

Project Ref: FF2019-F1200

Date

January 31, 2020

Services Performed By:

FireForce Limited
 PO Box 6341, Upper Riccarton
 Christchurch 8442
 +64 3 343 4255
 +64 27 549 6355
www.fireforce.co.nz

Services Performed For:

John Taggart

Subject: 80 Byron Street, Christchurch

Attendees

Name	Company	Email
Fiona Oloi	FireForce Ltd	fiona@fireforce.co.nz

Observation Notes / Instructions

Item	Description	Resolved? / Actions?
Active Fire Safety Systems		
1.	There are no active fire safety systems required or installed within the building	Closed
Passive Fire Safety Systems		
2.	Existing fire/smoke separations – There are two existing rooms within the warehouse, one with access to the storage area above the room and one without access. The room with access to the storage area above the room is considered a mezzanine floor. We believe these two rooms have not been consented. Refer to picture A and B in the attached fire sketch. The base building fire report prepared by Cosgroves, Issue B, November 2016 instructs the removal of all mezzanine floors. Either remove the mezzanine floor or alternatively we can include the two existing rooms which will include the room with a mezzanine floor. Note: The client will need to discuss with council about including these additional rooms as an amendment to this building consent or confirm they are happy for these rooms to be addressed during the construction monitoring phase of this project. - If these two rooms are to be included, an exit sign will be required above the door into the office area. (Refer to Picture B). - The underside of the mezzanine floor and it's supporting structure to fire rated to achieve an FRR 30/30/30. Please note that the ladder may not be compliant if the travel distance exceeds a permitted DEOP of 25m. This can be further confirmed once we have received the updated floor plan.	TBC

Item	Description	Resolved? / Actions?
Egress Systems		
3.	Locking devices – Observed at main entrance existing key barrel has been removed.	Closed
4.	Exit signs – Exit signs are in place, however, refer to comments in item 2 above regarding the two rooms. If the rooms are to be included as part of this consent, an EXIT sign will be required above door into the office area as per attached fire sketch Picture B.	TBC
5.	Emergency Lighting – To be completed	TBC
Required Documentations		
A.	PS3 from contractor for the construction of fire/smoke separations.	TBC
B.	PS3 from contractor for installation of EXIT signs and emergency lighting. (If the client chooses to keep the rooms, an exit sign will need to be provided above door into office).	Please provide to confirm completion
C.	PS4 from designers for compliance of F6 (e.g. emergency lighting or photo-luminescence product).	Please provide to confirm completion
D.	Confirmation statement (e.g. email, letter or PS3) indicating that " <u>all new surface finishes are installed as per the consent documentation</u> ".	Please provide

Should you have any queries please do not hesitate to contact me.

Yours Sincerely

Prepared by:



