BSC FIRE PROTECTION 2018 LTD

P.O Box 40 - 138, Upper 5140
1 Sunnyview Drive
Brown Owl, Upper Hutt
Mobile: R. Mays 021 553 200
Email: admin@bscfire.co.nz

Certificate of Compliance

with inspection, maintenance & reporting procedures

Section 108 (3)©, Building Act 2004

The Building

Building name:	Boulcott Hall
Street address:	47 Boulcott Street, Wellington
Legal description:	Lot 1 DP 344738
Location of building, site/block No:	
Level/unit:	14 Floors plus Ground

The Owner

Name of Owner:	Caniwi Properties Ltd
Contact person:	Terry Gitins
Mailing address :	Unit 301, 11 Chews Lane, Wellington 6011
Street Address:	
Registered office:	

Compliance

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

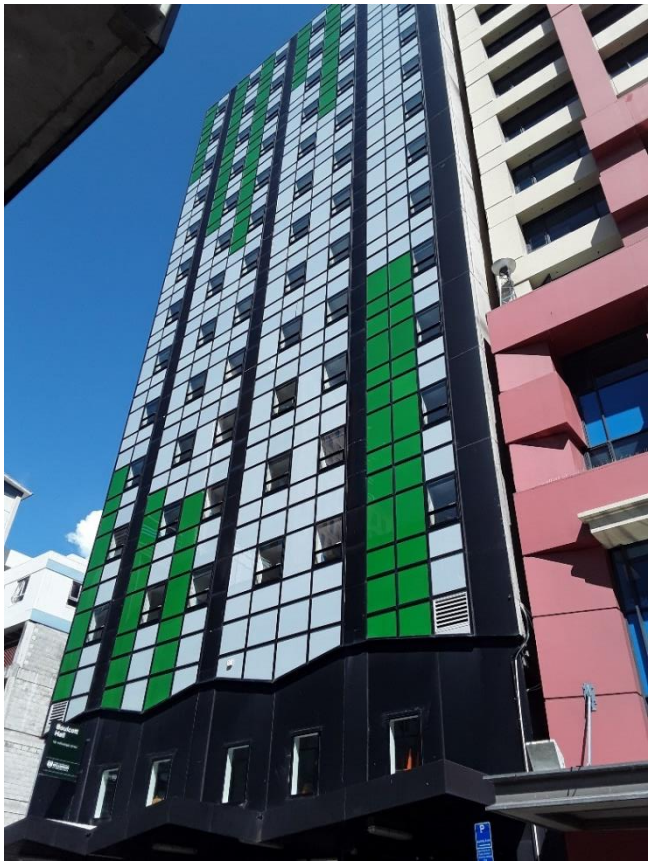
Systems listed on Compliance Schedule:

1. **SS 1 – Automatic systems for Fire Suppression**
2. **SS 2 - Automatic or manual emergency warning systems for fire or other dangers**
3. **SS 3/3 – Interfaced fire or Smoke Doors**
4. **SS 6 - Riser Mains for use by Fire Services**

L Rodger Mays IQP 302230
(Form 12A)

Date: 8th Febuary, 2023

Fire Sprinkler System
Survey Report



Boulcott Hall
47 Boulcott Street
Wellington

Date: 25 January 2023
Survey No: 25549
Site Ref: A3966
Issue: A

Survey Summary

Prepared for	**BSC Fire Protection Limited**
Site	Boulcott Hall
Address	47 Boulcott Street, Wellington
Inspection Date	25 January 2023
Installing Contractor	BSC Fire Protection
Date of Installation	2012
Applicable Standard	NZS4541:2007
Deviations	None
PFA Number	413482
BWOF Date	November
Next Survey Due	January 2025
Aon Survey Number	25549
Completed By **Under the Supervision of**	Jamie Scrafton Bryan Madge Aon Authorised signatory
Authorised by	Stephen de Brouwer
Date	25 January 2023
Issued by	Aon Inspection Services
Issue	A

Aon Inspection Services is accredited by IANZ under ISO/IEC17020:2012 for the purposes of inspecting Sprinkler Systems for compliance against NZS4541.

The scope of this report is exclusive to the Sprinkler System and its supplementary hand operated fire-fighting equipment on the date of our site visit. We do not warrant that the sprinkler system is compliant at all times during the building's life cycle.

The scope of this report with reference to NZS4541:2013 and the standard of installation (NZS4541:2007) is as follows:

- Part 112 Sprinkler system certificate of compliance methodology.
- Part 116 Existing Installations.
- Part 1203 Routine Inspections.
- Appendix F Retrospective Upgrades.

Findings

Explanatory Notes

During our site visit, we observed a number of defects that we have reported on.

Our report separately identifies **Significant Defects** (if any) noted during our site inspection. These defects are ones we consider that if not remedied, could lead to the sprinkler system not meeting its expectations. They include deficient water supplies, storage in excess of system design capability; potentially faulty sprinkler heads significant exposure hazards or significant unprotected areas.

We also report on **General Defects**. These are deficiencies against the Standard that the system was installed to, which should be addressed, to ensure that the system complies with the Standard it was installed to.

We have also included **Potential upgrade items and other observations** these are items noted under duty of care or that modern practices suggest should be reviewed and possibly actioned, to ensure that the sprinkler system will perform to expectations. *These do not affect the issue of certification of the sprinkler system for building warrant of fitness.*

In some cases, the sprinkler system may have been installed in accordance with the standard as modified by the New Zealand Building Code. In such cases, it may not be necessary to address issues such as exposure hazards and inadequate (as measured against NZS4503) hand operated firefighting equipment coverage. In addition, if compliance is measured against the New Zealand Building Code, the level of fire separations may be lower than those required by the published sprinkler standard.

Disclaimer

Our report is restricted to a review of the automatic sprinkler system. We have not reviewed any other fire safety features installed or required within this building, including, but not limited to fire alarm systems, smoke control systems, hydrant systems, special hazard fire suppression systems fire separations and passive fire protection systems.

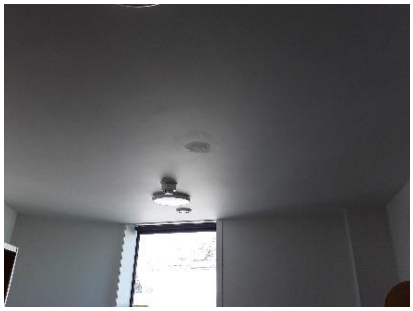
This report has been prepared only for use in respect of the inspection, testing and maintenance obligations required under the Building Warrant of Fitness regime and Building Act 2004 and is limited to the Scope set out underneath the Survey Summary. The report should not be used or relied upon for any other purpose. Aon accepts no liability if this report is used by anyone for other purposes.

