

Date Inspected

16/07/03

NOTES ONLY:-

- ① STEPS WILL NOT COMPLY EITHER CLEARANCE FROM DOORWAY OR TREAD & RISE
- ② HAS VERANDAH SLAB HAVE DPM.
- ③ ~~THE~~ SPEC STATES CEILING INSUL. R 2.2 & SAY CEILING IS EXIST - IF YOU HAVE TO INSTALL INSULATION YOU HAVE TO REMOVE ROOF OR CEILING & REPLACE.

17/7/03 LIR checked ~~Loc~~

25/7/03

RCL exp. soil - Att. ?

q/c cap

12.8.03

Have fax owner BLM.

BGS.

28.8.03

Att: Revised specifications and details.

ag

29.8.03

Have refer owner. BLM.

17.9.03

Att: Letter, compliance schedule, lintel detail, brace details, stair detail,

ag

2.10.03

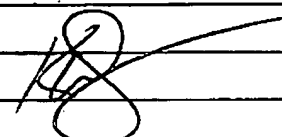
Att: Letter and fire review report

ag

3.10.03

under the Health regulations the restaurant should have a commercial machine and does require a back flow prevention.

7/1/04

Completed 

COMPLIANCE SCHEDULE

CS No: 3529

Building Name: Wharf St. Retail / Office

Address: Wharf Street - Warkworth North

[illegible]



17 AUG 2012

OREYA

APPLICATION FOR AMENDMENT TO COMPLIANCE SCHEDULE

FORM 11 SECTION 106 BUILDING ACT 2004

BUILDING			
Street address of Building: Wharf Street, Warkworth 0910		Compliance Schedule No.: WOF/3529	BWOF Expiry Date: 23 August 2013
Legal Description: Lot 5 DP 27277 (0.0243HA)	Level/Unit Number:	Location of Building within site block:	
Building Name: Wharf Street Retail / Offices		Used as: Commercial	
OWNER			
Name of Owner: Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer		Contact Person: Dean Munro	
Mailing Address: P.O.Box 142, Matakana, Warkworth 1241		Street Address/Registered Office:	
Telephone No. (Daytime): 09 422 9858		Mobile No. 0272 836 448	
Telephone NO. (After-hours):		Facsimile No.	
		Email:	
AGENT			
Name of Agent: (if application being made on behalf of the owner): Yumiko Constantine		Mailing Address: PO Box 35 807, Browns Bay, Auckland 0753	
		Street Address/Regd office:	
Company Name: Building & Fire Safety Ltd		Phone Numbers:	
		Work: 09 476 8019	
		Mobile:	
APPLICATION			
I request that the compliance schedule for the above building be amended as follows: signify by Delete or Add (include consent number or engineers report if applicable)			
		Consent Number:.....,,,	
Specified System for amendment	Amendment: Delete / Add:	Consent No	Reason
Means of escape from fire	Delete		Delete passive features as per Building Act regulations.
Safety barriers	Delete		Delete passive features as per Building Act regulations.
Means of access and facilities for use by persons with disabilities (Sect. 118 Bldg. Act)	Delete		Delete passive features as per Building Act regulations.
Hand held fire hose reels	Delete		Delete passive features as per Building Act regulations.
Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act	Delete		Delete passive features as per Building Act regulations.
SS 15/b Final exits (as defined by clause A2 of the building code)	Update		Update as per Building Act regulations.
SS 15/d Signs for communicating information intended to facilitate evacuation	Update		Update as per Building Act regulations.

Signature of Agent 	Print Name: Yumiko Constantine	IQP Reg No 81 Werner Gebhardt	Date: 24 July 2012
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FIREWATCH
RODNEY
(2006) LTD

BUILDING WARRANT OF FITNESS

SECTION 108, BUILDING ACT 2004

40 Borrows Road
RD4, Wellsford 0974
Ph. 09-423 7032
Mob. 0274 906 166

Expiry date: 23 August 2013

Compliance Schedule No. WOF/3529

THE BUILDING

Street address: Wharf Street, Warkworth 0910

Building name: Wharf Street Retail / Offices

Location of building within site block:

Level / unit number:

Legal Description: Lot 5 DP 27277 (0.0243HA)

Valuation Roll No.:

Year first constructed: 1989

The number of occupants:

Intended life of building if 50 years or less:

Highest fire hazard category for building use: 2

Used as: Commercial

Purpose Group:

THE OWNER

Name of owner: Dean Gordon Munro & Kim Margaret

Munro & Mr Stephen Ronald Archer

Mailing address: P.O.Box 142, Matakana, Warkworth 1241

Phone daytime: 09 422 9858

Mob. No.: 0272 836 448

Fax No.:

Contact person: Dean Munro

Street address/registered office:

Phone after hours:

Email:

Website:

WARRANT

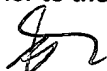
The number of occupants that can safely use this building is:

Specified systems:

- ☒ SS 2 Automatic or manual emergency warning system - Non Monitored Manual Fire Alarm (Former Type 1/B NZS 4561)
- ☒ SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13
- ☒ SS 15/2 Final exits (as defined by clause A2 of the building code)
- ☒ SS 15/4 Signs for communicating information intended to facilitate evacuation
- ☒ Means of escape from fire
- ☒ Safety barriers
- ☒ Means of access and facilities for use by persons with disabilities (Sect. 118 Bldg. Act)
- ☒ Hand held fire hose reels
- ☒ Exit signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act

The compliance schedule and records is kept at: On site, Warf Street, Warkworth

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:



Name: Mark Burnan

Date: 14/8/12

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



Building and Fire Safety Ltd

Building Warrant of Fitness I.Q.P. Inspections

9 Walnut Lane, Browns Bay
PO Box 35 807
Browns Bay
Auckland 0753

Phone: 0-9-476 8019
Fax: 0-9-476 8029
Email: buildingwof@xtra.co.nz

12a Certificate of compliance with inspection, maintenance and reporting procedures

(Section 108(3)(c), Building Act 2004)

THE BUILDING

Name: Wharf Street Retail / Offices
Street address: Wharf Street, Warkworth 0910

Legal description: Lot 5 DP 27277 (0.0243HA)

THE OWNER

Name of owner: Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer

Contact: Dean Munro

Mailing address: P.O.Box 142, Matakana, Warkworth 1241

Street address/reg. office:

BWOF expiry date: 23 August 2013

Compliance schedule number: WOF/3529

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 and other systems or features:

- ✓ SS 2 Automatic or manual emergency warning system - Non Monitored Manual Fire Alarm (Former Type 1/B NZS 4561)
- ✓ SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13
- ✓ SS 15/2 Final exits (as defined by clause A2 of the building code)
- ✓ SS 15/4 Signs for communicating information intended to facilitate evacuation
- ✓ Means of escape from fire
- ✓ Safety barriers
- ✓ Means of access and facilities for use by persons with disabilities (Sect. 118 Bldg. Act)
- ✓ Hand held fire hose reels
- ✓ Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act

Signature of independent qualified person

IQP Reg. No. 81

Name: Werner Gebhardt

Date: 23 July 2012

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Building Warrant of Fitness COC checklist

No: 35209	Date Received: 11.9.11	Location: Wharf Street	Checked by: Sue Boyle	WOF signed by: M. Bunn
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Checklist to confirm if the building warrant of fitness (form 12) provided are correct. Any information missing and/or out of date from pathway – to be updated.

No.	Details	Yes	No	Comments	No.	Details	Yes	No	Comments
1	Expiry date	✓		23.8	2	Location	✓		
3	Legal description	✓			4	Trading Name	✓		Email to PDM Group? Y/N
5	Licence category	✓			6	Year first constructed	✓		
7	Occupant Nos	✓			8	Owner details	✓		
9	Highest Fire Hazard	✓			10	Name and Signature	✓		
11	IQP details	✓			12	Records kept at (physical address)	✓		
13	Check RIL reasons, should a RIL letter be sent?				14				

Specified systems or features to be checked on next page

Final results following completed audit and any documents issued - to include follow up notated on calendar and notes in pathway

no b or.	
Date audit completed: Place completed form on file	25.9.11

No	System/ Feature	12 month WOF	On CS	Form 12A	Report in lieu	IQP No and Company	Approved IQP	Test sheets	Approved/ action required and pathway updated
1	Automatic system for fire suppressions								
2	Automatic or manual emergency warning systems for fire or other dangers	✓	✓			B+fs 81	✓		Wene
3	Electromagnetic or automatic doors or windows:								
3.1	Automatic door								
3.2	Access controlled doors								
3.3	Interfaced fire or smoke doors or windows								
4	Emergency lighting systems								
5	Escape route								
6	Riser mains for use by fire services								
7	Back flow preventer NOTE: CS to be updated (via edit) to reflect all test cert supplied.							Pass/ Fail	
8	Lifts, escalators, travelators, or other system for moving people or goods within buildings								
8.1	Passenger-carrying lifts								
8.2	Service lift								
8.3	Escalators and moving walks								

No	System/ Feature	12 month WOF	On CS	Form 12A	Report in lieu	IQP No and Company	Approved IQP	Test sheets	Approved/ action required Pathway updated
9	Mech ventilation or air conditioning to include cooling towers Note: if cooling tower present, CS to reflect this								
10	Building maintenance units								
11	Laboratory fume cupboards								
12	Audio loops or other assistive listening systems								
12.1	Audio loops								
12.2	FM radio frequency systems and infrared beam transmissions systems								
13	Smoke control systems								
13.1	Mechanical smoke control								
13.2	Natural smoke control								
13.3	Smoke curtains								
14	Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1 to 13								
14.1	Emergency power systems								
14.2	Signs for above systems	/	/	/		B+FS 81	✓		Wew✓

No	System/ Feature	12 month WOF	On CS	Form 12A	report in lieu	IQP No and Company	Approved IQP	Test sheets	Approved/ action required Pathway updated
15	Other fire safety systems or features								
15.1	Systems for communicating spoken information intended to facilitate evacuation								
15.2	Final exits	/	/	/	}				
15.3	Fire separation								
15.4	Signs for communicating information intended to facilitate evacuation	/	/	/					
15.5	Smoke separation								
	Means of escape from fire	/	/	/					
	Safety barriers	/	/	/		B+E S 81	/		Weyne/
	Means of access and facilities for disabled	/	/	/					
	Fire hose reels	/	/	/					
	Signs	/	/	/					
CS10	Any other mechanical, electrical, hydraulic, or electronic system whose proper operation is necessary for compliance with the building code								
	Other								
	Cable Cars (Residential only)								

FIREWATCH
RODNEY
2006 LTD

BUILDING WARRANT OF FITNESS

SECTION 108, BUILDING ACT 2004
AUCKLAND COUNCIL

40 Borrow Road
RD 4, Wellsford 0974
Ph: 09-423 7032
Mob: 0274 906 166

24 AUG 2011

24 AUG 2011

Expiry Date: 23 August 2012

Compliance Schedule No: WOF/3529

THE BUILDING

Street address: Wharf Street
Warkworth 0910

Building name: Wharf Street Retail / Offices

Location of building within site block:

Level / unit number:

Legal description: Lot 5 DP 27277 (0.0243HA)