Fiona Oloi, Fire Safety Engineer
Bav, BEngTech, PGCertEng(Fire), MEngNZ

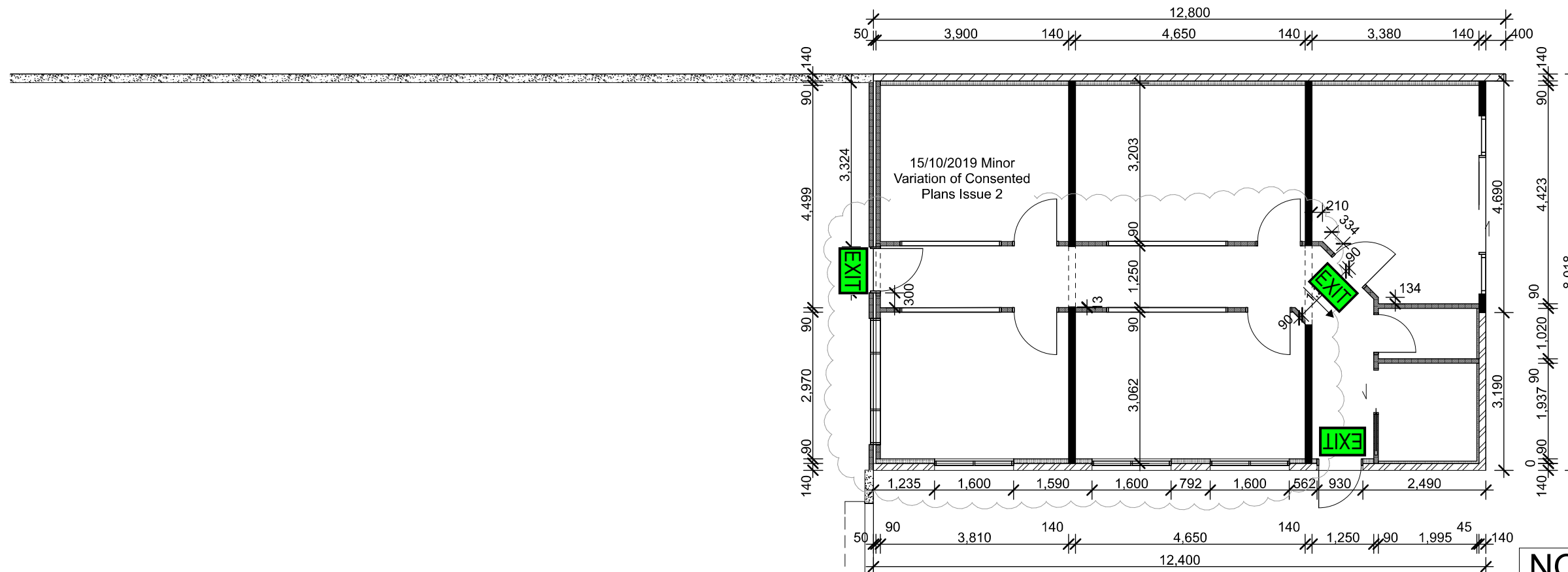
Reviewed by:



Will Tsai, Director
BE(Hon), ME(Fire), CPEng, CMEngNZ, IntPE(NZ)

Attachments –

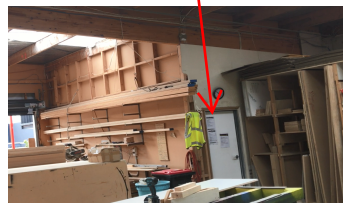
- Fire Safety Sketches, Rev A, dated 31/01/20



PICTURE A



Exit sign to be provided above this door.



PICTURE B

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

		PROJECT	DESIGNED	REF
		80 Byron Street, Sydenham, Christchurch	FO	FSK-01
STAGE	PROJECT No	TITLE	DATE	REV
CM	FF2019-F1200	Ground Floor Plan - Fire Notes	31/01/20	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.

**CERTIFICATE OF COMPLIANCE WITH INSPECTION,
MAINTENANCE AND REPORTING PROCEDURES
Form 12A Section 108 [3][c], Building Act 2004
BACKFLOW PREVENTION TEST REPORT**

This report details the results of tests done to meet the requirements of the Health Act 1956 and the
Water Supplies Protection Regulations 1961.
Testing procedures are those set down in the NZ backflow testing standard 2011 - Appendix F

Property Owner
Mailing Address:

Contact:

Building Name:

Street address of building: 78/80 Byron st.

Legal description of land where building is located:

Location of building within site/block number:

Device Owner:

Level/unit number:

BFP Location Service office 78 Byron st.

Protection: Containment ☐ Zone ☐ Individual ☒

Double Check Valve ☒

Reduced pressure zone device ☐

Pressure vacuum breaker ☐

Manufacturer	Model	Serial No.	Diameter
AP0110	DCALCF4A	985136	20

No. 1 Check Valve	No. 2 Check Valve	Relief Valve	No. 2 Isolator valve	Pressure Vacuum Breaker AS/NZ 2845-2 1988
Held @ kpa 15	Held @ kpa 14	Opened @ kpa		Air Inlet Opened @
Leaked ☐	Leaked ☐	Open ☐	Leaked ☐	Check Valve
Closed Tight ☒	Closed Tight ☒	Did Not Open ☐	Closed Tight ☐	KPA Did not open ☐
				KPA Leaked ☐

Result: Passed ☒

Repairs Required: NO

Test after repair:

No. 1 Check Valve	No. 2 Check Valve	Relief Valve	No. 2 Isolating Valve
Held @ Kpa	Held @ Kpa	Opened @ Kpa	
Closed Tight ☐	Closed Tight ☐	Open ☐	Closed Tight ☐