Any queries, please contact us at inspections.admin@aon.com

The following deficiencies when measured against the known installation standard were noted during our site visit:

Significant Defects

1. *Diesel Pump: The diesel pump failed to start before the sprinkler system reached a static pressure of 720kPa.*
2. *Room 1210: Concealed sprinkler head plastered over. No sprinkler protection within. Refer photo below.*

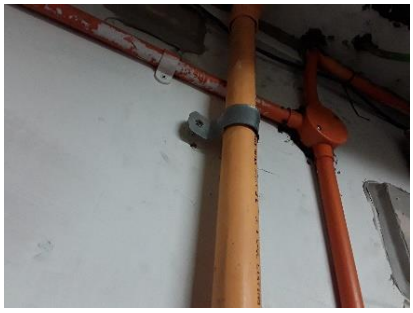


General Defects

Site Faults

3. *It was noted concealed sprinkler plates were missing in the following locations:*
   a. *Room 906.*
   b. *Room 806.*
   c. *Room 615.*
   d. *Room 507.*
   e. *Room 405.*
   f. *Room 310.*
   g. *Room 306.*
   h. *Room 1015.*
   i. *Room 1215.*
   j. *Room 1217.*
   k. *Room 1303.*
4. *Level 15, Plant Room: Copper water pipe attached to sprinkler pipework. Refer photo below.*

5. *Level 16, Plant Room: Pipework support not securely attached to the wall. Refer photo below.*



6. *Level 1, kitchen serving area: Sprinkler head dropped from ceiling and ceiling tile lifted. Contractor to confirm adequate pipework support. Refer photo below.*

Valve and Pump Enclosure Defects

7. *The street valve was unable to be verified as fully open as it was not accessible due to being situated on the roadway (health and safety issues). However, the flow test results confirm the water supply is adequate for the listed sprinkler system demands (indicating that the street valve is sufficiently open).*
8. *The quadrennial valve overhaul has not been carried out within the last four years.*
9. *Diesel Pump: A section of heat shroud is missing from the exhaust.*
10. *Diesel Pump: The emergency start is not strapped.*
11. *Diesel Pump: The suction gauge and discharge gauge are not labelled.*
12. *The gong failed to operate.*
13. *The gong pipework leaks during operation.*
14. *Include towns main flow test information as a reference.*

Potential Upgrade Items and Other Observations

A. *The current Sprinkler Standard NZS 4541:2013 and previous NZS 4541:2003 introduced a number of additional seismic requirements in order that the sprinkler system be designed and installed so as to remain operational in the event of an earthquake. Sprinkler systems installed prior to this introduction may not meet these requirements and as the system may suffer damage and possible operational failure we recommend that you discuss this matter with your contractor or, if you prefer, we could assist.*

B. *We note that the routine test records are being maintained electronically. As we could not access these, we cannot comment whether the routine testing complies with the requirements of the standard.*

C. *No access into the following areas:*
   1. *Room 414.*
   2. *Level 1: Kitchen freezer room.*
   3. *Electrical substation.*

D. *Escutcheon plates missing in the following locations:*
   1. *Level 8: Corridor outside Room 812.*
   2. *Level 3: Kitchen.*
   3. *Ground Floor: Music Room.*

E. *Mid landing between Levels 1 and 2: 93^{o} sprinkler head installed amongst 68^{o} sprinkler heads.*

F. *Level 1, Rubbish Room: Smoke detector missing.*

G. *The condition of any sprinkler head installed within the air conditioning units were not inspected as part of this routine survey.*

H. *The cupboards located within the central common rooms are noted to have no sprinkler protection within unless they have electrical equipment installed.*

I. *The flow switches and floor isolation valves were not tested as part of this routine survey.*

Water Supplies

The water supplies for this site consist of a single Class C water supply from the Athol Crescent town's main boosted by a diesel driven centrifugal pump-set, with a 100mm connection to the control valves.

Flow tests were carried out at the Fire Sprinkler Inlet using a Giddens flow meter at 08.50 hours on 25 January 2023.

Aon Reference Gauge: WGTN36

The sprinkler design demands against which we measured the adequacy of the water supply are based on the information provided on the installation block plan.

DP-1	ELH	366 L/min	at 714 kPa
DP-2	OH1	490 L/min	at 485 kPa
DP-3	OH1	435 L/min	at 730 kPa