Valuation Roll No.:

Year first constructed: 1989

The number of occupants:

Intended life of building if 50 years or less:

Highest fire hazard category for building use: 2

Used as: Commercial

Purpose Group:

THE OWNER

Name of owner: Dean Gordon Munro & Kim Margaret
Munro & Mr Stephen Ronald Archer

Mailing address: P.O. Box 142
Matakana 0948

Contact person: Dean Munro

Street address/registered office: not known

Phone daytime: 09-422 9858 Fax:
Mob. No.: 0272-836 448

Phone after hours:
Email:
Website:

WARRANT

The number of occupants that can safely use this building is:

Specified systems:

SS 2 Automatic or manual emergency warning system - Non Monitored Manual Fire Alarm
(former Type 1/B to NZS 4561)

SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13

SS 15/2 Final exits (as defined by clause A2 of the building code)

SS 15/4 Signs for communicating information intended to facilitate evacuation

Other systems or features:

Means of escape from fire

Safety barriers

Means of access and facilities for use by persons with disabilities (Sect. 118 Bldg. Act)

Hand held fire hose reels

Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act

The compliance schedule and records is kept at: On site, Wharf Street, Warkworth

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:

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

Name: Mark Burnan

Date: 16/8/11



Building and Fire Safety Ltd

Building W.O.F. • Fire Protection

9 Walnut Lane, Browns Bay
PO Box 35 807
Browns Bay
Auckland 0753

Phone: 0-9-476 8019

Fax: 0-9-476 8029

Email: bfs@buildingwof.org.nz

12a Certificate of compliance with inspection, maintenance and reporting procedures

(Section 108(3)(c), Building Act 2004)

THE BUILDING

Building name: Wharf Street Retail / Offices

Street address: Wharf Street
Warkworth 0910

Legal description: Lot 5 DP 27277 (0.0243HA)

THE OWNER

Name of owner: Dean Gordon Munro & Kim Margaret Munro & Mt Stephen Ronald
Archer

Contact: Dean Munro

Mailing address: P.O. Box 142
Matakana
Warkworth 0948

Street address/reg. office: as above

BWOF expiry date: 23 August 2012

Compliance schedule No.: WOF/3529

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 and other systems or features:

SS 2 Emergency warning system

SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13

SS 15/2 Final exits (as defined by clause A2 of the building code)

SS 15/4 Signs for communicating information intended to facilitate evacuation

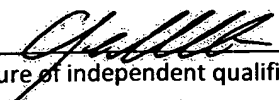
Means of escape from fire

Safety barriers

Means of access and facilities for use by people with disabilities

Fire hose reels

Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act


Signature of independent qualified person

Name: Werner Gebhardt

IQP Reg. No. 81

Date: 12 July 2011

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FIREWATCH
RODNEY
2006 LTD

BUILDING WARRANT OF FITNESS

SECTION 108, BUILDING ACT 2004

40 Borrow Road
RD 4, Wellsford 0974
Ph. 09-423 7032
Mob. 0274 906 166

Expiry Date: 23 August 2011

Compliance Schedule No. WOF/3529

THE BUILDING

Street address:	Wharf Street Warkworth 0910	Legal description:	Lot 5 DP 27277 (0.0243HA)
		Valuation Roll No.:	
Building name:	Wharf Street Retail / Offices	Year first constructed:	1989
		The number of occupants:	
Location of building within site block:		Intended life of building if 50 years or less:	
		Highest fire hazard category for building use:	2
		Used as:	Commercial
Level / unit number:		Purpose Group:	

THE OWNER

Name of owner:	Dean Gordon Munro & Kim Margaret Munro & Mr Stephen Ronald Archer	Contact person:	Dean Munro
Mailing address:	P.O. Box 142 Matakana 0948	Street address/registered office:	not known
Phone daytime:	09-422 9858	Fax:	
Mob. No.:	0272-836 448	Phone after hours:	
		Email:	
		Website:	

WARRANT

The number of occupants that can safely use this building is:

Specified systems:

- SS 2 Automatic or manual emergency warning system - Non Monitored Manual Fire Alarm
(former Type 1/B to NZS 4561)
- SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13
- SS 15 Other fire safety systems or features:
- SS 15/2 Final exits (as defined by clause A2 of the building code)
- SS 15/4 Signs for communicating information intended to facilitate evacuation

Other systems or features:

- Means of escape from fire
- Safety barriers
- Means of access and facilities for use by persons with disabilities (Sect. 118 Bldg. Act)
- Hand held fire hose reels
- Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act

The compliance schedule and records is kept at: On site, Wharf Street, Warkworth

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:

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

Name: Mark Burnan

Date: 18/8/10



**12a Certificate of compliance with inspection, maintenance
and reporting procedures**

(Section 108(3)(c), Building Act 2004)

THE BUILDING

Building name: Wharf Street Retail / Offices
Street address: Wharf Street
Warkworth 0910

Legal description: Lot 5 DP 27277 (0.0243HA)

THE OWNER

Name of owner: Dean Gordon Munro & Kim Margaret Munro & Mt Stephen Ronald
Archer
Contact: Dean Munro
Mailing address: P.O. Box 142
Matakana
Warkworth 0948

Street address/reg. office: as above

BWOF expiry date: 23 August 2011

Compliance schedule No.: WOF/3529

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 and other systems or features:

SS 2 Emergency warning system ✓
SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13
SS 15 Other fire safety systems or features:
SS 15/2 Final exits (as defined by clause A2 of the building code)
SS 15/4 Signs for communicating information intended to facilitate evacuation
Means of escape from fire
Safety barriers
Means of access and facilities for use by people with disabilities J
Fire hose reels
Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act


Signature of independent qualified person

Name: Werner Gebhardt

IQP Reg. No. 81

Date: 12 August 2010

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17-Aug-2010

Ref:WOF/3529

Dean Gordon Munro
PO Box 142
Matakana 0948

FINAL REMINDER LETTER. BUILDING WARRANT OF FITNESS AT:

PROPERTY SITUATED AT: 2-6 Wharf Street, Warkworth 0910
COMPLIANCE SCHEDULE NUMBER: WOF/3529
LEGAL DESCRIPTION: Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING: Commercial
EXPIRY DATE: 23-Aug-2010

This is a **final** reminder to you that your Building Warrant of Fitness, issued under Section 108 of the Building Act 2004, will expire within **5 working days** from the date of this letter.

If you have already taken action, following our first reminder, please disregard this letter, or if convenient contact the Council to inform us that you have taken action already.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the BWOFF publicly displayed in the premises at all times**.

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

If you need assistance please contact the Orewa Office of the Rodney District Council on (09) 426 5169. If the ownership of the building has changed, please immediately notify Council of the name and address of the new building owners.

It is an offence under Part 2, Subpart 5, Section 108 of the Building Act 2004 for a building not to display a current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully



Julie Russell

COMPLIANCE AND MONITORING

19-Jul-2010

Ref:WOF/3529

Dean Gordon Munro
PO Box 142
Matakana 0948

FIRST REMINDER LETTER. BUILDING WARRANT OF FITNESS:

PROPERTY SITUATED AT: 2-6 Wharf Street, Warkworth 0910
COMPLIANCE SCHEDULE NUMBER: WOF/3529
LEGAL DESCRIPTION: Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING: Commercial
EXPIRY DATE: 23-Aug-2010

This is a reminder that your Building Warrant of Fitness, issued under Section 108 of the Building Act 2004, will expire within the next **28 working days** as shown on the expiry date above.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Building Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the (BWOFF) publicly displayed in the premises at all times**.

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

If you need assistance please contact the Orewa Office of the Rodney District Council on (09) 426 5169.

If the ownership of the building has changed, please immediately notify Council of the name and address of the new building owners.

It is an offence under Section 108 of the Building Act 2004 not to display current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully



Julie Russell

COMPLIANCE AND MONITORING

FIREWATCH
RODNEY
2006 LTD

BUILDING WARRANT OF FITNESS

SECTION 108, BUILDING ACT 2004

40 Borrow Road
RD 4, Wellsford 0974
Ph. 09-423 7032
Mob. 0274 906 166

Expiry Date: 23 August 2010

Compliance Schedule No. WOF/3529

THE BUILDING

Street address:	Wharf Street Warkworth 0910	Legal description:	Lot 5 DP 27277 (0.0243HA)
		Valuation Roll No.:	
Building name:	Wharf Street Retail / Offices	Year first constructed:	1989
		The number of occupants:	
Location of building within site block:		Intended life of building if 50 years or less:	
		Highest fire hazard category for building use:	2
Level / unit number:		Used as:	Commercial
		Purpose Group:	

THE OWNER

Name of owner:	Dean Gordon Munro & Kim Margaret Munro & Mr Srephen Ronald Archer	Contact person:	Dean Munro
Mailing address:	P.O. Box 142 Matakana 0948	Street address/registered office:	not known
Phone daytime:	09-422 9858	Fax:	
Mob. No.:	0272-836 448	Phone after hours:	0272-836 448
		Email:	
		Website:	

WARRANT

The number of occupants that can safely use this building is:

Specified systems:

SS 2 Automatic or manual emergency warning system - Non Monitored Manual Fire Alarm
(former Type 1/B to NZS 4561) ✓

SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13

SS 15 Other fire safety systems or features:

SS 15/2 Final exits (as defined by clause A2 of the building code) ✓

SS 15/4 Signs for communicating information intended to facilitate evacuation ✓

Other systems or features:

Means of escape from fire

Safety barriers

Means of access and facilities for use by persons with disabilities (Sect. 118 Bldg. Act)

Hand held fire hose reels

Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act ✓

The compliance schedule and records is kept at: On site, Wharf Street, Warkworth

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:

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

Name: Mark Burnan

Date: 17/8/09



**12a Certificate of compliance with inspection, maintenance
and reporting procedures** (Section 108(3)(c), Building Act 2004)

THE BUILDING

Building name: Wharf Street Retail / Offices
Street address: Wharf Street
Warkworth 0910

Legal description: Lot 5 DP 27277 (0.0243HA)

THE OWNER

Name of owner: Dean Gordon Munro & Kim Margaret Munro & Mt Stephen Ronald Archer
Contact: Dean Munro
Mailing address: P.O. Box 142
Matakana
Warkworth 0948

Street address/reg. office: as above

BWOF expiry date: 23 August 2010

Compliance schedule No.: WOF/3529

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 and other systems or features:

SS 2 Emergency warning system
SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13
SS 15 Other fire safety systems or features:
SS 15/2 Final exits (as defined by clause A2 of the building code)
SS 15/4 Signs for communicating information intended to facilitate evacuation
Means of escape from fire
Safety barriers
Means of access and facilities for use by people with disabilities
Fire hose reels
Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act


Signature of independent qualified person

Name: Werner Gebhardt

IQP Reg. No. 81

Date: 12 August 2009

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20-Jul-2009

Ref:WOF/3529

Dean Gordon Munro
PO Box 142
Matakana 0948

FIRST REMINDER LETTER. BUILDING WARRANT OF FITNESS:

PROPERTY SITUATED AT: 2-6 Wharf Street, Warkworth 0910
COMPLIANCE SCHEDULE NUMBER: WOF/3529
LEGAL DESCRIPTION: Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING: Commercial
EXPIRY DATE: 23-Aug-2009

This is a reminder that your Building Warrant of Fitness, issued under Section 108 of the Building Act 2004, will expire within the next **28 working days** as shown on the expiry date above.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Building Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the (BWOFF) publicly displayed in the premises at all times.**

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

If you need assistance please contact the Orewa Office of the Rodney District Council on (09) 426 5169.