Results:

Comments:

Compliance:

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

SS 7/G Any automatic back-flow preventer connected to a potable water supply

Approved Backflow Tester

Date: 23-01-2019 Testers I.Q.P Number:

Examiner: 720 Test Kit Serial No: 1AC-23935 E962-1-23

Signature: 

NOTE: This test report only constitutes an assessment of existing devices and does not mean ALL cross connections on the site have been addressed. Neither does it mean the existing devices are appropriate for the hazard. This must be addressed by an IQP (Survey). Cross connections are a major PUBLIC HEALTH RISK and are the owner's responsibility to ensure they are addressed. (Rev -16/1)

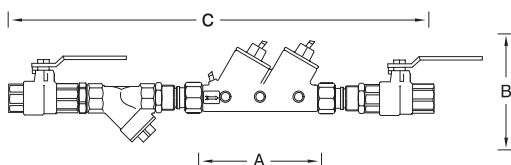
BACKFLOW PREVENTION CATALOGUE

Double Check Valve Backflow Preventers

4A-100 SERIES



Sizes 20mm - 50mm



TOP ENTRY DOUBLE CHECK VALVE ASSEMBLY

The Apollo Series 4A-100 Double Check Valves are designed to prevent contamination of the potable water supply due to back-siphonage or backpressure from substances that are objectionable, but non-health hazards. The modular check valve captured spring cartridges have replaceable seats and reversible silicone seat discs.

OPERATION

During normal flow conditions, the two check valves are held off their seats, supplying water downstream. Each check valve is designed to maintain a minimum of 7 kPa across the valve during normal operation. Should the downstream pressure increase to within 7 kPa of supply pressure, both check valves will close to prevent a backflow condition.

FEATURES

- Low pressure loss
- Modular check valve cartridges with easily replaced parts
- Top access for fast testing and easy maintenance
- Testcock protectors
- Corrosion resistant
- No special tools required
- 5 year, domestic warranty
- AS2845.1 approved
- Horizontal or vertical installation
- Maximum working pressure 1,200kPa
- Temperature range 1°C - 85°C
- Designed, manufactured, assembled and tested in South Carolina, USA

DIMENSIONS

Valve Code. Complete Code* Size	4A 104 T 4A114T2 20 mm.	4A 105 T 4A115T2 25mm.	4A 106 T 4A116T2 32 mm.	4A 107 T 4A117T2 40 mm.	4A 108 T 4A118T2 50 mm.
A (DCV device length)	216	241	298	298	324
B (Height)	139	170	184	195	235
C (Overall assembly length)	490	570	680	720	820
Width of assembly	65	70	82	82	92
WEIGHTS	kg.	kg.	kg.	kg.	kg.
Net Wt. (Device Only)	1.7	2.2	3.6	3.6	5.2

*Complete with ball valves, strainer, unions and nipple

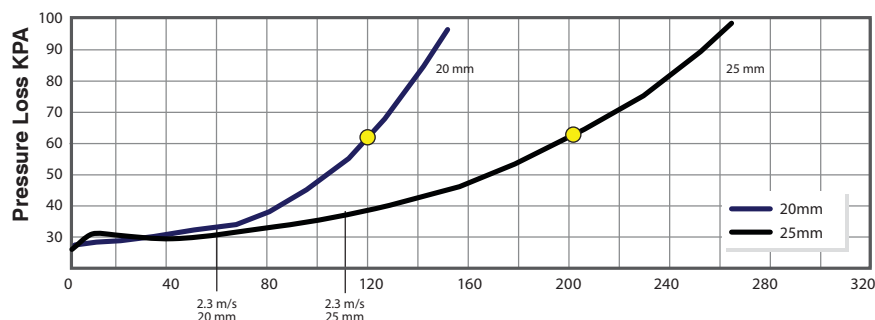
MATERIALS

Part	Material
Body, Caps	Bronze C84400/LF C89836
Check Valves	Glass-Filled PPO
Springs	300 Series Stainless Steel
Seat Discs	Chloramine-Resistant Silicone
O-rings	Chloramine-Resistant EPDM