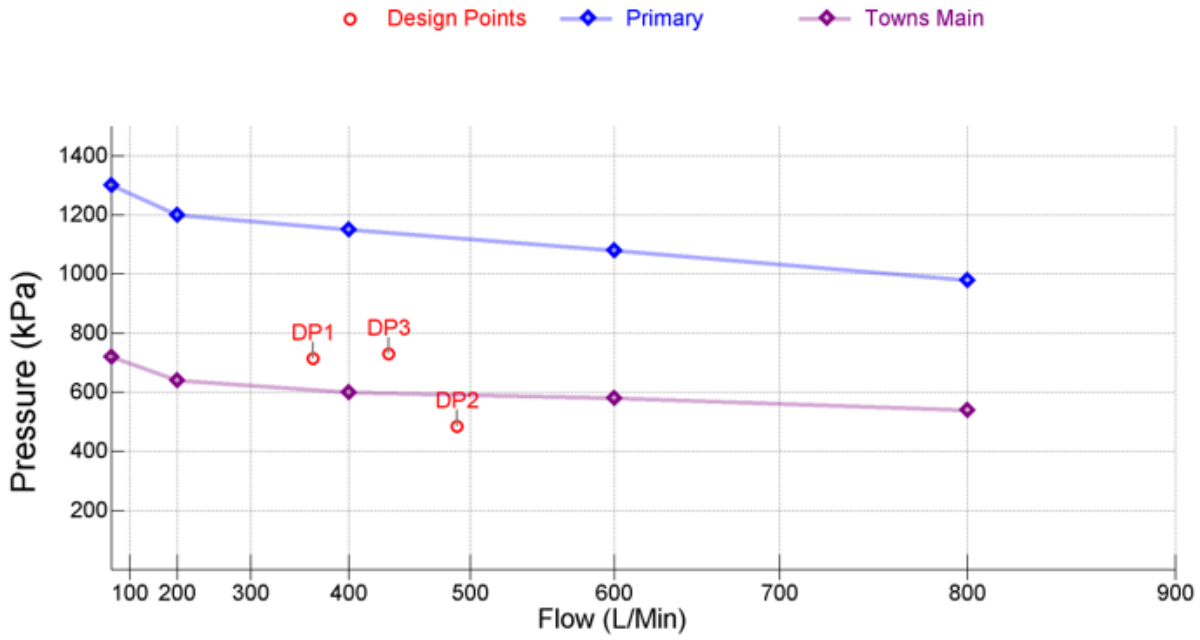
Conclusions

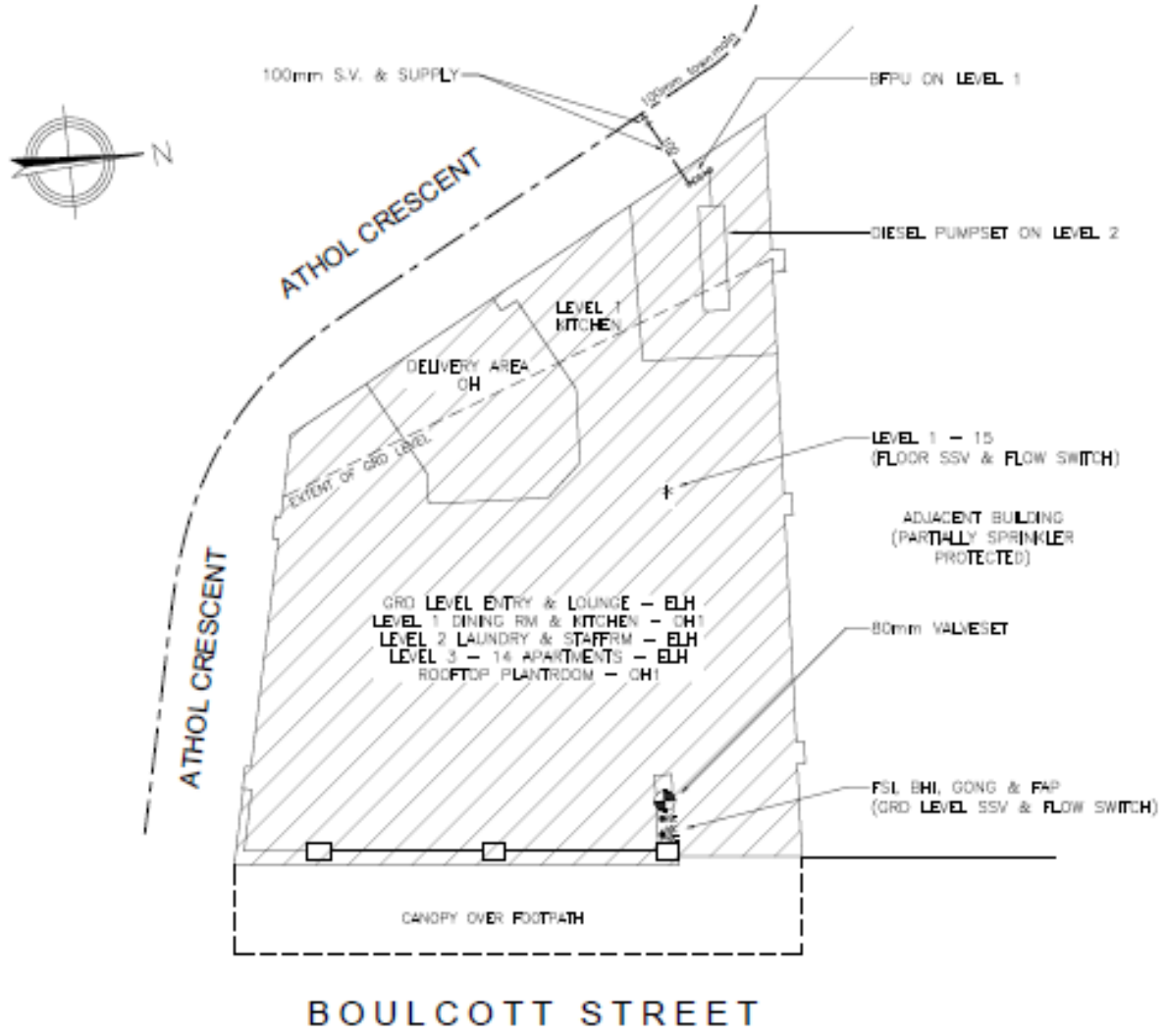
The water supplies for this complex appear adequate for the sprinkler demands.

Water Supply Information

Boosted Towns Main Supply				
Flow L/Min	Pressure (kPa)			RPM
	Installation	Suction	Discharge	
0	1300	700	1250	2892
200	1200	600	1120	2856
400	1150	590	1100	2832
600	1080	560	1020	2808
800	980	850	980	2760
Test Return		850	1080	2724
50mm Drain Test		1150		

Unboosted Town's Main (Reference Only)				
Flow L/Min	Pressure (kPa)			RPM
	Installation	Suction	Discharge	
0	720			
200	640			
400	600			
600	580			
800	540			
Test Return				
50mm Drain Test				


Design Points
Primary
Towns Main
Pressure (kPa)
1400
1200
1000
800
600
400
200
DP1
DP3
DP2
100 200 300 400 500 600 700 800 900
Flow (L/Min)



HAZARD CLASSIFICATIONS:	ELH, OH1
No OF LEVELS:	Fifteen
HIGHEST HEAD:	48m
OCCUPANCY:	Student Accommodation

LEGEND:	
×	EXTERNAL SPRINKLER HEAD
⊙	CONTROL VALVES
▲	STOP VALVE
▼	NON-RETURN VALVE
○	EXPOSURE HAZARD
FSI	FIRE SERVICE INLET

This SITE PLAN is not intended as a block plan. The information on this SITE PLAN is indicative only. Any persons undertaking work based on this information shall satisfy themselves as to its accuracy prior to commencing any works. Not to scale.

System Information

SYSTEM ID		One of One
PFA		413482
AREA	m^2	4569
HIGHEST DENSITY EHH	mm/Min	NA
K FACTOR		NA
DATE OF INSTALLATION		2012
DATE OF LAST SURVEY		27/11/2020
VALVE OVERHAUL LAST DATE		01/03/2018
CONNECTED TO		FENZ
DBA TYPE		Pertronic
ALARM VALVE SIZE	mm	other
ALARM VALVE MAKE		Viking
MAIN STOP VALVE SIZE	mm	other
MAIN STOP VALVE MAKE		Nibco
AIG TYPE		Electric
INSTALLATION COMPANY		BSC Fire Protection
PRIMARY STATIC	kPa	1200
SECONDARY STATIC	kPa	NA
SYSTEM PRESSURE	kPa	1200
DEFECT PRESSURE	kPa	960
FIRE PRESSURE DROP	kPa	800
FIRE PRESSURE RISE (TYPE Y)	kPa	NA
PRIMARY START PRESSURE	kPa	Not determined
SECONDARY START PRESSURE	kPa	NA

DIESEL PUMPSET		D1
DIESEL MAKE		Lister
DIESEL MODEL		LPW2
PUMP MAKE		KSB Elite
PUMP MODEL		E50-20
IMPELLER SIZE		Standard
DUTY RPM		2748
kW		8
DUTY FLOW	L/Min	600
DUTY PRESSURE	kPa	500
DUTY ACHIEVED ON TEST		Yes
DIESEL OVERHAUL LAST DATE		April 2022

Building Warrant of Fitness

Warrant expiry date: 14/02/2024

Building

BWOF SR No: 300333
Building name: Boulcott Hall
Street address: 47 Boulcott Street, Wellington
Legal description: LOT 1 DP 344738
Level / Unit No:
Location of building onsite:
Year constructed: 1980's - redeveloped 2012
Intended life:
Compliance records kept: By owner & agent

Purpose Group/Use	Description	Level No	Occupancy	Lawfully Est Date
07-SA (Sleeping Accommodation)	Accommodation	3-14	180	30/04/2013
01-CS (Crowd Small)	Activity rooms / laundry / storage / plant	2	21	30/04/2013
02-CL (Crowd Large)	Dining room & kitchen	1	108	30/04/2013
01-CS (Crowd Small)	Entry / reception / office / lounge	0	50	30/04/2013

Building owner

Name of owner: Caniwi Properties (Boulcott Street) Ltd
Contact person: Julia Trotter
Mailing address: Unit 301, 11 Chews Lane, Wellington Central
Street address/Registered office:
Phone No: (Daytime):
Phone No: (After hours):
Mobile No:

Systems

SS 1 **Automatic Systems for Fire Suppression**
SS 2 **Automatic or Manual Emergency Warning Systems for Fire or other Dangers**
SS 3/1 **Automatic Sliding Doors**
SS 3/2 **Access Controlled Doors**
SS 3/3 **Interfaced Fire or Smoke Doors or Windows**
SS 4 **Emergency Lighting Systems**
SS 6 **Riser Mains**
SS 7 **Automatic Backflow Preventers Connected to a Potable Water Supply**
SS 8 **Lifts**
SS 9 **Mechanical Ventilation Systems**
SS 14/2 **Signs for Specified systems**
SS 15/2 **Final Exits**
SS 15/3 **Fire Separations**
SS 15/4 **Signs for Communicating Information Intended to Facilitate Evacuation**
SS 15/5 **Smoke Separations**

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.