If the ownership of the building has changed, please immediately notify Council of the name and address of the new building owners.

It is an offence under Section 108 of the Building Act 2004 not to display current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully



Melissa Jack

COMPLIANCE AND MONITORING

19-Feb-2009

Ref: WOF/3529

Building & Fire Safety Limited
PO Box 302112
North Harbour
North Shore City 0751

Audit on Building Warrant of Fitness

PROPERTY SITUATED AT:	2-6 Wharf Street, Warkworth 0910
COMPLIANCE SCHEDULE NUMBER:	WOF/3529
LEGAL DESCRIPTION:	Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING:	Commercial
EXPIRY DATE:	23-Aug-2009

We would like to provide you with some feedback on the audit which was done by Council on Wednesday 18th February 2009 on the above building.

1. The Building Warrant of Fitness was valid and displayed.
2. The owner checks were done and recorded.
3. Documentation is being held by the owner/tenant and was readily available on request.
4. Documentation was available for the last two years.
5. The IQP checks were fully completed.

Yours faithfully



Irene Wecke
Building Compliance Officer
COMPLIANCE AND MONITORING

CC: Dean Munro

19-Feb-2009

Ref: WOF/3529

Dean Gordon Munro
PO Box 142
Matakana 0948

Audit on Building Warrant of Fitness

PROPERTY SITUATED AT:	2-6 Wharf Street, Warkworth 0910
COMPLIANCE SCHEDULE NUMBER:	WOF/3529
LEGAL DESCRIPTION:	Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING:	Commercial
EXPIRY DATE:	23-Aug-2009

We would like to provide you with some feedback on the audit which was done by Council on Wednesday 18th February 2009 on the above building.

1. The Building Warrant of Fitness was valid and displayed.
2. The owner checks were done and recorded.
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4. Documentation was available for the last two years.
5. The IQP checks were fully completed.

Yours faithfully



Irene Wecke
Building Compliance Officer
COMPLIANCE AND MONITORING

CC: Building and Fire Safety Ltd.

Client /Owner Name:		Dean Hanio			Record Year		
Building Address:		2-6 Wharf Street Walk			TA		RDC
Building Name:		Wharf Street Retail			WOF NO		3529
IQP:		Firewatch Rodney			Expiry Date		
Auditor Name:		Irene			18/2/09		

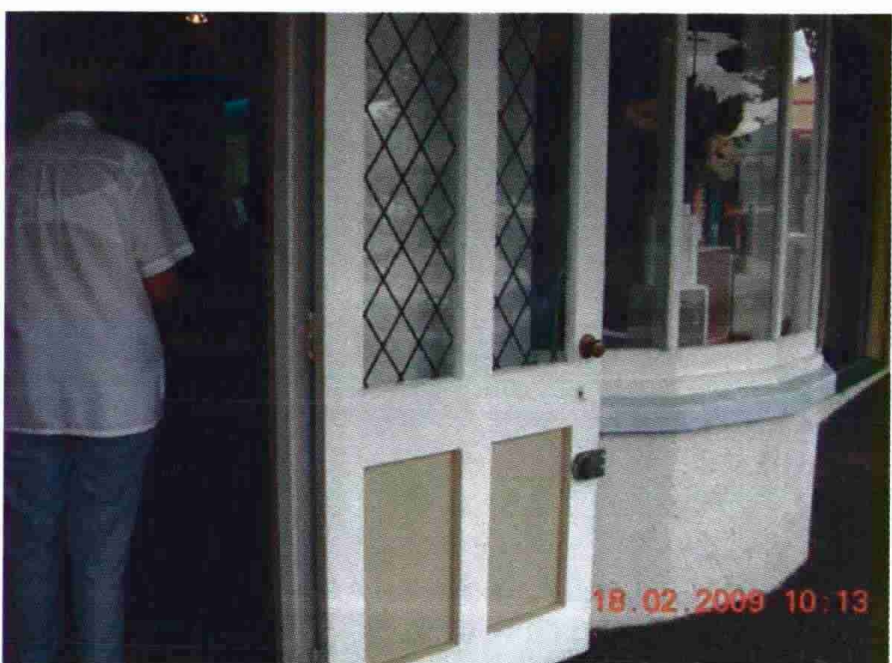
Compliance Schedule System/Feature		No of Systems			Checks		Comments
		In bldg	Listed CS	Listed WOF	IQP	Owner	
1	Automatic sprinkler systems						
2	Emergency warning systems	✓	✓	✓	✓	✓	Type 1 alarm
3	Electro magnetic or automatic doors or windows						in Thai Rest only
4	Emergency lighting systems						
5	Escape route pressurisation						
6	Riser mains for use by fire service						
7	Automatic Back-flow preventers						
8	Lifts, escalators, moving walks						
9	Mech ventilation/ air conditioning						
10	Building maintenance units						
11	Laboratory fume cupboards						
12	Audio loops or other assistive listening systems						
13	Smoke control systems						
14	Emergency power system for, or signs relating to a system or feature specified in any clause 1 to 13	✓	✓	✓	✓		Signs OK
15	Means of escape from fire						
15/1	Systems for communicating spoken information intended to facilitate evacuation						
15/2	Final Exits	✓	✓	✓	✓		OK
15/3	Fire separations						
15/4	Signs for communicating information intended to facilitate evacuation	✓	✓	✓	✓		OK
15/5	Smoke separations						
	Safety barriers	✓	✓	✓	✓		
	Means of access and facilities	✓	✓	✓	✓		OK
	Handheld hose reels	✓	✓	✓	✓		OK
	Signs as required by the Building Code or Sec 120 of the Building Act	✓	✓				Disab. Fac

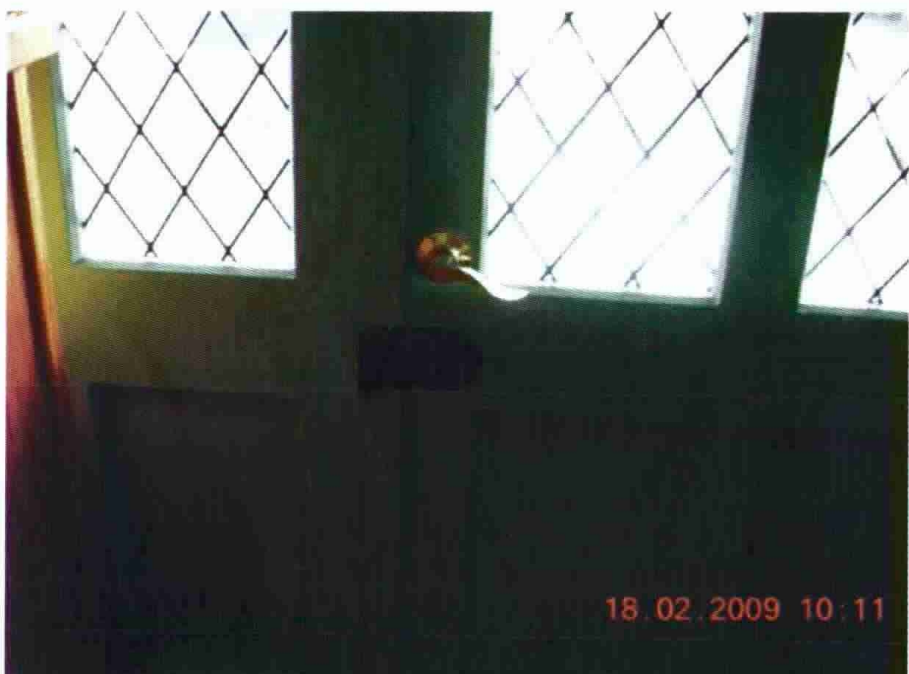
	Tick	Comments		Tick	Comments
BWOF valid	✓	OK	Owners checks fully completed	0	OK
BWOF displayed	✓	OK.	IQP checks fully completed	✓	OK
IQPs registered for all features	✓	yes	Full annual IQP documents available	✓	OK
Documentation held by owner	✓	yes	All Documentation available for Year One	✓	OK.

COMMENT BOX

Pass

all info on site
 WOF displayed + current
 paperwork kept for the last
 two years.







03-Feb-2009

Ref WOF/3529

Dean Gordon Munro
PO Box 142
Matakana 0948

BUILDING WARRANT OF FITNESS AT: 2-6 Wharf Street, Warkworth 0910

Your building currently has a Building Warrant of Fitness, which is based on your Compliance Schedule. It is the Council's responsibility under the Building Act 2004 to periodically audit your records, to check your compliance with the Building Act requirements.

It is the responsibility of the Building owner to keep the records of the IQP and owners inspections and maintenance carried out upon the systems & features shown in the Compliance Schedule.

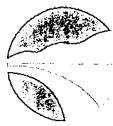
We will be in your area next week Friday on the 13th February 2009 and will call upon the premises between the hours of 11.00 a.m. to 3.00 p.m.

If this is not convenient for you, please contact me at our Orewa Office on 0800 426 5169 to arrange for another time.

Please note: An audit of Building Warrant of Fitness documents, and the site visit will be \$110.00 any follow up time required will be charged at an hourly rate.
Your assistance with this would be appreciated.