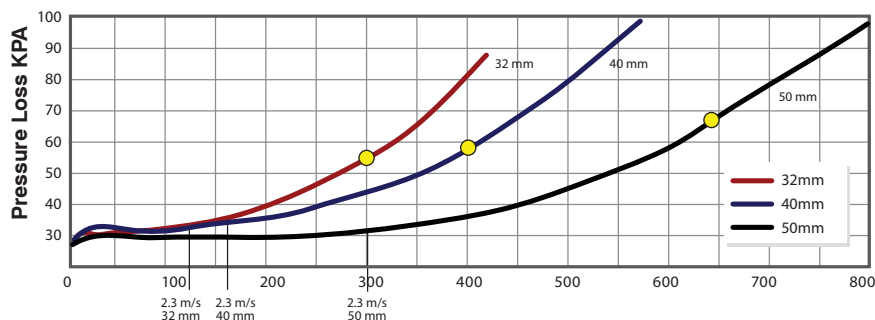


available formats:
dwg, rfa, pdf

www.allvalve.com.au



Flow Rate l/m



Flow Rate l/m



www.allvalve.com.au

Customer Service (02) 8543 9811



PRODUCER STATEMENT – PS1 – DESIGN

(Guidance notes on the use of this form are printed on page 2)

ISSUED BY:.....COSGROVES LIMITED.....

(Design Firm)

TO:.....CLIP n CLIMB INTERNATIONAL c/- ARCHITECTURAL DESIGN GROUP.....

(Owner/Developer)

TO BE SUPPLIED TO:...CHRISTCHURCH CITY COUNCIL.....

(Building Consent Authority)

IN RESPECT OF:.....EMERGENCY LIGHTING & EXIT SIGNAGE DESIGN & DOCUMENTS.....

(Description of Building Work)

AT:... EQ STRENGTHENING & PROPOSED OFFICE, 80 BYRON STREET, CHRISTCHURCH.....

(Address)

.....LOT...1...DP449853..... SO

We have been engaged by the owner/developer referred to above to provide EMERGENCY LIGHTING & EXIT SIGNAGE DESIGN AND DOCUMENTATION....services in respect of the requirements of

(Extent of Engagement)

Clause(s)F6 & F8 (Part).....of the Building Code for

 All ☒ or Part only ☐ (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by the Ministry of Business, Innovation & Employment...NZBC F6/AS1 & F8/AS1 (Part).....or

(verification method / acceptable solution)

☐ Alternative solution as per the attached schedule.....

The proposed building work covered by this producer statement is described on the drawings titled EQ STRENGTHENING & PROPOSED OFFICE, 78 BYRON ST., CHRISTCHURCH – EMERGENCY LIGHTING LAYOUT

.....and numbered CC16175-EL.01-B;

together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

(i) Site verification of the following design assumptionsNONE.....

(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) Or ☐ as per agreement with owner/developer (Architectural)

I, STEPHEN PAGE am:

☒ CPEng 216143 #

(Name of Design Professional)

☐ Reg Arch #

 I am a Member of : ☒ IPENZ ☐ NZIA and hold the following qualifications: B.E. (ELEC) The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

 The Design Firm is a member of ACENZ: ☒
SIGNED BY ...STEPHEN PAGE..... ON BEHALF OF ...COSGROVES LIMITED...

(Design Firm)

Date, 2nd March 2020

... (signature)



Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

 This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance on use of Producer Statements (formerly page 2) is available at www.ipenz.nz)

ISSUED BY: FireForce Ltd
(Construction Review Firm)

TO: Clip n Climb International c/- Morel Construction
(Owner/Developer)

TO BE SUPPLIED TO: Christchurch City Council
(Building Consent Authority)

IN RESPECT OF: Minor alteration works
(Description of Building Work)

AT: 80 Byron Stree
(Address)

Town/City: Christchurch LOT 1 DP 499853 SO
(Address)

We FireForce Ltd have been engaged by Clip n Climb International c/- Morel Construction
(Construction Review Firm)

To provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with owner/developer Periodic monitoring as required for fire items as per the Fire Report

or ☐ other services
(Extent of Engagement)

in respect of clause(s) C3, C4 of the Building Code for the building work described in

documents relating to Building Consent No. BCN/2017/2013 and those relating to

Building Consent Amendment(s) Nos. BCN/2017/2013A issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions/variation(s) No. (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☒ this review ☐ these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, **I believe on reasonable grounds that**
☐ All or ☒ Part only of the building works have been completed in accordance with the relevant requirements of the

Building Consent and Building Consent Amendments identified above, with respect to Clause(s) C3, C4 of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, Will Tsai am: ☒ CPEng 1011344 # ☐ Reg Arch #
(Name of Construction Review Professional)

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE(Hons), ME(Fire), CPEng, IntPE(NZ), MIPENZ
The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ: ☐

SIGNED BY Will Tsai (Signature) 
(Name of Construction Review Professional)

ON BEHALF OF FireForce Ltd Date 26/06/2020
(Construction Review Firm)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form is to accompany **Forms 6 or 8 of the Building (Form) Regulations 2004** for the issue of a Code Compliance Certificate.

THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA

Project Ref: FF2019-F1200

Date

June 26, 2020

Services Performed By:

FireForce Limited
PO Box 6341, Upper Riccarton
Christchurch 8442
+64 3 343 4255
+64 27 549 6355
www.fireforce.co.nz

Services Performed For:

John Taggard

PS4 – DOCUMENT SCHEDULE

Subject: PS4 letter for 80 Byron Street, Christchurch

FireForce has been engaged to provide Construction Monitoring service for the above project. Our PS4 is based on our periodic site observation(s) and the following provided documentations (attached). Please note that we are not responsible for the accuracy or the quality of work from the documents below.

The construction review is based on the latest consented fire report by FireForce dated 11/03/20, Ref: FF2019-F1200 RevB.

Item	Description	Document	Company	Reference / Date
1.	Emergency lighting and EXIT sign	PS3	Cassidy Davies Electrical Ltd	20.05.20
2.	Emergency lighting and EXIT sign	PS4	Cosgroves Ltd	21.05.20
3.	Surface finishes	Email / PS3	Morel Construction Ltd	5.06.20
4.	Storage Signs	Photos	Morel Construction Ltd	25.06.20

Note:

- NZBC Clauses C1 and C2 are not applicable for the construction review.
- NZBC Clause C5 is not applicable to the existing building.
- NZBC Clause C6 is as per the requirements set out in the fire report.

Should you have any queries please do not hesitate to contact me.

Yours Sincerely

FireForce Limited



Will Tsai, Director
BE(Hon), ME(Fire), CPEng, CMEngNZ, IntPE(NZ)

Consenting & Compliance Group

Producer statement construction (PS3)

All sections of this PS3 must be completed

Tick applicable Contractor for:

- | | | | |
|---|--|---|------------------------------------|
| ☐ Building | ☒ Emergency Lighting | ☐ Cladding | ☐ Escalator |
| ☐ Waterproof Membranes | ☐ Drainlayer | ☐ Fire Alarm | ☐ Lift |
| ☐ Mechanical (HVAC) | ☐ Solar Heating | ☐ Other (specify): | |

Author name:

Tim Davies

Author company:

Cassidy Davies Electrical LTD

Site address:

80 Byron Street, Sydenham Christchurch

Description of building work:

Emergency Lighting

Owners Details:

John Taggart - spaghetti Junction LTD

Scope of work covered by statement:

Emergency Lighting

System/Product used (if applicable):

As per Cosgroves drawing - CC16175-EL.01

I (constructor):

Tim Davies (Cassidy Davies Electrical)
Morel Construction

have been engaged by

(applicant, designer, main contractor etc) ☒ part ☐ all
to construct:

As specified in the attached particulars of Building Consent Number: BCN-2017-2013 and its attached conditions

I am satisfied on reasonable grounds that the building work specified above has been completed to the extent required by that Building Consent and complies with the NZ Building Code.