Rob Tidey IQP 285196 Date: 22/02/2023

HAWKEYE FIRE & BUILDING COMPLIANCE

Form 12, Section 108 (3), Building Act 2004

Certificate of Compliance

Building

Building name:	Boulcott Hall
Street address:	47 Boulcott Street, Wellington
Legal description:	LOT 1 DP 344738
Level / Unit No:	

Building owner

Name of owner:	Caniwi Properties (Boulcott Street) Ltd
Contact person:	Thomas Lock
Mailing address:	Unit 301, 11 Chews Lane, Wellington Central
Street address/Registered office:	

Compliance

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

Systems

SS 4 Emergency Lighting Systems
SS 7 Automatic Backflow Preventers Connected to a Potable Water Supply
SS 14/2 Signs for Specified Systems
SS 15/2 Final Exits
SS 15/4 Signs for Communicating Information Intended to Facilitate Evacuation

Rob Tidey IQP 285196 Date: 14/02/2023

HAWKEYE FIRE & BUILDING COMPLIANCE

Form 12A, Section 108 (3), Building Act 2004

Certificate of Compliance

Building

Building name:	Boulcott Hall
Street address:	47 Boulcott Street, Wellington
Legal description:	LOT 1 DP 344738
Level / Unit No:	

Building owner

Name of owner:	Caniwi Properties (Boulcott Street) Ltd
Contact person:	Marie Gough
Mailing address:	Unit 301, 11 Chews Lane, Wellington Central
Street address/Registered office:	

Compliance

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

Systems

SS 15/3 Fire Separations
SS 15/5 Smoke Separations

Logan Tidey IQP 285193

Date: 14/02/2023

HAWKEYE FIRE & BUILDING COMPLIANCE

Form 12A, Section 108 (3), Building Act 2004

BWOF CONSULTANTS
Your Building Compliance Specialists

Building Warrant of Fitness

Form 12 in accordance with Section 108, Building Act 2004

Expires: 09/07/2023

BUILDING	
Building Name: **Cumberland House** Street Address: **237 WILLIS STREET** Legal Description: **LOT 1 DP 433344** Location within site/block number: **Entire site** Year First Constructed: **1970** Highest Fire Hazard Category **FHC2**	Current Lawfully Established Use: **Retail/Accommodation/Carparking/Office/ Kitchen** Level/unit number: **12 Levels** Purpose Group: **WL/SR/IA/CL** CS Number: **30828**
OWNER	**AGENT**
Name of Owner: **Reconstruction Limited** Contact Person: **Grahame Hanns** Mailing Address: **C/- WCPM Ltd PO Box 39417, Wellington Mail Centre 5045** Street Address:	Agent: **BWOF consultants Ltd** Contact Person: **Ravi Alwis** Mobile: **0211992963** After hours: **0211995963** Email: ravi@bwofc.co.nz
WARRANT	
Maximum number of occupants that can safely use this building **851**	The Compliance Schedule is kept at **BWOF Consultants Ltd – One Cloud**

Specified Systems

SS1 - Automatic systems for fire suppression
SS2 - Automatic or manual emergency warning systems for fire or other danger
SS3/1 - Automatic sliding doors
SS3/2 - Controlled access doors
SS4 - Emergency lighting systems
SS6 - Riser mains for use by fire services
SS7 - Automatic back-flow preventers connected to a potable water supply
SS8/1 - Passenger carrying lifts.
SS9 - Mechanical ventilation or air conditioning systems
SS14/2 - Signs for systems
SS15/2 - Final exits
SS15/3 - Fire separations
SS15/4 - Signs for communicating information intended to facilitate evacuation
SS15/5 - Smoke separations

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

Signed by, or for and on behalf of the Owner:

Name: Ravi Alwis

Signed: 

Designation: Building Compliance Consultant

Date: 08th July 2022

146 Knights Road, Lower Hutt 5010
Ph: 04 213 4963 M:021 199 2963 Email: ravi@bwofc.co.nz www.bwofconsultants.co.nz

ARGEST Building & Compliance | Fire
Whakanoa ngā whare | Te Ahi

Building Warrant of Fitness Report and Declaration

Non-compliance with compliance schedule: 86414

This report has been issued in lieu of a Building Warrant of Fitness (BWoF). Its purpose is to notify building occupants:

1. that one or more procedures required for a BWoF to be supplied and displayed were not carried out.
2. about the current performance status of each specified system.

THE BUILDING

Building name: **Education House (East Block)**	Street address of building: **178 Willis Street**
Level/unit number: **Level 7**	Location within site/block:

OWNERS DECLARATION

A BWoF was unable to be supplied and displayed because one or more scheduled inspection and/or maintenance procedures of the compliance schedule was not carried out.
The following table details whether a specified system was affected by the missed procedures and the current performance of the specified system with its respective performance standard.

SPECIFIED SYSTEM SUMMARY REPORT

Specified system		Procedure missed	Currently performing	Form 12A supplied	S-RaD supplied
SS1	Automatic systems for fire suppression	N	Y	Y	N
SS2	Emergency warning systems	N	Y	Y	N
SS3/2	Access controlled doors	Y	Y	N	Y
SS3/3	Interfaced fire or smoke doors or windows	N	Y	Y	N
SS4	Emergency lighting systems	N	Y	Y	N
SS6	Riser mains	N	Y	Y	N
SS7	Automatic backflow preventers	N	Y	Y	N
SS8/1	Passenger carrying lift	N	Y	Y	N
SS9	Mechanical ventilation or air conditioning systems	N	Y	Y	N
SS14/2	Signs relating to SS1 to SS13	N	Y	Y	N
SS15/2	Final exits	N	Y	Y	N
SS15/3	Fire separations	N	Y	Y	N
SS15/4	Signs for facilitating evacuation	N	Y	Y	N
SS15/5	Smoke separations	N	Y	Y	N

For more information on inspection, maintenance and reporting procedures missed and/or current performance details, please see the individual Specified System Report and Declaration (S-RaD) for the specified system concerned.

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

Christine Scammell, Executive Director

OWNER/AGENT

Name: **Tilley Properties Limited** Agent: **Argest Technical Services Limited**	Mailing Address: **PO Box 10145 Wellington** Contact Number: **0800 274 378**

BUILDING USE AND OCCUPANCY

Occupant Load (Fire Design): 247 people

Current, lawfully established use	Activity	Fire design category	
Classified Use(s) (from NZBC A1, plus basic description)	(Change of Use Regulations)	**Risk Group** (Acceptable solution (AS), post-2012)	**Highest Fire Hazard Category** (AS pre-2012)
Student Accommodation, Cafe, Lounge, Reception & Lift Motor room	IA, SA, CS		2

COMPLIANCE SCHEDULE

Compliance Schedule Anniversary: **11 June 2024**		Location where compliance schedule is kept: **178 Willis Street**
TA: 47	**Site ID: W29702**	**Date of Issue: 12 June 2023**

EQUANS
8 Burnham Street - Petone
Lower Hutt 5010
PO Box 2102
Wellington 6140
Phone: 0508 232 1338

Building Warrant of Fitness

Form 12 - Section 108, Building Act 2004

THE BUILDING			
Compliance Schedule No.	26610	Annual BWoF expire date	5th MAY 2024
Building Name	EVERTON HALL	Current lawfully established use	Sleeping Residential
Address:	8-12 EVERTON TERRACE, KELBURN - WELLINGTON		
Level / Unit number	Two	Year First constructed	1973 - 2000
Legal description	LOT 1 DP 88758	Highest fire hazard category for BLDG.	1
Location of building within site / block number	8 Everton Terrace, Kelburn - WELLINGTON	Intended life of the building if 50 years or less:	