Yours faithfully

Irene Wecke
Building Compliance Officer
COMPLIANCE AND MONITORING



THE BUILDING

Street address of building: 2-6 Wharf Street, Warkworth 0910

Level/unit number:

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

Building name/Trading name: Wharf Street Retail / Offices

Location of building within site/block number:

Current, lawfully established, use: Commercial

Highest fire hazard category for building use: 2

Year first constructed: 1989

Intended life of business: Greater than 50 years

THE OWNER

Name of owner: Dean Gordon Munro and Kim Margaret Munro and Mr Stephen Ronald Archer

Mailing address: PO Box 142
Matakana 0948

Street address/registered office: PO Box 142
Matakana 0948

Phone number: Daytime: 09 422 9858 Mobile: 0272 836 448
After hours: Fax:

Email address:

Website:

*Contact person: Dean Munro

First point of contact for communications with the Council: Building & Fire Safety Ltd
Firewatch Rodney

Tel: 09 476 8019 Mob: 0272 970 093 Fax: 09 476 8029

[Give full name, mailing address, phone number/s, facsimile number and email address, which must be located in New Zealand. This person must have authority to permit a person to enter the building for the purpose of inspection of the specified systems]

AMENDED

Specified Systems		Performance Standards
2	Automatic or manual emergency warning system for fire or other dangers	NZS 4512, AS 2220 AS 1851.10 Clause F7.3.1, F7.3.3 building code
14	Emergency power system for, or signs relating to a system or feature specified in any clause 1 to 13	NZS 6104 <i>Emergency Power:</i> Clause G9.3.2 building code <i>Signs:</i> Clause F8.3.2, F8.3.3, building code
14/2	Signs	
15	Other fire safety systems or features	NZS 4512, AS 1851 NZS 4232 AS/NZS 1905 Clause C2.3.1, C2.3.2, C2.3.3, Building code
15/2	Final Exits	
15/4	Signs for communicating information intended to facilitate evacuation	

Means of escape from fire	
Safety barriers	
Means of access and facilities	
Handheld hose reels	NZS 4503:2005
Signs as required by the Building Code or Section 120 of the Building Act	

Inspection, Maintenance and Reporting procedures for the above Specified systems	As per attached documentation
--	-------------------------------

Signature:


Irene Wecke

Position: Building Compliance Officer

On behalf of: **Rodney District Council**

Date amended: 26 August 2008

Original date issued: 23-August-2004

AMENDED

RECEIVED	A	M	P	M
12 AUG 2008				
Rodney DISTRICT COUNCIL CREWA				

FIREWATCH
RODNEY

BUILDING WARRANT OF FITNESS

SECTION 108, BUILDING ACT 2004

40 Borrow Road
R.D.4, Wellsford
Ph. 09-423 7032
Mob. 0274-906 166

Expiry Date: 23 August 2009

Compliance Schedule No. WOF/3529

THE BUILDING

Street address: Wharf Street
Warkworth 0910

Building name: Wharf Street Retail / Offices

Location of building within site block:

Level / unit number:

Legal description: Lot 5 DP 27277

Valuation Roll No.:

Year first constructed: 1989

The number of occupants:

Intended life of building if 50 years or less:

Highest fire hazard category for building use: 2

Used as: Commercial

Purpose Group:

THE OWNER

Name of owner: Dean Gordon Munro

Mailing address: P.O. Box 142

Matakana

Warkworth 0941

Phone daytime: 09-422 9858 Fax:

Mob. No.: 0272-836 448

Contact person: Dean Munro

Street address/registered office: not known

Phone after hours: 0272-836 448

Email:

Website:

WARRANT

The number of occupants that can safely use this building is:

Specified systems:

SS 2 Automatic or manual emergency warning system - Manual fire alarm

SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13

SS 15 Other fire safety systems or features:

SS 15/2 Final exits (as defined by clause A2 of the building code)

SS 15/4 Signs for communicating information intended to facilitate evacuation

Other systems or features:

Means of escape from fire

Safety barriers

Means of access and facilities for use by persons with disabilities (Sect. 118 Bldg. Act)

Hand held fire hose reels

Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act

The compliance schedule and records is kept at: On site, Wharf Street, Warkworth

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:

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

Name: Mark Burnan

Date: 11/8/08



Building and Fire Safety Ltd

Building W.O.F. • Fire Protection

2/31 Barker Rise, Browns Bay
PO Box 302-665
North Harbour
Auckland 0751

Phone: 0-9-476 8019
Fax: 0-9-476 8029
Email: info@buildingwof.org.nz

12a Certificate of compliance with inspection, maintenance and reporting procedures

(Section 108(3)(c), Building Act 2004)

THE BUILDING

Building name: Wharf Street Retail / Offices
Street address: Wharf Street
Warkworth 0910

Legal description: Lot 5 DP 27277

THE OWNER

Name of owner: Dean Gordon Munro
Contact: Dean Munro
Mailing address: P.O. Box 142
Matakana
Warkworth 0941

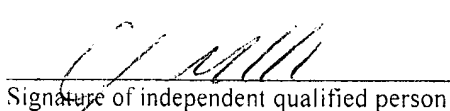
Street address: not known

BWOF expiry date: 23 August 2009

Compliance schedule No.: WOF/3529

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 and other systems or features:

	STATUS
SS 2 Emergency warning system	Complies
SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13	Complies
SS 15 Other fire safety systems or features:	
SS 15/2 Final exits (as defined by clause A2 of the building code)	Complies
SS 15/4 Signs for communicating information intended to facilitate evacuation	Complies
Means of escape from fire	Complies
Safety barriers	Complies
Means of access and facilities for use by people with disabilities	Complies
Fire hose reels	Complies
Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act	Complies


Signature of independent qualified person

Name: Werner Gebhardt

IQP Reg. No. 81

Date: 08 August 2008

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24-Jul-2008

Ref:WOF/3529

Dean Gordon Munro
PO Box 142
Matakana 0948

FIRST REMINDER LETTER. BUILDING WARRANT OF FITNESS:

PROPERTY SITUATED AT:	2-6 Wharf Street, Warkworth 0910
COMPLIANCE SCHEDULE NUMBER:	WOF/3529
LEGAL DESCRIPTION:	Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING:	Commercial
EXPIRY DATE:	23-Aug-2008

This is a reminder that your Building Warrant of Fitness, issued under Sections 108 of the Building Act 2004, will expire within the next **28 working days**.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Building Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the (BWOFF) publicly displayed in the premises at all times**.

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

If you need assistance please contact the Orewa Office of the Rodney District Council on (0800) 426 5169.

If the ownership of the building has changed, please immediately notify Council of the name and address of the new building owners.

It is an offence under Section 108 of the Building Act 2004 not to display current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully



Melissa Jack
Administration Officer
BUILDING CONTROL

FIREWATCH
RODNEY

BUILDING WARRANT OF FITNESS

SECTION 108, BUILDING ACT 2004

40 Borrow Road
R.D.4, Wellsford
Ph. 09-423 7032
Mob. 0274-906 166

Expiry Date: 23 August 2008

Compliance Schedule No. 3529

THE BUILDING

Street address: Wharf Street
Warkworth
Northern

Building name: Wharf Street Retail / Offices

Location of building within site block:
Level / unit number:

Legal description: Lot 5 DP 27277
Valuation Roll No.:
Year first constructed: 1989
The number of occupants:
Intended life of building if 50 years or less:
Highest fire hazard category for building use: 2
Used as: Commercial
Purpose Group:

THE OWNER

Name of owner: Dean Gordon Munro
Mailing address: P.O. Box 142
Matakana
Warkworth 1241

Phone daytime: 09-422 9858 Fax:
Mob. No.: 0272-836 448

Contact person: Dean Munro
Street address/registered office: not known

Phone after hours: 0272-836 448
Email:
Website:

WARRANT

The number of occupants that can safely use this building is:

Specified systems:

SS 2 Automatic or manual emergency warning system

SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13

Other systems or features:

Means of escape from fire

Safety barriers

Means of access and facilities for use by persons with disabilities (Sect. 118 Bldg. Act)

Hand held fire hose reels

Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act

The compliance schedule and records is kept at: On site, Wharf Sreet, Warkworth

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:


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

Name: Mark Burnan

Date: 15/8/07



Building and Fire Safety Ltd

Building W.O.F. • Fire Protection

2/31 Barker Rise, Browns Bay
PO Box 302-665
North Harbour
Auckland 0751

Phone: 0-9-476 8019

Fax: 0-9-476 8029

Email: bfs@buildingwof.org.nz

12a Certificate of compliance with inspection, maintenance and reporting procedures

(Section 108(3)(c), Building Act 2004)

THE BUILDING

Building name: Wharf Street Retail / Offices
Street address: Wharf Street
Warkworth
Northern

Legal description: Lot 5 DP 27277
Location of building
Within site / block:

THE OWNER

Name of owner: Dean Gordon Munro
Contact: Dean Munro
Mailing address: P.O. Box 142
Matakana
Warkworth 1241
Street address: not known

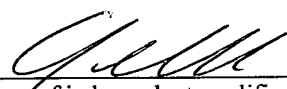
BWOF expiry date: 23 August 2008

Compliance schedule No.: 3529

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 and other systems or features:

	STATUS
SS 2 Emergency warning system	Complies
SS 14/2 Signs relating to a system or feature specified in any of clauses 1-13	Complies
Means of escape from fire	Complies
Safety barriers	Complies
Means of access and facilities for use by people with disabilities	Complies
Fire hose reels	Complies
Such signs as required by the Bldg. Code or Sect. 120 of the Bldg. Act	Complies

This report applies to systems in the building at the time of the inspection, and is based on the understanding that no upgrade of the systems has been undertaken in the previous 12 months.


Signature of independent qualified person

Name: Werner Gebhardt

IQP Reg. No. 81

Date: 08 August 2007

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✓

17-Aug-2007

Ref:WOF/3529

Dean Gordon Munro
P O Box 142
Matakana
Warkworth 1241

FINAL REMINDER LETTER. BUILDING WARRANT OF FITNESS AT:

PROPERTY SITUATED AT:	2-6 Wharf Street, Warkworth 1241
COMPLIANCE SCHEDULE NUMBER:	WOF/3529
LEGAL DESCRIPTION:	Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING:	Commercial
EXPIRY DATE:	23-Aug-2007

Further to the reminder letter issued on the **16/07/07** this is a **final** reminder to you that your Building Warrant of Fitness, issued under Section 108 of the Building Act 2004, will expire within **5 working days** from the date of this letter.

If you have already taken action, following our first reminder, please disregard this letter, or if convenient contact the Council to inform us that you have taken action already.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the BWOFF publicly displayed in the premises at all times**.

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

If you need assistance please contact the Orewa Office of the Rodney District Council on (0800) 426 5169. If the ownership of the building has changed, please immediately notify Council of the name and address of the new building owners.

It is an offence under Part 2, Subpart 5, and Section 108 of the Building Act 2004 for a building not to display a current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully



Irene Wecke
BUILDING CONTROL



16-Jul-2007

Ref:WOF/3529

Dean Gordon Munro
P O Box 142
Matakana
Warkworth 1241

FIRST REMINDER LETTER. BUILDING WARRANT OF FITNESS AT:

PROPERTY SITUATED AT:	2-6 Wharf Street, Warkworth 1241
COMPLIANCE SCHEDULE NUMBER:	WOF/3529
LEGAL DESCRIPTION:	Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING:	Commercial
EXPIRY DATE:	23-Aug-2007

This is a reminder that your Building Warrant of Fitness, issued under Sections 108 of the Building Act 2004, will expire within the next **28 working days**.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Building Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the (BWOFF) publicly displayed in the premises at all times**.

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

If you need assistance please contact the Orewa Office of the Rodney District Council on (0800) 426 5169.

If the ownership of the building has changed, please immediately notify Council of the name and address of the new building owners.

It is an offence under Section 108 of the Building Act 2004 not to display current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully

Irene Wecke
BUILDING CONTROL



29 January 2007

57 Waterloo Road

P O Box 292, Christchurch

Telephone (03) 372 0800

Facsimile (03) 372 0945

Attention: Building Compliance Officer

Rodney District Council
132 Main Road SH16
Kumeu 1250

**RE: BUILDING WARRANT OF FITNESS - COMPLIANCE SCHEDULES
PGG WRIGHTSON LTD**

Dear Sir/Madam

We are currently completing a review of our Building Warrant of Fitness compliance process, and require a copy of each buildings compliance schedule in order to effectively audit the process.