NZBC clauses:
[select as applicable]

- | | | | | | | | | | | | |
|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|-----------------------------|--|------------------------------|--|------------------------------|------------------------------|------------------------------|
| ☐ B1 | ☐ B2 | ☐ C1 | ☐ C2 | ☐ C3 | ☐ C4 | ☐ C5 | ☐ C6 | ☐ D1 | ☐ D2 | ☐ E1 | ☐ E2 |
| ☐ E3 | ☐ F1 | ☐ F2 | ☐ F3 | ☐ F4 | ☐ F5 | ☒ F6 | ☐ F7 | ☒ F8 | ☐ G1 | ☐ G2 | ☐ G3 |
| ☐ G4 | ☐ G5 | ☐ G6 | ☐ G7 | ☐ G8 | ☐ G9 | ☐ G10 | ☐ G11 | ☐ G12 | ☐ G13 | ☐ G14 | ☐ G15 |
| ☐ H1 | | | | | | | | | | | |

I understand that this Producer Statement, if accepted, may be relied on by the Council for the purpose of establishing compliance with the Building Consent.

Registration No:

E257447

Or

☐ N/A

Qualifications/Experience:

Electrician / 10 years

Address:

114 Westminster Street, St Albans Christchurch

Postcode:

8014

Phone:

027 88 44 854

Fax:

/

Mobile:

Email:

tim@cdelectrical.co.nz

Signature:



Date:

20.5.2020

PRODUCER STATEMENT – PS4 – CONSTRUCTION REVIEW

(Guidance on use of Producer Statements (formerly page 2) is available at www.engineeringnz.org)

ISSUED BY: **COSGROVES LIMITED**

(Construction Review Firm)

TO: **CLIP n CLIMB INTERNATIONAL c/- ARCHITECTURAL DESIGN GROUP & MOREL CONSTRUCTION**

(Owner/Developer)

TO BE SUPPLIED TO: **CHRISTCHURCH CITY COUNCIL**

(Building Consent Authority)

IN RESPECT OF: **EMERGENCY LIGHTING AND ILLUMINATED EXIT SIGNAGE INSTALLATION**

(Description of Building Work)

AT: **EQ STRENGTHENING & PROPOSED OFFICE, 80 BYRON STREET,**

(Address)

Town/City: **CHRISTCHURCH**

LOT: **1**

DP: **449853**

SO

(Address)

We **COSGROVES LIMITED**

(Construction Review Firm)

have been engaged by **CLIP n CLIMB c/- MOREL CONSTRUCTION**

To provide ☐ CM1 ☒ CM2 ☐ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ observation as per agreement with

owner/developer **CLIP n CLIMB INTERNATIONAL c/- ARCHITECTURAL DESIGN GROUP & MOREL CONSTRUCTION**

or ☐ other services

(Extent of Engagement)

in respect of clause(s) **F6 & F8 (Part)** of the Building Code for the building work described in

documents relating to Building Consent No. **BCN/2017/2013** and those relating to

Building Consent Amendment(s) Nos. **BCN/2017/2013A** issued during the course of the works. We have sighted these Building Consents and the conditions of attached to them.

Authorised instructions/variation(s) No. (copies attached) or by the attached Schedule ☐ have been issued during the course of the works.

On the basis of ☒ this review ☐ these review(s) and information supplied by the contractor during the course of the works and **on behalf of the firm** undertaking this Construction Review, I believe on reasonable grounds that ☒ All or ☐ Part only of the building works have been completed in accordance with the relevant requirements of the

Building Consent and Building Consent Amendments identified above, with respect to Clause(s) **F6 & F8 (Part)** of the Building Code. I also believe on reasonable grounds that the persons who have undertaken this construction review have the necessary competency to do so.

I, **STEPHEN PAGE** am: ☒ CPEng **216143** # ☐ Reg Arch #
(Name of Construction Review Professional)

I am a member of: ☒ Engineering New Zealand ☐ NZIA and hold the following qualifications **BE (ELEC)**
The Construction Review Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Construction Review Firm is a member of ACENZ: ☐

SIGNED BY: **STEPHEN PAGE**

(Name of Construction Review Professional)

(Signature)



ON BEHALF OF **COSGROVES LIMITED**

(Construction Review Firm)

