/06/20
 Job no: 5996

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 The copyright of these drawings & ideas contained
 therein remain the property of the author (Architectural
 Design Group) unless otherwise agreed in writing.

Issue: 7
 Sheet no.

A6

of sheets



Symbol	Description
	New emergency luminaire (surface/recessed)
	New illuminated EXIT sign (Directional as required)
	Main switchboard -MSB
	Emergency lighting test point at MSB
	emergency circuiting line

NOTES:
This drawing to be read in conjunction with the separately attached 'Notes' & 'Specifications' sheets

CHECK ALL INFORMATION ON SITE PRIOR TO COMMENCING WORK. READ IN CONJUNCTION WITH THE SPECIFICATION AND OTHER RELEVANT DRAWINGS AND DOCUMENTS		
D	REVISED CONSENT ISSUE	02.03.20
C	REVISED CONSENT ISSUE	24.02.20
B	REVISED CONSENT ISSUE	06.11.19
A	CONSENT ISSUE	18.07.17
ISSUE	AMENDMENT	DATE



PROJECT
EQ STRENGTHENING & PROPOSED OFFICE,
80 BYRON STREET,
CHRISTCHURCH

SHEET TITLE:
EMERGENCY LIGHTING
LAYOUT

CONSENT		
DESIGNED: RLW	DATE: 18.07.17	ISSUE: D
DRAWN: RLW	SCALE: NTS	
SHEET No: CC16175-EL.01		

03/03/2020 Minor Variation

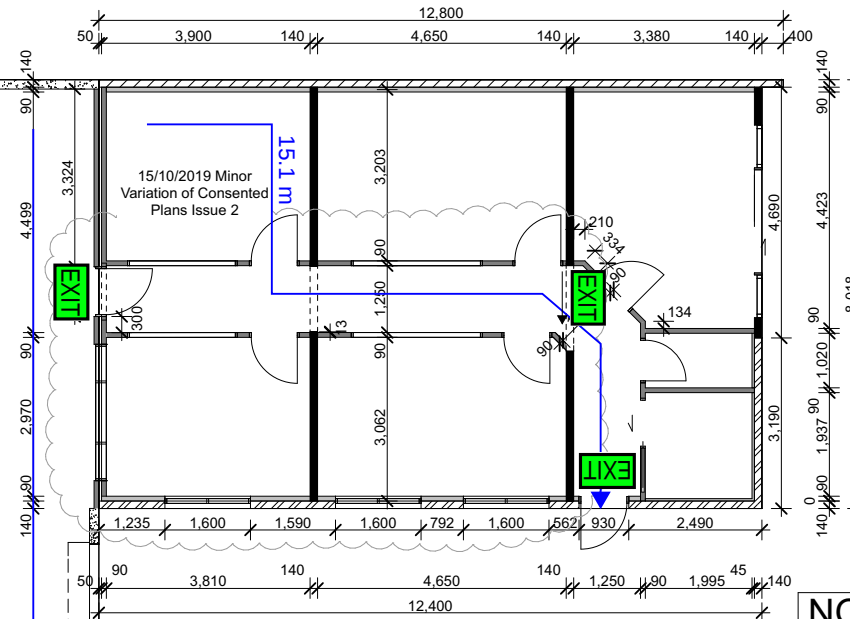
BCN/2017/2013 - Indicative Fire Drawing

CCC Advice Note

Per existing Fire Engineering Report by Cosgroves, dated 7/11/16, Ref: 16175 RevB, The storage height within the building to be limited to 3m by signage throughout the workshop.

LEGEND:

-  New EXIT sign locations to meet NZBC F8
-  Travel Distance



FIREFORCE
FIRE ENGINEERING CONSULTANTS

Building
Consent

PROJECT

Building Alteration, 80 Byron Street,
Christchurch

TITLE

Floor Plan - Fire Notes

PROJECT No	DESIGNED	REF
2019-F1200	WT	FSK-01
DATE	DRAWN	REV
5/11/19	WT	A

Any persons using FireForce Ltd fire sketches and other information accept the risk of:
 * Using sketches/drawings in electronic form without checking them for accuracy against original copies.
 * Using the sketches or other information not agreed to in writing by FireForce Ltd. Where discrepancies are found unless otherwise directed by the Principal, the contractor shall adopt, at their own cost the greater class of grade, or specification where applicable.
 * These sketches are not to be relied upon for detailed construction of the fire safety features. These will be detailed in other trades, i.e. Passive fire ratings covered in architectural documents. For emergency lighting and signage, this will be detailed in Electrical engineers documentation.
 * Any drawings used to produce fire engineering sketches are taken from architectural documents and should not be relied upon for construction. Contractor must refer to original architectural drawings.

Existing key lock to be replaced to meet locking device requirement.

NOTES

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Accessible sign to door

All timber framed walls to comply with NZS3604:2011

All timber framing to be SG8 H1.2 treated unless stated otherwise

15/10/2019 Minor Variation Consented Plans Issue 2



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Drawing: Framing Plan	Issue: 2
Scale at A3: 1:100	Sheet no.
Date: 18/10/19	
Job no: 5996	
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