I have attached a spreadsheet containing properties which we have identified as coming under your jurisdiction, and we formally request a copy of each compliance schedule, or a clear indication if the building does not currently have one.

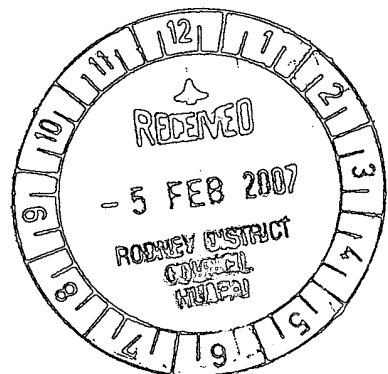
We understand that under the revised Building Act 2004 Councils are able to recoup expenses associated with BWoF work, and to this end PGG Wrightson are prepared to meet reasonable costs associated with this request.

I look forward to your timely response

Yours sincerely,

A handwritten signature in black ink, appearing to read 'John O'Dea'.

John O'Dea
Property Co-ordinator



Location	Address	SITE LEGAL DESCRIPTION	VALUATION REF.	SITE ADDRESS (Council Records)	SITE LEGAL DESCRIPTION
Wellsford	41 Centennial Park Road	PT. Sec 38 BLK XVI			NO WOF
Helensville	41 Mill Road	PT Lot 1 DP83926			WOF 3622
Kumeu	State Highway 16	Lot 1 DP89269	30931-20600	132 Main Road SH16 Kumeu	WOF 3597
Wellsford	4 Port Albert Rd	Lot 2 DP 59602	00861-23800	4 Port Albert Road Sh16, Wellsford	NO WOF
Warkworth	7 Wharf Street	There is no Number 7 Wharf Street I assume.			you

mean 2-6 Wharf St. Lot 5 DP27277

2-6 Wharf Street. WOF 3529

→ Would you please give me some more
 info for this property. eg. Street numbers,
 or legal description or name of owners.
 I assume This is for 41 Centennial Park Road, Wellsford

FIREWATCH
RODNEY

BUILDING WARRANT OF FITNESS

SECTION 108, BUILDING ACT 2004

40 Borrow Road
R.D.4, Wellsford
Ph. 09-423 7032
Mob. 025-906 166

Expiry date: 23 August 2007

Compliance Schedule No. 3529

THE BUILDING

Street address: Wharf Street
Warkworth
Northern

Building name: Wharf Street Retail / Offices
Location of building within site block:

Level / unit number:

Legal description: Lot 5 DP 27277

Occupant number:

Year first constructed: 1989

Intended life of building if 50 years or less:

Highest fire hazard category for building use: 2

Used as: Commercial

THE OWNER

Name of owner: Dean Gordon Munro
Mailing address: P.O. Box 142
Matakana
Warkworth 1241

Phone daytime: 09-422 9858 Fax:
Mob. No.: 0272-836 448

Contact person: Dean Munro

Street address/registered office: not known

Phone after hours: 0272-836 448

Email:

Website:

WARRANT

The maximum number of occupants that can safely use this building is:

01 Automatic system for fire suppression		02 Auto / Manual Emergency warning system for fire or other dangers	✓	03 Electromagnetic / Auto Doors / Windows	
04 Emergency lighting system		05 Escape route pressurization system		06 Riser mains for fire service use	
07 Any automatic back-flow protection connected to the potable water supply		08 Lifts, escalators, travelators or other similar systems		09 Mechanical ventilation or air conditioning systems	
10 Building maintenance units providing access to exterior and interior walls of buildings		11 Laboratory fume cupboards		12 Audio loops or other assistive listening devices	
13 Smoke control systems		14 Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1-13 (Signs)	✓		
J) Any other mechanical, electrical, hydraulic or electronic systems:		M) Means of escape from fire	✓		
N) Safety barriers	✓	O) Means of access and facilities for use by persons with disabilities (Sect. 118)	✓		
P) Hand held fire hose reels	✓	Q) Any signs that are required by the building code or by section 120 of the act	✓		

The compliance schedule and records is kept at: Wharf Street, Warkworth

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:


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

Name: Mark Burnan

Date: 20/8/06

Building & Fire Safety Ltd

Building W.O.F. • Fire Protection • Evacuation Schemes

2/31 Barker Rise, Browns Bay
PO Box 302-665
North Harbour
Auckland 1330

Phone: 0-9-476 8019
Fax: 0-9-476 8029
Email: bfs@buildingwof.org.nz

Certificate of compliance with inspection, maintenance and reporting procedures (Section 108(3)(c), Building Act 2004)

THE BUILDING

Building name: Wharf Street Retail / Offices
Street address: Wharf Street
Warkworth
Northern

Legal description: Lot 5 DP 27277
Location of building
Within site / block:

THE OWNER

Name of owner: Dean Gordon Munro
Contact: Dean Munro
Mailing address: P.O. Box 142
Matakana
Warkworth 1241
Street address: not known

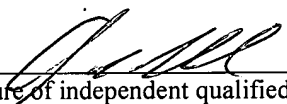
BWOF expiry date: 23 August 2007

Compliance schedule No.: 3529

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:

	STATUS
02 Emergency warning system	Complies
14 Signs related to systems 1-13	Complies
M Means of escape from fire	Complies
N Safety barriers	Complies
O Means of access and facilities for use by people with disabilities	Complies
P Fire hose reels	Complies
Q Signs related to systems M-P	Complies

This report applies to systems in the building at the time of the inspection, and is based on the understanding that no upgrade of the systems has been undertaken in the previous 12 months.


Signature of independent qualified person

Name: Werner Gebhardt

IQP Reg. No. 81

Date: 14 August 2006

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16-Aug-2006

Ref:WOF/3529

Dean Gordon Munro
P O BOX 142
Matakana
Warkworth 1241

FINAL REMINDER LETTER. BUILDING WARRANT OF FITNESS AT:

PROPERTY SITUATED AT:	2-6 Wharf Street, Warkworth 1241
COMPLIANCE SCHEDULE NUMBER:	WOF/3529
LEGAL DESCRIPTION:	Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING:	Commercial
EXPIRY DATE:	23-Aug-2006

Further to the reminder letter issued on the **13/07/06** this is a **final** reminder to you that your Building Warrant of Fitness, issued under Section 108 of the Building Act 2004, will expire within **5 working days** from the date of this letter.

If you have already taken action, following our first reminder, please disregard this letter, or if convenient contact the Council to inform us that you have taken action already.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the BWOFF publicly displayed in the premises at all times**.

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

If you need assistance please contact the Orewa Office of the Rodney District Council on (0800) 426 5169. If the ownership of the building has changed, please immediately notify Council of the name and address of the new building owners.

It is an offence under Part 2, Subpart 5, Section 108 of the Building Act 2004 for a building not to display a current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully

Irene Wecke
BUILDING AND DEVELOPMENT CONTROL

13-Jul-2006

Ref:WOF/3529

Dean Gordon Munro
P O BOX 142
Matakana
Warkworth 1241

FIRST REMINDER LETTER. BUILDING WARRANT OF FITNESS AT:

PROPERTY SITUATED AT:	2-6 Wharf Street, Warkworth 1241
COMPLIANCE SCHEDULE NUMBER:	WOF/3529
LEGAL DESCRIPTION:	Lot 5 DP 27277 (0.0243HA)
USE OF BUILDING:	Commercial
EXPIRY DATE:	23-Aug-2006

This is a reminder that your Building Warrant of Fitness, issued under Sections 108 of the Building Act 2004, will expire within the next **28 working days**.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Building Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the (BWOFF) publicly displayed in the premises at all times**.

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

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It is an offence under Section 108 of the Building Act 2004 not to display current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully



Irene Wecke
BUILDING CONTROL

FIREWATCH
RODNEY**BUILDING WARRANT OF FITNESS**
SECTION 108, BUILDING ACT 200440 Borrow Road
R.D.4, Wellsford
Ph. 09-423 7032
Mob. 025-906 166

Expiry date: 23 August 2006

RECEIVED
31 AUG 2005

Compliance Schedule No. 3529

Street address: Wharf Street Warkworth Northern	Legal description: Lot 5 DP 27277
Building name: Wharf Street Retail / Offices Location of building within site block:	Occupant number: Year first constructed: 1989 Intended life of building if 50 years or less: Highest fire hazard category for building use: 2 Used as: Commercial
Level / unit number:	

Name of owner: Dean Gordon Munro Mailing address: P.O. Box 142 Matakana Warkworth 1241 Phone daytime: 09-422 9858 Fax: Mob. No.: 0272-836 448	Contact person: Dean Munro Street address/registered office: not known Phone after hours: 0272-836 448 Email: Website:
--	--

The maximum number of occupants that can safely use this building is:

01 Automatic system for fire suppression	02 Auto / Manual Emergency warning system for fire or other dangers	x	03 Electromagnetic / Auto Doors / Windows	
04 Emergency lighting system	05 Escape route pressurization system		06 Riser mains for fire service use	
07 Any automatic back-flow protection connected to the potable water supply	08 Lifts, escalators, travelators or other similar systems		09 Mechanical ventilation or air conditioning systems	
10 Building maintenance units providing access to exterior and interior walls of buildings	11 Laboratory fume cupboards		12 Audio loops or other assistive listening devices	
13 Smoke control systems	14 Emergency power systems for, or signs relating to, a system or feature specified in any of clauses 1-13 (Signs)			x
J) Any other mechanical, electrical, hydraulic or electronic systems:			M) Means of escape from fire	x
N) Safety barriers	x	O) Means of access and facilities for use by persons with disabilities (Sect. 118)		x
P) Hand held fire hose reels	x	Q) Any signs that are required by the building code or by section 120 of the act		x

The compliance schedule and records is kept at: Wharf Street, Warkworth

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:


 Signature of owner or authorised representative of owner

Name: Mark Burnan

Date: 29/8/05.

Building & Fire Safety Ltd

Building W.O.F. • Fire Protection • Evacuation Schemes

76 Vega Place, Mairangi Bay
PO Box 302-665
North Harbour
Auckland 1330Phone: 0-9-476 8019
Fax: 0-9-476 8029
Email: bfs@buildingwof.org.nz**Certificate of compliance with inspection, maintenance
and reporting procedures (Section 108(3)(c), Building Act 2004)****THE BUILDING**Building name: Wharf Street Retail / Offices
Street address: Wharf Street
Warkworth, NorthernLegal description: Lot 5 DP 27277
Location of building
Within site / block:**THE OWNER**Name of owner: Dean Gordon Munro
Contact: Dean Munro
Mailing address: P.O. Box 142
Matakana
Warkworth 1241
Street address: not known

Compliance schedule No.: 3529

BWOFF expiry date: 23 August 2006

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:

	STATUS
02 Emergency warning system	Complies
14 Signs related to systems 1-13	Complies
M Means of escape from fire	Complies
N Safety barriers	Complies
O Means of access and facilities for people with disabilities	Complies
P Fire hose reels	Complies
Q Signs for systems M-P (Section 120 Bldg. Act)	Complies

This report applies to systems in the building at the time of the inspection, and is based on the understanding that no upgrade of the systems has been undertaken in the previous 12 months.