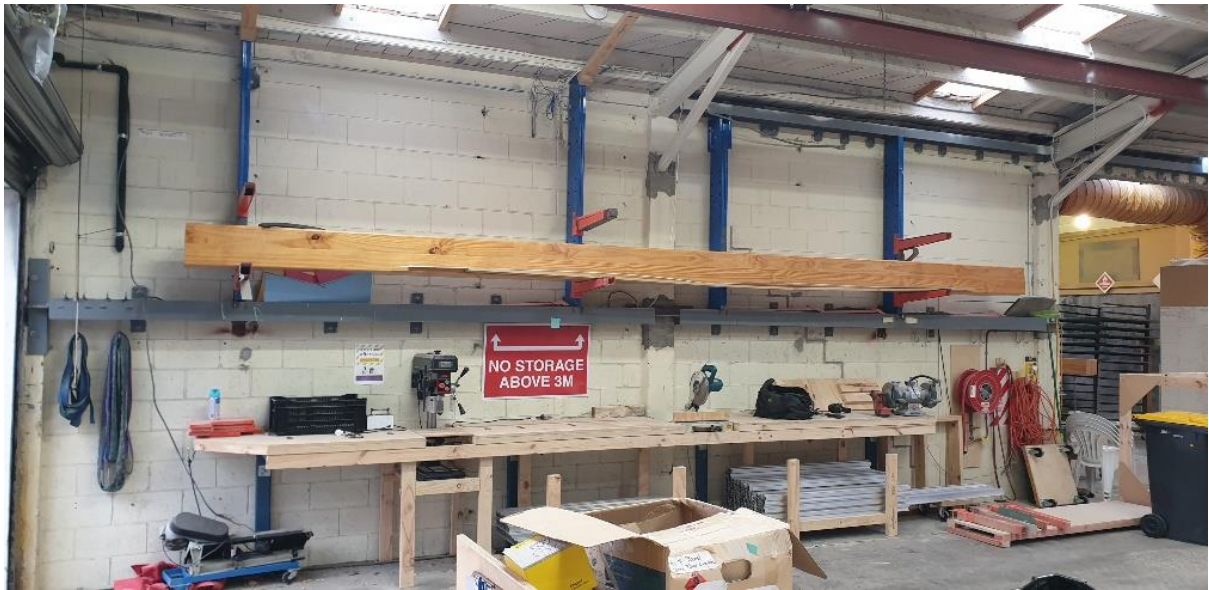
Date: **21.05.2020**

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

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Fiona Oloi

From: Todd Morel <Todd@morelconstruction.co.nz>
Sent: Friday, 5 June 2020 10:12 a.m.
To: Fiona Oloi
Subject: RE: FF2019-F1200 80 Byron Street, Christchurch
Attachments: PS4-Construction review - Cosgroves.pdf; Cassidy Davies PS3 - Emergency Lighting.pdf

Hi Fiona,

Attached PS4 from Cosgroves for F6, we had a couple of items to address, but these were sorted out easily.

PS3 from the contractor for install of EXIT signs and emergency lighting

Also I can confirm that all new surface finishes are installed as per the consent documentation.

Let me know if you require any further Documentation.

Regards

Todd Morel | Director



P: 03 423 1904 | **M:** 021 134 6654 | **W:** morelconstruction.co.nz
A: PO Box 35270, Shirley, Christchurch 8640



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From: Fiona Oloi <fiona@fireforce.co.nz>
Sent: Friday, 31 January 2020 2:57 PM
To: Todd Morel <Todd@morelconstruction.co.nz>
Cc: 'Will Tsai' <will@fireforce.co.nz>
Subject: Re: FF2019-F1200 80 Byron Street, Christchurch

Hi Todd,

Please find attached Site Report for FF2019-F1200 -80 Byron Street, Christchurch.