THE OWNER			
Name of Owner:	Wellington Presbyterian & Methodist Halls of Residence Board	Street address / registered office:	10-12 Everton Terrace, Kelburn - WELLINGTON
Contact person:	Diana Noyce	Phone Numbers	
Mailing address:	PO Box 1208 – WELLINGTON 6140	Landline: 04 472 0625	Mobile: 027 288 9045
Email address:	diana.noyce@clv.co.nz	Daytime:	After hour:
Website:		Facsimile number:	

AGENT			
Name of Agent	EQUANS	Relationship to Owner:	Service Provider
Mailing address:	PO Box 2102 – WELLINGTON 6140	Daytime: 0508 232 1338	Facsimile:
Email address:	Nz.service.anz@equans.com	After hours: As above	

SPECIFIED SYSTEMS					
SS1	Automatic System for Fire Suppression	√	SS10	Building Maintenance Units	
SS2	Emergency Warning System	√	SS13/1	Mechanical Smoke Control	
SS3 / 1	Automatic Doors		SS13/2	Natural Smoke Control	
SS3 / 2	Access Control Doors		SS13/3	Smoke Curtains.	
SS3 / 3	Interface Fire or Smoke Doors or Windows		SS14/1	Emergency Power Systems	
SS4	Emergency Lighting System	√	SS14/2	Signs relate to specified systems 1-6, 9 & 13	√
SS5	Escape Route Pressurisation system.	√	SS15/1	Systems for Communication spoken information.	
SS6	Riser Mains for use by Fire Service.		SS15/2	Final Exit	√
SS7	Automatic Back-flow Preventers	√	SS15/3	Fire Separation	√
SS8	Lifts, Escalators, & Moving Walkways.		SS15/4	Signs to facilitate evacuation	√
SS9	Mech. Ventilation & Air-Conditioning systems.		SS15/5	Smoke Separation	√

WARRANT		
1	The maximum number of occupants that can safely use this building is:	112
2	The compliance schedule is kept at:	EQUANS Office
3	The inspection, maintenance, and reporting procedures of the compliance schedule for the above building have been fully complied with during the 12 months prior to the date stated below.	

ATTACHMENTS: 1- Certificates relating to inspections, maintenance, and reporting | *Form 12A certificates of the specified systems.*
2- Recommendations for amendments to the compliance schedule | *remedial work completed.*

Owner / Agent Name	EQUANS – Antonia Sullivan	Date: 3rd May 2023
Signature:		

EQUANS
8 Burnham Street - Petone
Lower Hutt 5010
PO Box 2102
Wellington 6140
Phone: 0508 232 1338

FORM 12A – SECTION 108 (3) (C), Building Act 2004

Certificate of Compliance with Inspection, Maintenance & Reporting Procedures

THE BUILDING	
Street Address of Building:	8 EVERTON TERRACE
Legal description of land where of building is located	LOT 1 DP 88758
Building Name	Everton Hall (7 buildings)
Location of building with the site / block number	8-12 Everton terrace, Kelburn - WELLINGTON
Level / Unit number	TWO
Compliance Schedule Number	26610
Annual BWoF Expiry Date	5th May 2024

THE OWNER	
Name of Owner:	Wellington Presbyterian & Methodist Halls of Residence Board
Contact person:	Diana Noyce
Mailing address:	PO Box 1208 – WELLINGTON 6140
Street address / Registered Office	As above

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

SPECIFIED SYSTEMS					
SS1	Automatic System for Fire Suppression	☑	SS13 /1	Mechanical Smoke Control	☐
SS2	Emergency Warning System	☑	SS13 /2	Natural Smoke Control	☐
SS3 / 1	Automatic Doors	☐	SS13 /3	Smoke Curtains.	☐
SS3 / 2	Access Control Doors	☐	SS14 /1	Emergency Power Systems	☐
SS3 / 3	Interface Fire or Smoke Doors or Windows	☐	SS14 /2	Signs relate to specified systems 1-6, 9 & 13	☑
SS4	Emergency Lighting System	☑	SS15 /1	Systems for Communication spoken information.	☐
SS5	Escape Route Pressurisation system.	☐	SS15 /2	Final Exit	☑
SS6	Riser Mains for use by Fire Service.	☐	SS15/ 3	Fire Separation	☑
SS7	Automatic Back-flow Preventers	☐	SS15/ 4	Signs to facilitate evacuation	☑
SS9	Mech. Ventilation & Air-Conditioning systems	☐	SS15/ 5	Smoke Separation	☑

Service Person:	Glenn Fellingham	Comments: Satisfactory
IQP Name	Nirbhendra Lal	IQP Number: 502451
Signature of IQP:		Date Issue: 26th April 2023

EQUANS
8 Burnham Street - Petone
Lower Hutt 5010
PO Box 2102
Wellington 6140
Phone: 0508 232 1338

FORM 12A – SECTION 108 (3) (C), Building Act 2004

Certificate of Compliance with Inspection, Maintenance & Reporting Procedures

THE BUILDING	
Street Address of Building:	8-12 EVERTON TERRACE, KELBURN - WELLINGTON
Legal description of land where of building is located	LOT 1 DP 78229 | LOT 1 DP 88758
Building Name	EVERTON HALLS
Location of building with the site / block number	8-12 Everton terrace, Kelburn - WELLINGTON
Level / Unit number	TWO
Compliance Schedule Number	26610
Annual BWoF Expiry Date	5th May 2024

THE OWNER	
Name of Owner:	Wellington Presbyterian & Methodist Halls of Residence Board
Contact person:	Diana Noyce
Mailing address:	PO Box 1208 – WELLINGTON 6140
Street address / Registered Office	As above

COMPLIANCE: The inspection, maintenance and reporting procedures of the Compliance Schedule have been fully comply with during the 12 months prior to the date stated below in relation the following specifies system /s,

SPECIFIED SYSTEMS					
SS1	Automatic System for Fire Suppression	☐	SS13 /1	Mechanical Smoke Control	☐
SS2	Emergency Warning System	☐	SS13 /2	Natural Smoke Control	☐
SS3 / 1	Automatic Doors	☐	SS13 /3	Smoke Curtains.	☐
SS3 / 2	Access Control Doors	☐	SS14 /1	Emergency Power Systems	☐
SS3 / 3	Interface Fire or Smoke Doors or Windows	☐	SS14 /2	Signs relate to specified systems 1-6, 9 & 13	☐
SS4	Emergency Lighting System	☐	SS15 /1	Systems for Communication spoken information.	☐
SS5	Escape Route Pressurisation system.	☐	SS15 /2	Final Exit	☐
SS6	Riser Mains for use by Fire Service.	☐	SS15/ 3	Fire Separation	☐
SS7	Automatic Back-flow Preventers	☑	SS15/ 4	Signs to facilitate evacuation	☐
SS9	Mech. Ventilation & Air-Conditioning systems	☐	SS15/ 5	Smoke Separation	☐

Service Person:	Heinrich Erasmus	Comments: Satisfactory
IQP Name	Heinrich Erasmus	IQP Number: 522115
Signature of IQP:		Date Issue: 3/05/2023

EQUANS
8 Burnham Street - Petone
Lower Hutt 5010
PO Box 2102
Wellington 6140
Phone: 0508 232 1338

SPECIFIED SYSTEM: SS7 – BACK FLOW PREVENTER

Premise Name:	EVERTON HALL		
Address:	12 EVERTON TERRACE.		
	WLG.		Job Number
Date:	01-05-23		☑ - Annual Checks & Tests