Signature of independent qualified person

Name: Werner Gebhardt

IQP Reg. No. 81

Date: 24 August 2005

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25 August 2005

WOF 3529

DEAN GRODON MUNRO
P O BOX 142
MATAKANA
WARKWORTH 1241

FINAL REMINDER LETTER. BUILDING WARRANT OF FITNESS AT:

PROPERTY SITUATED AT:	WHARF STREET, WARKWORTH
COMPLIANCE SCHEDULE NUMBER:	3529
LEGAL DESCRIPTION:	LOT 5 DP 27277
USE OF BUILDING:	COMMERCIAL
EXPIRY DATE:	23/08/2005

Further to the reminder letter issued on the 21st July 2005 this is a **final** reminder to you that your Building Warrant of Fitness, issued under Section 108 of the Building Act 2004, has expired on the date shown above.

If you have already taken action, following our first reminder, please disregard this letter, or if convenient contact the Council to inform us that you have taken action already.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the BWOFF publicly displayed in the premises at all times.**

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

If you need assistance please contact the Orewa Office of the Rodney District Council on (09) 426 5169. If the ownership of the building has changed, please immediately notify Council of the name and address of the new building owners.

It is an offence under Part 2, Subpart 5, Section 108 of the Building Act 2004 for a building not to display a current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully



Irene Wecke

BUILDING AND DEVELOPMENT CONTROL

20/07/2005

WOF3529

DEAN GORDON MUNRO
P O BOX 142
MATAKANA
WARKWORTH 1241

FIRST REMINDER LETTER - BUILDING WARRANT OF FITNESS

PROPERTY SITUATED AT: WHARF STREET, WARKWORTH, NORTHERN 1241
COMPLIANCE SCHEDULE NUMBER: 3529
LEGAL DESCRIPTION: LOT 5 DP 27277
USE OF BUILDING: Commercial
EXPIRY DATE: 23/08/2005

This is a reminder that your Building Warrant of Fitness, issued under Sections 108 of the Building Act 2004, will expire within the next **28 working days**.

It is the Owner's responsibility under the Building Act 2004 to lodge a copy of the signed Building Warrant of Fitness (BWOFF) annually to the Council and to keep a **copy of the (BWOFF) publicly displayed in the premises at all times**.

The BWOFF is the owner's statutory declaration that all necessary maintenance and inspections requirements under the Building Act 2004 have been carried out in the previous 12 months in accordance with the Compliance Schedule.

Please ensure your records of the maintenance, inspection and reporting on the building systems and features are up to date and send a **copy** of the signed BWOFF together with all inspection certificates to this office.

If you need assistance please contact the Orewa Office of the Rodney District Council on (09) 426 5169.

If the ownership of the building has changed, please immediately notify Council of the name and address of the new building owners.

It is an offence under Section 108 of the Building Act 2004 not to display current Building Warrant of Fitness. You can be prosecuted for an offence under this provision which may result in a fine not exceeding \$20,000. A failure to take action in relation to this matter may also result in contravention of the Building Act 2004 resulting in being issued with a notice to fix under Sections 164 or notice under Section 124 in respect to dangerous buildings.

Yours faithfully



Irene Wecke

BUILDING AND DEVELOPMENT CONTROL

Postal Address: Rodney District Council, Private Bag 500, Orewa **Phone:** 0800 426 5169 **Website:** www.rodney.govt.nz **E-mail:** info@rodney.govt.nz

Orewa Office
50 Centreway Road, Orewa
Fax: (09) 426 7280

Helensville Service Centre
Commercial Street, Helensville
Fax: (09) 420 8196

Huapai Service Centre
State Highway 16, Huapai
Fax: (09) 412 7514

Warkworth Service Centre
Baxter Street, Warkworth
Fax: (09) 425 7584

23/08/2004

WOF3529

DEAN GORDON MUNRO
P O BOX 142
MATAKANA
WARKWORTH 1241

COMPLIANCE SCHEDULE & BUILDING WARRANT OF FITNESS REQUIREMENTS

PROPERTY SITUATED AT: WHARF STREET, WARKWORTH, NORTHERN
COMPLIANCE SCHEDULE NUMBER: 3529
LEGAL DESCRIPTION: LOT 5 DP 27277
USE OF BUILDING: Commercial
ISSUED DATE: 23/08/2004

The Building Act 1991 places requirements on owners of both new and existing buildings containing systems and features related to safety to ensure that these are maintained in good order. Buildings with such systems and features as listed in section 44 of the Act require a Compliance Schedule.

The Compliance Schedule, issued by the Council sets out the owner's obligations in respect of the inspection, maintenance and reporting required for the building's systems and features.

Enclosed are the Compliance Schedule and Statement of Fitness for the building at the above address and a summary which describes the building owner's obligations.

You as the building owner are required by the Building Act 1991 Section 44 & 45 to ensure that:

- a) The Compliance Schedule is kept in the building - unless alternative arrangements are made with the Council and confirmed in writing; and
- b) The Compliance Schedule is available for inspection by any person or organisation who or which has a right to inspect the building under any Act; and
- c) For the first annual period of the Compliance Schedule the "Statement of Fitness" (enclosed), which states the building's features and systems and the place where the Compliance Schedule is held, is publicly displayed in the building by the owner; and
- d) At the end of the first twelve months this "Statement of Fitness", is replaced by your statutory declaration in the form of a completed "Building Warrant of Fitness" (WOF) that the systems and features associated with the building have been properly maintained for the previous 12 months.

It is the owner's responsibility to lodge a signed copy of the WOF annually with the Council and to keep a copy of the WOF publicly displayed in the premises at all times.

The WOF must also say where the Compliance Schedule and the inspection, maintenance and reporting records are kept. All these service records must be kept for two years.

A warrant of fitness form is enclosed for your assistance - you may wish to copy the form for use in subsequent years.

e) To complete the warrant of fitness responsibilities, the building owner will have to engage "Independent Qualified Persons" (IQP) to inspect and maintain the relevant systems and features and verify that they meet the requirements of the Compliance Schedule. As listed in the Compliance Schedule, some inspections may be carried out by the owner, but system testing, surveys and all annual reports will required the services of an IQP.

The purpose of these requirements is to ensure the building remains safe to occupy.

Please note the owner is required to notify the Council of any changes of use or ownership of the building.

Please contact me at the Orewa office if you have any queries relating to Compliance Schedules or Building Warrants of Fitness.

Yours faithfully



WECKE, IRENE
CONSENTS DEPARTMENT



Section 45, Building Act 1991

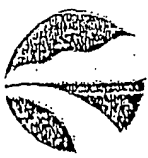
Expires: 23/08/2005

features of the building:

A - Automatic sprinkler systems or other systems of automatic fire protection		B - Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire		C - Emergency warning systems for fire or other dangers	X
D - Emergency lighting systems		E - Escape route pressurisation systems		F - Riser mains for fire service use	
G - Any automatic back-flow preventer connected to a potable water supply		H - Lifts, escalators or travelators or other similar systems		I - Mechanical ventilation or air conditioning system serving all or a major part of the building	
J - Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code				K - Building maintenance units for providing access to the exterior and interior of buildings	
L - Such signs as are required by the building code in respect of the above mentioned systems	X	M - Means of escape from fire	X	N - Safety barriers	X
O - Means of access and facilities for use by persons with disabilities which meet the requirements of Section 47A of the Building Act			X	P - Hand held hose reels for fire-fighting	X
Q - Such signs as are required by the building code or Section 47A of the Building Act					X

Name: J. Mecke Position: Building Processing Officer Date: 23/8/04

TRANSFER OF OWNERSHIP MUST BE NOTIFIED TO THE COUNCIL WITHIN 14 DAYS.



Rodney
DISTRICT

Facsimile

To: Colin Ashby
Of: Colin Ashby Consulting,

Fax No: 09 425 - 9431

Copy to:

From: Irene Wecke

No. of pages including this one:

(If you do not receive all pages, please phone immediately)

Date: 10/9/03

Instructions to Central Filing

File

Post

Fax No: 09 426 8902

The information contained in this facsimile is CONFIDENTIAL INFORMATION and may also be LEGALLY PRIVILEGED, intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any use, review, dissemination or copying of this document is strictly prohibited. If you received this document in error, please immediately notify us by telephone (call collect to the person and number listed) and destroy the original message. Thank you.

As requested a copy of the "Draft"
Compliance Schedule.

What about the automatic back flow
prevention 'G' for the Hair dresser +
Restaurant?

If everything looks ok, I will post
it the rest to you for your client.

Regards
Irene Wecke

COMPLIANCE SCHEDULE NO.

Section 44(2), Building Act 1991

Issued: 09/09/2003

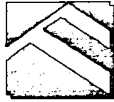
BUILDING	
Building: WHARF STREET RETAIL / OFFICES Street Address: WHARF STREET, WARKWORTH, NORTHERN Legal Description: LOT 5 DP 27277	Intended Use and any Conditions of Use: Commercial Intended Life: Indefinite but not less than 50 years
OWNER	
Name: DEAN GORDON MUNRO Mailing Address: P O BOX 142 MATAKANA WARKWORTH 1241	

A - Automatic sprinkler systems or other systems of automatic fire protection	B - Automatic doors which form part of any fire wall and which are designed to close shut and remain shut on an alarm of fire	C - Emergency warning systems for fire or other dangers	X
D - Emergency lighting systems	E - Escape route pressurisation systems	F - Riser mains for fire service use	
G - Any automatic back-flow preventer connected to a potable water supply	H - Lifts, escalators or travelators or other similar systems	I - Mechanical ventilation or air conditioning system serving all or a major part of the building	
J - Any other mechanical, electrical, hydraulic or electronic system whose proper operation is necessary for compliance with the building code			K - Building maintenance units for providing access to the exterior and interior of buildings
L - Such signs as are required by the building code in respect of the above mentioned systems	X	M - Means of escape from fire	X
O - Means of access and facilities for use by persons with disabilities which meet the requirements of Section 47A of the Building Act			X
P - Hand held hose reels for fire-fighting			X
Q - Such signs as are required by the building code or Section 47A of the Building Act			X

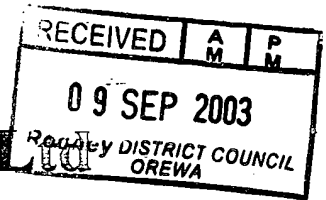
Signed for and on behalf of the Council

Name: I Wecker Position: Technical Officer Date: 9/9/03

TRANSFER OF OWNERSHIP MUST BE NOTIFIED TO THE COUNCIL WITHIN 14 DAYS.



Colin Ashby Consulting Ltd



Civil, Structural, & Geotechnical Engineering

3 Elizabeth Street,
P.O. Box 124, Warkworth
Rodney District. N.Z.

Phone: (09) 425 94 22, Fax: (09) 425 94 31
Mobile: 025 94 96 94
E-mail: cac@pl.net

FAX MESSAGE

To: *Mr. Irene Wecke Technical Officer*

From: *Colin Ashby*

Our Ref: Your Ref: *ABA 31972*

FAX Dialed: *(09) 426 0902*

Date: *9 / 9 / 2003* Time: *4:00 pm/pm* Page: 1 of 14

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Re: *Building Warrant of Fitness*

Prop: 1226211
parc: 7010034

Pers ID: 182485

Bldg ID 95998

Lot & DP 27277

Yours faithfully

Colin W. Ashby
MIPENZ. BE. NZCE. Reg. Eng.