Regards,

Fiona Oloi | Fire Safety Engineer

Bav, BEngTech, PGCertEng(Fire), MEngNZ

TEL: +64 3 343 4255 | Mob: +64 27 549 6355 | www.fireforce.co.nz

PO Box 6341, Upper Riccarton, Christchurch 8442 New Zealand



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Site Report SR03

Project Ref: FF2019-F1200

Date

June 26, 2020

Services Performed By:

FireForce Limited
PO Box 6341, Upper Riccarton
Christchurch 8442
+64 3 343 4255
+64 27 549 6355
www.fireforce.co.nz

Services Performed For:

John Taggart

Subject: 80 Byron Street, Christchurch

Attendees

Name	Company	Email
Fiona Oloi	FireForce Ltd	fiona@fireforce.co.nz

Observation Notes / Instructions

Item	Description	Resolved? / Actions?
Active Fire Safety Systems		
1.	There are no active fire safety systems required or installed within the building	Closed
Passive Fire Safety Systems		
2.	Existing fire/smoke separations – There are two existing rooms within the warehouse, one with access to the storage area above the room and one without access. The room with access to the storage area above the room is considered a mezzanine floor. We believe these two rooms have not been consented. Refer to picture A and B in the attached fire sketch. The base building fire report prepared by Cosgroves, Issue B, November 2016 instructs the removal of all mezzanine floors. Either remove the mezzanine floor or alternatively we can include the two existing rooms which will include the room with a mezzanine floor. Note: The client will need to discuss with council about including these additional rooms as an amendment to this building consent or confirm they are happy for these rooms to be addressed during the construction monitoring phase of this project. - If these two rooms are to be included, an exit sign will be required above the door into the office area. (Refer to Picture B). - The underside of the mezzanine floor and it's supporting structure to fire rated to achieve an FRR 30/30/30. Please note that the ladder may not be compliant if the travel distance exceeds a permitted DEOP of 25m. This can be further confirmed once we have received the updated floor plan.	Closed

Item	Description	Resolved? / Actions?
	11/03/20 – Revised Fire letter statement to include the two rooms. Travel distances were assessed to ensure the distances remain within the parameters of the travel distances	
Egress Systems		
3.	Locking devices – Observed at main entrance existing key barrel has been removed.	Closed
4.	Exit signs – Exit signs are in place, however, refer to comments in item 2 above regarding the two rooms. If the rooms are to be included as part of this consent, an EXIT sign will be required above door into the office area as per attached fire sketch Picture B. 18/03/20 – All Exit signs were installed.	Closed
5.	Emergency Lighting – To be completed 18/03/20 - Completed	Closed
Required Documentations		
A.	PS3 from contractor for the construction of fire/smoke separations. 18/03/20 – There are no internal fire separations that apply for this project.	N/A
B.	PS3 from contractor for installation of EXIT signs and emergency lighting. (If the client chooses to keep the rooms, an exit sign will need to be provided above door into office). 20.05.20 – Issued.	Closed
C.	PS4 from designers for compliance of F6 (e.g. emergency lighting or photo-luminescence product). 21.05.20 - Issued	Closed
D.	Signs for storage height limitations (Pictures)	Closed
E.	Confirmation statement (e.g. email, letter or PS3) indicating that " <u>all new surface finishes are installed as per the consent documentation</u> ".	Closed

Should you have any queries please do not hesitate to contact me.

Yours Sincerely

Prepared by:



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BE(Hon), ME(Fire), CPEng, CMEngNZ, IntPE(NZ)

DOCUMENT TRANSFER ELECTRICAL SERVICES

PROJECT: EQ Strengthening & Proposed Office
80 Byron Street, Christchurch
Emergency Lighting

FILE No: CC16175 E

DATE: 18th July 2017

SHEET: 1 of 1

Day	18	06	24	02		
Month	07	11	02	03		
Year	17	19	20	20		
Issued by	rlw	rw	rw	rw		

Drawing	Sheet	Description	Revision					
CC16175-EL.01	A3	Emergency Lighting Layout	A	B	C	D		

Other Documents Enclosed	Issue					
PS1 – Design Producer Statement	Ø	Ø	Ø	Ø		
Specifications Sheet	Ø					
PS3 – Construction (pro forma)	Ø					
Emergency Lighting Test & Log Sheet (pro forma)	Ø					
Schedule of Notes	Ø					
Fire Coordination Statement	Ø	Ø				

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Architectural Design Group	Adrian	1 x PDF	1 x PDF	1 x PDF	1 x PDF		

Reason for Issue							
P Preliminary	R Revision		R	R	R		
N Consent	I Information	N/I	N/I	N/I	N/I		
Q As Requested	C Construction	Q	Q	Q	Q		
T Tender	S Schedule						