Device Make	WILKINS.		350
Device Size	65mm		JS1420.
Location of Device	SPRINKLER JACKE Room		
Backflow Prevention Device Type	PTVB ☐ | DCV ☑ | RPZD ☐ - [Select correct type]		
Isolating Valve Type	BUTTERFLY		

SS7 – AUTOMATIC BACKFLOW PREVENTER - TEST RESULTS

☐ **REDUCED PRESSURE ZONE**

Check Type	Pressure	√ | X or NA	Note	Valve type	Pressure	√ | X or NA	Note
Check # 1 Pressure	kPa	N/A	Not less than 35 kPa	Relief Valve	kPa	N/A	Not less than 14 kPa
Check # 2 Leaking	kPa	N/A		Isolating Valve # 2	kPa	N/A	

☑ DOUBLE CHECK				☐ PRESSURE VACUUM BREAKER			
Double Check	Pressure	√ | X or NA	Note	Pressure Vacuum Breaker	Pressure	√ | X or NA	Note
Double Check # 1	14 kPa	√	Not less than 7 kPa	Check Valve	kPa	N/A	Not less than 7 kPa
Double Check # 2	12 kPa	√	Not less than 7 kPa	Air Inlet	kPa	N/A	Not less than 7 kPa

AIR GAP

Measurement mm	NA mm		Location	Not Applicable

Installation Type	Existing ☑ | New ☐ | Retest ☐	Type of Hazard	High ☐ | Low ☑
Test Status	Pass ☑ | Fail ☐		
Comment:			
Test Kit Reference		Calibration Date:	
IQP Name:	HEINRICH ERASMUS.	IQP Number	
Signature		Date:	01-05-23.

BWOF SR No : 58337

Compliance Schedule
Section 103, Building Act 2004

The Building

Bldg Info SR : 132272

Property Ref: 1026677

Street address : 128 The Terrace

Legal description : LOT 1 DP 52252

Location Within Site: 128-134 The Terrace

Building name : Joan Stevens Hall

Year Constructed : 1984

Intended life (years): 50

Proposed & Currently Lawfully Established Use

Bldg Consent SR	Purpose Group / Use	Description	Level No	Occupancy	Lawfully Est. Date
	14-IA (Intermittent Low)	Basement car parking	-1 to -2	0	01/07/1992
220584	02-CL (Crowd Large)	Dining room, TV room	0	143	30/08/2011
220584	10-WL (Working Low)	Kitchen & Offices	0	15	30/08/2011
218384	7-SA (Sleeping Accommodation	Student accommodation	1-11	242	30/08/2011

The Owner

Name: Octagon (Terrace Management) Ltd

Contact Details: ;

Address: C/O Trillium Property Management
PO Box 5373
Wellington 6145

Specified Systems

Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 - Schedule 1
Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Amendment Regulations 2005

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures

SS 1 Automatic systems for fire suppression

Fire Sprinkler System

NZS 4541:2007 - Automatic Fire Sprinkler Systems Sections 1 - 10

Location:

Throughout the building

Inspection:

Monthly - IQP
Annually - IQP

In accordance with NZS 4541:2007 Automatic Fire Sprinkler Systems; Part 12 - Routine testing, maintenance and inspections

Maintenance:

As required by NZS 4541:2007 Automatic Fire Sprinkler Systems; Part 12 - Routine testing, maintenance and inspections

Survey:

Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
SS 2 Automatic or manual emergency warning systems for fire or other dangers		
Automatic Fire Alarm - Smoke Detection Location: Automatic fire alarm system - smoke detection to ground floor, stairways,common areas and safe paths; Type 5 in group sleeping areas and manual call points throughout the building.	NZS 4512:2003 - Fire detection and alarm systems in buildings	NZS 4512 Part 6: Maintaining Systems in Compliance and good working order **Inspection:** Independent Qualified Person Monthly **Maintenance:** Independent Qualified Person As necessary to maintain system in working order **Testing:** Independent Qualified Person Monthly **Survey:** Independent Qualified Person Annually
SS 3 Electromagnetic or automatic doors or windows		
SS 3/2 Access controlled doors Location: Includes level 1 automatic swing doors for disabled access	ABC: Code of Practice for Electromechanical Controlled Locking Devices on Egress Doors (2019)	**Inspection:** Daily/Monthly - Owner or Agent Annually - IQP ABC: Code of Practice for Electromechanical Controlled Locking Devices on Egress Doors(2019) Part 7 - 8 **Maintenance:** ABC: Code of Practice for Electromechanical Controlled Locking Devices on Egress Doors(2019) Part 7 - 8 **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible
SS 3/3 Interfaced Fire or Smoke Doors or Windows (Hold open devices) Location: Installed on entry foyer doors to reception	AS 4178: 1994 Electromagnetic door holders. Section 4	**Inspection:** Daily/Monthly by Owner or Agent Annually by I.Q.P **Maintenance:** AS 4178: 1994 Electromagnetic door holders. Section 4 **Testing:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible.

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
SS 4 Emergency lighting systems		
.	AS/NZS 2293.1:1995 - Emergency evacuation lighting for buildings - System design, installation and operation	**Inspection:** Six monthly - IQP Annually - IQP In accordance with AS/NZS 2293.2:1995 Emergency escape lighting and exit signs for buildings – Part 2: Inspection and maintenance. **Maintenance:** As required by AS/NZS 2293.2:1995 Emergency escape lighting and exit signs for buildings – Part 2: Inspection and maintenance. **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible
SS 6 Riser mains		
Dry Riser	NZS 4510:1978 - Code of Practice for Riser Mains for Fire Service Use	**Inspection:** Annually - IQP **Maintenance:** NZS 4510:1978 Section 8 Maintenance. Inspection and Testing **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible
SS 7 Automatic backflow preventers connected to a potable water supply		
Fire Sprinkler System Location: 100 mm Ames 2000SS s/n 165309-0210 in basement garage	United States Environmental Protection Agency Cross Connection Control Manual (1989 or 2003 issue). AS/NZS 2845.1:1998 Water supply – Backflow prevention devices – Materials, design and performance requirements.	United States Environmental Protection Agency Cross Connection Control Manual or AS 2845.3:1993 Water supply – Backflow prevention devices – Field testing and maintenance **Inspection:** Independent Qualified Person **Maintenance:** Certifying Plumber Repair or replace the back-flow preventer immediately any defect is apparent. **Testing:** Independent Qualified Person Annually - Carry out the tests and checks detailed in the relevant Manual/Standard. Provide annual test certificates with Form12A.