See memo 422-9858
027 283-6448



COMPLIANCE SCHEDULE QUESTIONNAIRE FOR BUILDINGS

STREET ADDRESS OF BUILDING: Wharf St
Warkworth

LEGAL DESCRIPTION: LOT 5 D.P. 27277

USE OF BUILDING: Residential, Crowd, Commercial, Industrial: TYPE: Retail / Offices

NAME OF BUILDING (If Applicable): DG + KM Munro Family Trust

OWNER OF BUILDING: " " " " "

ADDRESS OF OWNER: P.O. Box 142 Matahara

BUILDING OR BUILDING COMPLIANCE MANAGER (IF APPLICABLE) NAME: Dean Munro

ADDRESS: P.O. Box 142 Matahara

PHONE: 022 9058 FAX: _____

Please indicate by a tick in the appropriate box the system and features present in your building:

SYSTEM OR FEATURE	TYPE & LOCATION Where system covers the building note location of controls/plant	MAINTENANCE STANDARD Verify standard noted or provide copy of specific procedures	
Automatic sprinkler system or other automatic fire protection system	N/A	NZS4515 NZS4541 Other attached	A
Automatic fire doors, forming part of a fire wall (including any other shutter or device intended to automatically stop the spread of smoke or fire).	N/A	NZBC CS2 Other attached	B
Emergency warning systems for fire and other dangers	Type 1 Alarm in Restaurant Checked Annually by "Firewatch"	NZS 4512 Other attached	C
Emergency lighting systems	N/A	AS/NZS 2293 Pt 2 Other attached	D

2

SYSTEM OR FEATURE	TYPE & LOCATION Where system covers the building note location of controls/elect	MAINTENANCE STANDARD Verify standard noted or provide copy of specific procedures	
Escape route pressurisation systems	N/A	AS 1851 Pt 6 Other attached	E
Riser mains for fire service use	N/A	NZS 4510 Other attached	F
Any automatic back-flow preventer connected to a potable water supply	N/A	USEPA: Cross connection manual Ch5 AS 2845: Pt 3 Other attached	G
Lifts, escalators, or travelators or similar systems	N/A	NZBC CS 8/1 NZBC CS 8/2 NZBC CS 8/3 Other attached	
Note: The number and location of all lifts, including passenger goods service lifts, dumb waiters etc.		Passenger Lifts = M1 Goods Service Lifts = M2 Escalators etc = M3	
Mechanical ventilation or air conditioning systems serving all or a major part of the building - (including any automatic ventilation system intended to control the spread of smoke)	N/A	Specifically drafted procedure - copy to be attached.	I
Other mechanical, electrical, hydraulic, or electronic system whose operation is necessary for compliance with the building code.	N/A	Specifically drafted procedure - copy to be attached.	J
J0 Special J1 Revolving Doors and Panic Breakout and/or Fallback Automatic Sliding Egress Door J2 Access Controlled Egress Doors with/without Automatic Release J3 Electro-mechanical Door Locks J4 Sewage and Stormwater Pumps (where failure would affect amenity or the environment) J5 Fume Cupboards (handling hazardous substances, biological hazards or where dust work penetrates fire partitions).			
Building maintenance units, providing access to the exterior or interior walls of buildings. e.g. Permanently installed overhead cleaning gantry.	N/A	BS 6037 and manufacturers requirements (copy attached)	K
Such signs as are required by the building code for the systems ticked.	Fire Exit signs above Doors.	NZBC CS12	L

3

Where any system or feature listed above is incorporated in the building the following features are to be included as part of the Compliance Schedule.

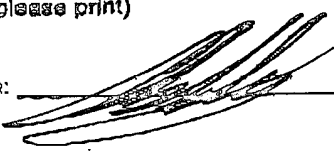
FEATURE	NOTE LOCATION OF ANY SPECIFIC FEATURES	MAINTENANCE STANDARD	
Means of escape from fire	OK.	NZBC CS 13 Other attached	M
Safety Barriers	Landing Handrails OK	NZBC CS 14	N
Means of access and facilities for use by persons with disabilities.	Shop Entry doors at Grade Paraplegic Toilet in Refractor.	NZBC CS 15	O
Hand held fire hose reels.	Top of landing 1st up stairs in service for down stairs	NZS 4503	P
Such signs as required by the features above. e.g. exit, access, floor loading, hazard signs etc.	Fire Exit Signs over Door	NZBC CS 12	Q

The Compliance Schedule and the written reports obtained in accordance with the compliance schedule are to be kept at: in Room of Lobby to upstairs office

NB: The Compliance Schedule should be held on the premises in the Manager/Administrator's office, or at an agreed location between the Council and owner.

Signed for and on behalf of the Owner:

Name: Colin Winslow Ashby Position: Consulting Engineer
(please print)

Signature: 

Date: 2/2/03

FIRE REVIEW APPRAISAL

FOR

DG & KM MUNRO FAMILY TRUST BUILDING

AT

WHARF ROAD - WARKWORTH ABA 31972

CONTENTS :

Item	Description	Page
1	Introduction	2
2	Existing Building	2
3	Purpose Groups	2
4	Means of Escape	3
5	Requirements of Fire Cells	3
6	Conclusion	4



Colin Ashby Consulting
Structural, Civil & Geotechnical Engineering
3 Elizabeth Street, P O Box 124, Warkworth
Ph 09 425 9422 Fax 09 425 9431 E-mail: cacl@maxnet.co.nz

The Report contained here-in remains the exclusive property and copyright of Colin Ashby Consulting and shall not be reproduced, (excepting the express needs of the project in question) by any means either in whole or in part, without their written approval.

Introduction

Mr Dean Munro applied for Building Consent to enclose a small area of verandah. This was to form an extension to the restaurant in Shop No.2 on the ground floor of the building. Although this is a minor variation, and we have already replied to two faxes requesting further information on other matters from Council. The third fax dated 18 September has required a Fire Review Appraisal of the whole building.

Existing Building

I understand that the existing building was built in 1989 and is therefore of relatively recent construction. The plans show the boundary wall to the adjoining property to be a Concrete Masonry block wall, having a four hour fire rating. The internal partition walls separating the shops are also of 200mm block masonry.

Up stairs, the office layout has been framed up in timber framing and lined with gib board. The wall adjacent to the stairs on the permit plan, was shown as having a 30 minute fire rating. The floor between the two storeys appears to be timber frame with a gib or fire lined ceiling. I could not ascertain as to what the fire rating would be, but would anticipate that as the building consent was issued and obviously from what drawings available, fire rating was considered, I can only assume that the floor has sufficient rating.

Purpose Groups

i. Restaurant

The Restaurant would be classified as purpose group CL (crowd activities of less than 100 occupant loading). Fire hazard category would be 2. The occupant density rate for dinning, beverage and cafeteria space is 0.8 users per square metre. For kitchens, the occupants density is 0.1 users per square metre. The kitchen area is approximately 20 square metres and the restaurant area is approximately 84 square metres. This gives a patronage loading rate of 67 people, plus two cooks in the kitchen.

ii. Hair Saloon

Shop No.1 next door is fitted out as Hair Saloon and occupancy would definitely be less than 50 people. The Hair Dressing Saloon would be classed as WL (Hair Dressing Shops) and have a fire hazard category of 2.

iii. Upstairs Office

The upstairs office area, inclusive of kitchen, bathroom and storage areas but excluding stairway, has a net area of 290 square metres. Office space is assessed as having an occupancy density of 0.1 users per square metre, which would equate to 29 people. I would be surprised if loading ever exceeded half that amount. The upstairs office would have a purpose group rating as WL with a fire hazard category of 2.

Means of Escape

The upper floor containing the office has only one escape path via the front entry way stairway leading down to the street. The maximum open path length to the doorway at the top of the stairs is 16m. The stairway walls have a half hour rating and so the stairway may be considered as a safe path.

With respect to the upstairs office, for purpose group WL a dead end open path maximum length is 24m. Therefore the maximum length of 16m is acceptable. The maximum length of protected path is 60m, which would apply to the stairwell, which would in fact have a length of only some 9m. Therefore the escape route length for the upper floor is quite adequate.

Considering the Hair Dressing Saloon, this does have a rear exit to a courtyard but about a 1.2m drop down to ground below at the northern end of the courtyard. However ignoring this alternative route, the maximum cul de sac length is only 9m and therefore the single exit from the shop is quite adequate.

With respect to the restaurant, this has three sets of doors along the western side, plus a back door on the eastern side from the kitchen out into a service area courtyard from which one can jump down 1.2m onto ground below. The maximum dead end open path length for purpose group CL is 18m. The restaurant easily complies with this, the maximum travel distance even from the back corner of the kitchen to the doors on the western side would be less than 14m.

All doors on escape routes open outwards and have adequate width.

Requirements for Fire Cells

With reference to the restaurant, this is purpose group CL less than 100 which is considered as purpose group CS. For purpose group CS, on a ground floor an F rating of zero minutes is required. A manual fire alarm system is not required where the escape route serve an occupant loading of no more than 50 people. In this case the loading is 67 people and a manual fire alarm system is required. It is noted that one is fitted within the restaurant and checked and serviced at least annually by Fire Watch Ltd. A fire hydrant is located within reasonable distance to the building. An extra hydrant is not required in this case.

With respect to the Hair Dressing Saloon and the Office space, both have occupancy of less than 50 people, and therefore a manual fire alarm system is not required from table 4.1/1 even though the office is on the second floor.

It is of interest to note that in terms of the Fire Code, fire hose reels are not required. However a hose reel has been fitted to serve the upper floor and is located at the top of

the stairs on the right hand side going up. A further fire hose reel has been fitted within the service area at the rear of the lower storey shops.

The upper floor does require and F30 rating, which I would conclude it has been provided with.

Conclusion

From my inspection of the building, I am satisfied that the building meets and exceeds the requirements of the Fire Code.



Colin W. Ashby
MIPENZ. BE. NZCE. Reg. Eng.

INTRODUCTION

The proposed under Section 19 of the Building Act 1991 (Alterations to existing building) proposed as re-fit shop 2 located on Wharf Street, Westmeath at ground floor level with lower level area of 1000mm² containing a licensed cafeteria "Barber's Cafe".

The building is at present a two level building constructed prior to the introduction of the Building Act 1991 in full compliance with the building by-laws and N/A 1991. Category 1 "A" Fire Retarding Construction and Means of Egress.

As the by-laws would have required the upper floor to be constructed to 1/2hr fire resistance rating, the ground floor area has been assessed as a single fireproof for the purposes of the fire engineering design.

This report is prepared in compliance with plans prepared by H.K. Design dated April 1997 reference BK517 to be submitted for a building consent application.

Note: The owner must notify Council should conditions change and the occupant density increase.