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
SS 8 Lifts, escalators or other systems for moving people or goods within buildings		
SS 8/1 Passenger-carrying lifts Location: 3 passenger lifts	NZS 4332:1997 - Non-domestic passenger and goods lifts and D2/AS1	**Inspection:** Annually - IQP In accordance with NZS 4332:1997 - Non-domestic passenger and goods lifts **Maintenance:** As required by NZS 4332:1997 - Non-domestic passenger and goods lifts **Testing:** **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible
SS 9 Mechanical ventilation or air conditioning systems		
Evaporative Cooling Tower Comments: Fire alarm smoke control by supply air shut-down while main toilet extract system continues running.	Where appropriate, refer to NZS 4302:1987 Code for the control of hygiene in air and water systems in buildings or AS/NZS 3666.1:2002 - Air handling and water systems of buildings – Microbial control – Part 1: Design, installation and commissioning	Refer to NZS 4302 and AS/NZS 3666 and NZ Building Code Handbook compliance schedule CS9 including Table 1 Cooling tower testing AS/NZS 3666.2:2002 - Air handling & water systems of buildings, Part 2 Operation & maintenance. AS/NZS 3666.3:2000 - Air handling & water systems of buildings, Part 3 Performance based maintenance of cooling water systems **Inspection:** Independent Qualified Person Default - Monthly. Inspect and maintain systems to ensure correct functional operation of features affecting the health and safety of building users to a declared time frame **Maintenance:** Suitably Qualified Person Refer to AS/NZS **Testing:** Independent Qualified Person Refer to AS/NZS **Survey:** Independent Qualified Person Refer to relevant standard
Toilet extract systems	AS 1668.2:2002 The use of ventilation and air-conditioning in buildings.	**Inspection:** Quarterly - IQP Annually - IQP As required to ensure ongoing compliance with AS1668.2-2002 **Maintenance:** As required to ensure ongoing compliance with AS1668.2-2002 **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
SS 9 Mechanical ventilation or air conditioning systems		
Fresh air supply and extract systems	NZS 4303:1990 Ventilation for acceptable indoor air quality AS 1668.1:2002 The use of ventilation and air-conditioning in buildings. NZS 4219:2009 Seismic performance of engineering systems in buildings	**Inspection:** Annually - IQP As required to maintain continued compliance with the Performance Standards **Maintenance:** As required to maintain continued compliance with the Performance Standards **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible
Car Park Extract System	AS 1668.2 – 2002, Table 8.1 The use of ventilation & air-conditioning in buildings	**Inspection:** Annually - IQP As required to ensure ongoing compliance with AS 1668.2 – 2002 **Maintenance:** As required to ensure ongoing compliance with AS 1668.2 – 2002 **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible
Kitchen extract systems	AS 1668.2:2012 The use of ventilation and air-conditioning in buildings. Part 2 Ventilation design for indoor air contaminant control	**Inspection:** Annually - IQP As required to ensure ongoing compliance with AS1668.2-2012. The use of ventilation and airconditioning in buildings. Part 2 Ventilation design for indoor air contaminant control **Maintenance:** As required to ensure ongoing compliance with AS1668.2-2012 The use of ventilation and airconditioning in buildings. Part 2 Ventilation design for indoor air contaminant control **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
SS 14 Emergency power systems for, or signs relating to, a system or feature specified above		
SS 14/2 Signs for Systems Comments: e.g. Fire alarm system signage	Acceptable Solution F8/AS1 Amendment 4 (effective 1 January 2017)	**Inspection:** Monthly - Owner or Agent Annually - IQP Ensure all signs are of the correct type, present in the right locations, legible, clearly visible, and unobstructed. **Maintenance:** Signs shall be refurbished before they become illegible and shall be replaced immediately should they be missing. **Testing:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible
SS 15 Other fire safety systems or features		
SS 15/2 Final exits	NZBC C2 (Means of Escape) Amendment 9 - Effective 10 October 2011. Acceptable Solution C/AS1 Part 3: Means of Escape.	**Inspection:** Monthly - Owner or Agent Annually - IQP Final exits are to be inspected to ensure they can opened & are not locked, barred, or blocked (including the egress route). Door locking devices are to be clearly visible, operated without a key or other security device **Maintenance:** Responsive maintenance shall be carried out to ensure occupants are not prevented from leaving the building in the event of an emergency & be maintained to ensure they are clearly identified, free of obstructions, unlocked & easy to use. **Testing:** **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible
SS 15/3 Fire separations	Acceptable Solutions C/AS1-C/AS7 Protection from Fire	**Inspection:** Monthly - Owner or Agent Annually - IQP Inspections procedures in accordance with the details in the NZ Compliance Schedule Handbook (B.4 to B.22) page 50 **Maintenance:** Maintenance procedures detailed in the NZ Compliance Schedule Handbook (in particular the repair of any defect identified in B.4 to B.22) **Testing:** **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible

Compliance Schedule (Continued)

System/Sub System	Performance Standards	Inspection,Maintenance & Reporting Procedures
SS 15 Other fire safety systems or features		
SS 15/4 Signs for communicating information intended to facilitate evacuation Comments: e.g. EXIT signage	NZBC F8/AS1 Signs, or to the standard applicable at the time of installation and last lawful approval	Maintain signage to ensure continued functional operation **Inspection:** Owner or Agent - Monthly IQP - Annually **Maintenance:** **Testing:** Illuminated exit signs shall be tested in accordance with the emergency lighting system standard for duration - refer MBIE Compliance Schedule Handbook section SS 15/4 **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible The records must, as a minimum, include: Details of any inspection, test or preventative maintenance carried out, including dates, work undertaken, faults found, remedies applied, and the person who performed the work.
SS 15/5 Smoke separations	Acceptable Solutions C/AS1-C/AS7 Protection from Fire	**Inspection:** Monthly - Owner or Agent Annually - IQP Inspections procedures in accordance with the details in the NZ Compliance Schedule Handbook (B.3 to B.17) page 52 **Maintenance:** Maintenance procedures detailed in the NZ Compliance Schedule Handbook (in particular the repair of any defect identified in B.3 to B.17) **Survey:** Logbooks or electronic records must be kept and maintained confirming the inspection dates and maintenance procedures as applicable to this Specified System have been carried out by the individuals responsible

On behalf of Wellington City Council

Darrell Nichol

Snr Tech Compliance Officer

Original Issue Date: 31 March 2011

Last Amended Date: 2 March 2023

Fire Sprinkler System
Survey Report

Joan Stevens Hall
128 - 132 The Terrace
Wellington

Date: 27 January 2023
Survey No: 25551
Site Ref: A3965
Issue: A

Survey Summary

Prepared for	BSC Fire Protection Limited
Site	Joan Stevens Hall
Address	128 - 132 The Terrace, Wellington
Inspection Date	27 January 2023
Installing Contractor	BSC Fire Protection Ltd
Date of Installation	2011
Applicable Standard	NZS4541:2007
Deviations	None
PFA Number	413287
BWOF Date	February
Next Survey Due	January 2025
Aon Survey Number	25551
Completed By **Under the supervision of**	Jamie Scrafton Bryan Madge Aon Authorised signatory
Authorised by	Stephen de Brouwer
Date	30 January 2023
Issued by	Aon Inspection Services
Issue	A

Aon Inspection Services is accredited by IANZ under ISO/IEC17020:2012 for the purposes of inspecting Sprinkler Systems for compliance against NZS4541.

The scope of this report is exclusive to the Sprinkler System and its supplementary hand operated fire-fighting equipment on the date of our site visit. We do not warrant that the sprinkler system is compliant at all times during the building's life cycle.

The scope of this report with reference to NZS4541:2013 and the standard of installation (NZS4541:2007) is as follows:

- Part 112 Sprinkler system certificate of compliance methodology.
- Part 116 Existing Installations.
- Part 1203 Routine Inspections.
- Appendix F Retrospective Upgrades.

Findings

Explanatory Notes

During our site visit, we observed a number of defects that we have reported on.

Our report separately identifies **Significant Defects** (if any) noted during our site inspection. These defects are ones we consider that if not remedied, could lead to the sprinkler system not meeting its expectations. They include deficient water supplies, storage in excess of system design capability; potentially faulty sprinkler heads significant exposure hazards or significant unprotected areas.

We also report on **General Defects**. These are deficiencies against the Standard that the system was installed to, which should be addressed, to ensure that the system complies with the Standard it was installed to.