ASSESSMENT

The Building is classified as purpose group C/S

Fire Hazard category 2

Proposed Occupant Densities as follows:

(Ground Floor)

cafeteria	0.8	61.00m ²	48.8
kitchen	0.1	16.00	1.6
reception	0.1	10.00	1.0
			51.40
			(52 persons)

Likely Occupant Density 52 persons
FO Type 1 (Load) Alarm - refer C2/AS1 2.2 page 4

Escape Routes are required in accordance with C2/AS1 to be as follows
ground floor - 2 escape route (special cases allowing single escape routes are given in paragraph 5.01)

The minimum width of escape routes from the ground floor level to be no less than 1214mm from the escapes routes provided (with a minimum of 1000mm)

Note: The owner should give consideration to installing a Type 2 (Load) Alarm, should the likely occupant density exceed 100 persons.

Seating provided
for 42 persons
will allow use of
single escape route.

ALTERATIONS TO EXISTING BUILDINGS

Legal Environment

This is an "Alteration to existing building" under the Building Act 1991. All alterations must therefore comply fully with the New Zealand Building Code.

Under Section 38 of the Building Act 1991 certain aspects of the entire building must comply with the building code "as nearly as is reasonably practicable to the same extent as if it were a new building". These are:

- a) Means of escape from fire
- b) Access and facilities for use by people with disabilities where this is a requirement of the Disabled Persons Community Welfare Act 1975 (this building falls within that provision under Section 25(4)(p)).

Certain of these items must be discussed directly between client and Council, refer to the summary and note as follows:

Note that compliance is only to a degree which is "as nearly as is reasonably practicable to the same extent as if it were a new building".

Other provisions of the Building Code must continue to comply to at least the same extent as before the alteration.

It should be noted that it was clearly the intention of Parliament (Section 8 of the Building Act 1991) that where relatively minor works such as this are undertaken owners should not be subject to expensive upgrade of items remote from the proposed work unless specific discrepancies exist in present facilities. It was also clearly the intent of Parliament that opportunity should be taken at the time of any proposed change, where warranted, to upgrade means of escape and access and facilities for use by people with disabilities referred to above.

Such factors need to be taken into account in considering this project:

Contain no thresholds or upstands forming a barrier to an unaided wheelchair user.

Have means to prevent the wheel of a wheelchair dropping over the side of the accessible route.

Have doors and related hardware which are easily use.

Not include spiral stairs, or stairs having open risers.

Have stair treads with leading edge which is rounded.

WIDTH OF ESCAPE ROUTES

The existing escape route is adequately covered by the main exitway from the premises.

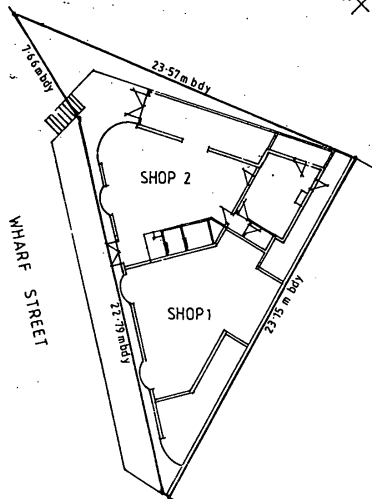
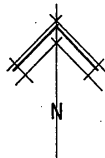
It is noted that the existing width of the dead end open path length allowed under C2 AS1 Table 4 is 1.2m (1.5m for paths over 1.2m long) when setting out the furniture layout.

WIDTH OF ESCAPE ROUTES

It is noted that the existing width of the dead end open path length allowed under

CONTRACTOR TO VERIFY AND
CHECK ALL DIMENSIONS
ON SITE BEFORE
COMMENCING WORK.

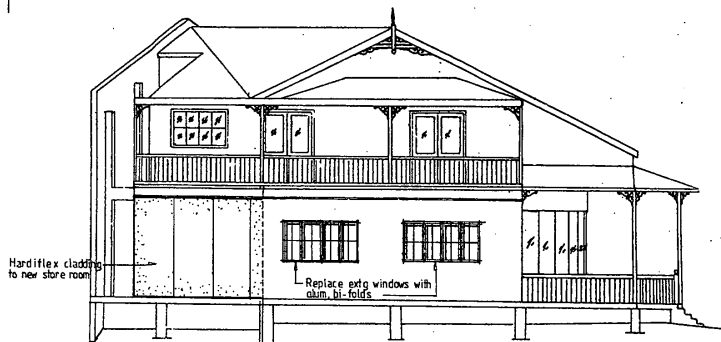
MAHURANGI RIVER



LOT 5
LT 27 277

ALL CONSTRUCTION TO
COMPLY TO NZ3604 AND
THE N.Z. BUILDING CODE

SITE PLAN 1:200



NORTH

ELEVATION 1:100

Rodney District Council
PLANS/SPECIFICATIONS
Approved for building
consent
CBA 9 71254.
Officer
[Signature]
Date
12.5.97
See Building Consent for
conditions.

B.K. DESIGN
P.O. BOX 23
WARKWORTH
PH./FAX 09-425 7695

CLIENT Mark Draper

PROJECT RIVERBANK CAFE (SHOP 2)

DATE		CLIENT no	
DRAWN		BK 517	
SCALE			
CHECK			
BY	DATE	APPRO	REV.
NO	REVISION DETAIL	SHT	OF

ABA 971254

A3

RECORD BUREAU LTD.

CONTRACTOR TO VERIFY AND CHECK ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

REPLACE EXTG WINDOWS WITH ALUM. BI-FOLDS

HARDIFLEX cladding on 100x50 studs at 400 c/s
Gib bd internal lining

Store Room

REMOVE EXTG FRENCH DOORS & REUSE IN ENTRY

SHOP 2

HOOD VENT
1200 x 700
(2100 above floor)

Vent to roof

MAKE NEW DOKWAY TO EXT. MC

NEW WASTE PIPES STRAPPED TO WALL

Connect into extg system

STORE CUP BD
(Raise floor to suit new waste pipes)

Surface mounted cleanout

W.C. Vent

Ventilated lobby

DOORS 760min CLEAR OPENING

Landing

ramp up

ALL CONSTRUCTION TO COMPLY TO NZ3604 AND THE N.Z. BUILDING CODE

SHOP 1

FLOOR PLAN 1:50

Rodney District Council
PLANS/SPECIFICATIONS
Approved for building consent
ABA 9 7/29
Officer [Signature]
Date 12/29
See Building Conditions.

B.K. DESIGN
P.O. BOX 23
WARKWORTH
PH./FAX 09 - 425 7695

CLIENT Mark Draper

PROJECT RIVER BANK CAFE (SHOP 2)

DATE 12/29
DRAWN BY BK
SCALE
CHECK APPR
SHT OF
REV

BAK 517

Rodney District Council
PLANS/SPECIFICATIONS
Approved for building
Consent
/ABA 9 71254
Officer
Date
12547
See Building Consent for
conditions.

B.K. DESIGN
P.O. BOX 23
WARKWORTH
PH./FAX 09 - 425 7695

CLIENT Mark Draper

PROJECT RIVER BANK CAFE (SHOP 2)

DATE	APR 17	CLIENT NO	
DRAWN	BTK	BK 517	
SCALE			
CHECK			REV.
APPRO		SHT OF	

A3

MICRO RECORD BUREAU LTD.

GROUND FLOOR PLAN.

2. Provide sufficient hose reels complying with NZS 4504 to cover the whole building.
1. All doors used as exits be provided with type of lock able to be opened from the inside without the use of keys. All approved exits be provided with standard 'EXIT' signs, with directional arrows where required.
3. Provide a fire extinguisher suitable for electrical fires and locate it adjacent to the switchboard.

APPROVED

SUBJECT TO SUCH
CONDITIONS AS ARE TO
BE SET FORTH ON OR
ATTACHED TO
BUILDING PERMIT.

SIGNED: *ELL*

BUILDING INSPECTOR

SCALE. 1:100.

Year One

Building Warrant of Fitness Audit Check Sheet

Developed for use in the 2003 Authority's BWOF V. (shop)

Case of Thai Restaurant - Landed
Supply from Garden Hotel?

Building name	<u>Thai Restaurant</u>	Building address	<u>5 WHEAT ST LAKEMOUTH.</u>	Building use:	Communal residential
Building owner	<u>Dean Munko</u>	Owner contact phone #	<u>09-422-9458 or 027 283-6448</u>		Communal non residential
CS number	<u>3529</u>	BWOF (SOF) expiry date	<u>9/9/04</u>	Auditor name	<u>Nigel Corring</u>
BWOF number	<u>3529</u>	Audit date	<u>25/1/04</u>	Signature	<u>Nigel Corring</u>
					<u>Commercial</u>
					Industrial

Possible systems/features		System or feature (Tick)			BWOF documentation		IQP details		THAI RESTAURANT WHEAT ST LAKEMOUTH HARDWARES. Other information (tick)			
		In Building	Listed CS	Listed BWOF	Monthly Checks (Tick if all correct)		Annual Report (Date)	IQP Name		Reg.		
					Owner	IQP						
CS1	Automatic sprinkler	☐	☐	☐	☐	☐			☐ 2 yearly survey report	☐ 4 yearly survey report		
CS2	Automatic fire door	☐	☐	☐	☐							
CS3	Emergency warning	☐	☐	☐	☐	☐			☐ Alarm Type (circle) 1 2 3 4 5 6 7			
CS4	Emergency lighting	☐	☐	☐	☐	☐			☐ 30 min	☐ 60 min		
CS5	Escape route pressurisation	☐	☐	☐	☐							
CS6	Riser main	☐	☐	☐	☐							
CS7	Back-flow preventer	☐	☐	☐	☐							
CS8	Lifts, escalators, moving walks	☐	☐	☐	☐							
CS9	Mechanical ventilation	☐	☐	☐	☐				☐ Fire dampers	☐ Cooling towers		
CS10	Other systems	☐	☐	☐	☐							
CS11	Building maintenance unit	☐	☐	☐	☐							
CS12	Signs	☒	☐	☐	☐				☐ PWDs	☐ MoE	☐ Other	
CS13	Means of escape	☒	☐	☐	☐				☐ Fire breaks	☐ Auto-slide	☐ Auto-close	☐ Surface coatings
CS14	Safety barriers	☒	☐	☐	☐							
CS15	Access and facilities for PWDs	☐	☐	☐	☐				☐ Entry	☐ Toilets	☐ Route	
CS16	Fire hose reels	☒	☐	☐	☐							

Summary

(Tick)	(Comments)	(Tick)	(Comments)
BWOF (SOF) valid	☐ <u>NOT CONFIRMED</u>	Owners checks fully completed	☐ <u>N/K</u>
BWOF (SOF) displayed	☐ <u>NOT SIGNED</u>	IQP checks fully completed	☐ <u>N/K</u>
IQPs registered for all features	☐ <u>N/K</u>	Full annual IQP documents available	☐ <u>N/K</u>
Documentation held by owner	☐ <u>WILL PROVIDED</u>	All Documentation available for Year One	☐ <u>N/K</u>

BAND CHECK AT: 74 MATAKANA AVENUE ROAD
MATAKANA.