We have also included **Potential upgrade items and other observations** these are items noted under duty of care or that modern practices suggest should be reviewed and possibly actioned, to ensure that the sprinkler system will perform to expectations. *These do not affect the issue of certification of the sprinkler system for building warrant of fitness.*

In some cases, the sprinkler system may have been installed in accordance with the standard as modified by the New Zealand Building Code. In such cases, it may not be necessary to address issues such as exposure hazards and inadequate (as measured against NZS4503) hand operated firefighting equipment coverage. In addition, if compliance is measured against the New Zealand Building Code, the level of fire separations may be lower than those required by the published sprinkler standard.

Disclaimer

Our report is restricted to a review of the automatic sprinkler system. We have not reviewed any other fire safety features installed or required within this building, including, but not limited to fire alarm systems, smoke control systems, hydrant systems, special hazard fire suppression systems fire separations and passive fire protection systems.

This report has been prepared only for use in respect of the inspection, testing and maintenance obligations required under the Building Warrant of Fitness regime and Building Act 2004 and is limited to the Scope set out underneath the Survey Summary. The report should not be used or relied upon for any other purpose. Aon accepts no liability if this report is used by anyone for other purposes.

Any queries, please contact us at inspections.admin@aon.com

The following deficiencies when measured against the known installation standard were noted during our site visit:

Significant Defects

1. *Level 8. Electrical cupboard. Sprinkler head installed hard against fire rated foam and appears to be contaminated with fire rated foam. Refer photo below.*

General Defects

Site Faults

2. *Concealed sprinkler head plates are missing in the following areas: -*
   a. *Room 1101.*
   b. *Room 1104.*
   c. *Room 1117.*
   d. *Room 906.*
   e. *Room 714.*
   f. *Room 722.*
   g. *Room 520.*
   h. *Room 410.*
3. *Level 11. Common room. Ceiling tile lifted around sprinkler head. Refer photo below.*

4. *Level 10. Common room. Ceiling tile lifted around sprinkler head. Refer photo below.*

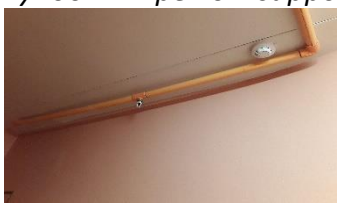
5. *Level 9. Common room. Ceiling tiles missing throughout due to contractors working on the air conditioning unit.*

6. *Level 4. Common room. Sprinkler head dropped from ceiling. Contractor to confirm adequate pipework support. Refer photo below.*

7. *Room 315. Concealed sprinkler head dropped from ceiling. Contractor to confirm adequate pipework support. Refer photo below.*

8. *Room 218. Concealed sprinkler head dropped from ceiling. Contractor to confirm adequate pipework support. Refer photo below.*

9. *Level 3. Stairwell before laundry room. Pipework support missing. Refer photo below.*



Valve and Pump Enclosure Defects

10. *The Quadrennial valve overhaul has not been carried out within the last 4 years.*
11. *Diesel pump: The requirement for 24 months age difference between battery sets has not been met.*
12. *The drain test was not carried out due to previous report stating that water leaks from the ground floor external drain down into the basement carpark and diesel pump room. Confirmation required that the issue has been addressed.*
13. *The pump start pressure is not labelled on the direct brigade alarm (DBA) gauge.*
14. *Diesel pump: The emergency start is not strapped.*
15. *Diesel pump: Battery A is not labelled.*
16. *Diesel pump: The secondary fuel tank is missing from the diesel pump enclosure.*

Potential Upgrade Items and Other Observations

A. *The back flow prevention unit was not tested as part of this routine survey.*
B. *The evacuation alarms were not tested as a part of this routine survey.*
C. *The current Sprinkler Standard NZS 4541:2003 and previous NZS 4541:1996 introduced a number of additional seismic requirements in order that the sprinkler system be designed and installed so as to remain operational in the event of an earthquake. Sprinkler systems installed prior to this introduction may not meet these requirements and as the system may suffer damage and possible operational failure, we recommend that you discuss this matter with your contractor or, if you prefer, we could assist.*
D. *We note that the routine test records are being maintained electronically. As we could not access these, we cannot comment whether the routine testing complies with the requirements of the standard.*
E. *No access into the following areas:*
    a. *Level 1 music room.*
    b. *Basement lift shafts x 2.*
    c. *Level 12 door off west stairwell.*
F. *Level 11. Toilet facility opposite room 1111. Escutcheon plate missing.*
G. *The flow switches and floor isolation valves were not tested as part of this routine survey.*
H. *The street valve was unable to be verified as fully open as it was not accessible due to being situated on the roadway (health and safety issues). However, the flow test results confirm the water supply is adequate for the listed sprinkler system demands (indicating that the street valve is sufficiently open).*

Water Supplies

The water supplies for this site consist of a single Class C water supply from The Terrace Town's main, boosted by a diesel driven centrifugal pump-set with a 100mm connection to the control valves

Flow tests were carried out at the FSI using a Giddens flow meter at 08.45 hours on 27 January 2023.

Aon Reference Gauge: WGTN36

The sprinkler design demands against which we measured the adequacy of the water supply are based on the information provided on the installation block plan.

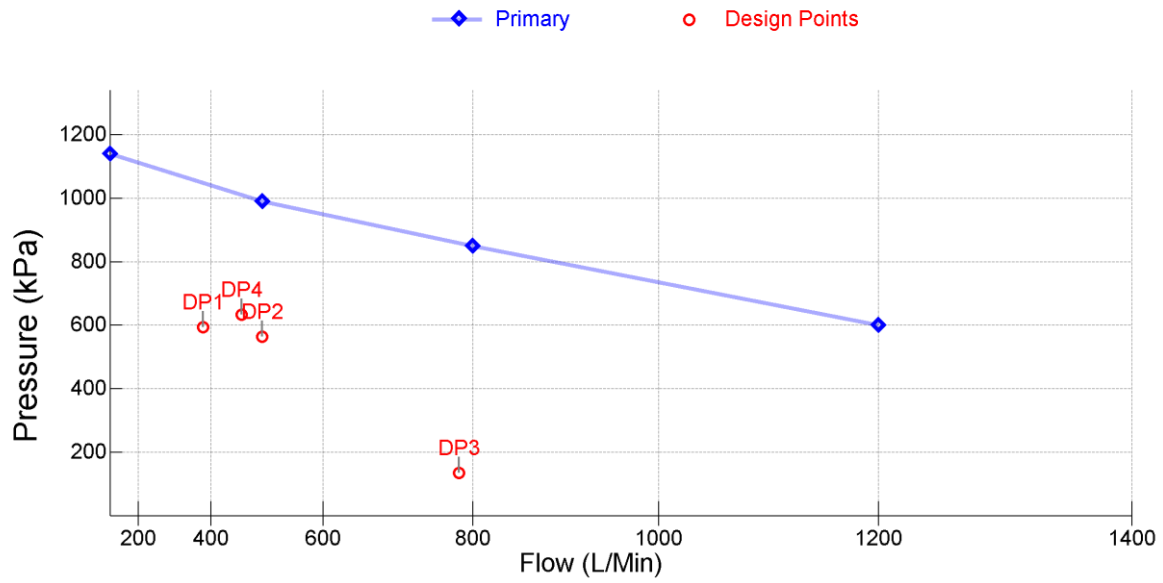
DP-1	XLH	383 L/min	at 594 kPa
DP-2	OH1	499 L/min	at 564 kPa
DP-3	OH3	783 L/min	at 135 kPa
DP-4	EXT	462 L/min	at 634 kPa

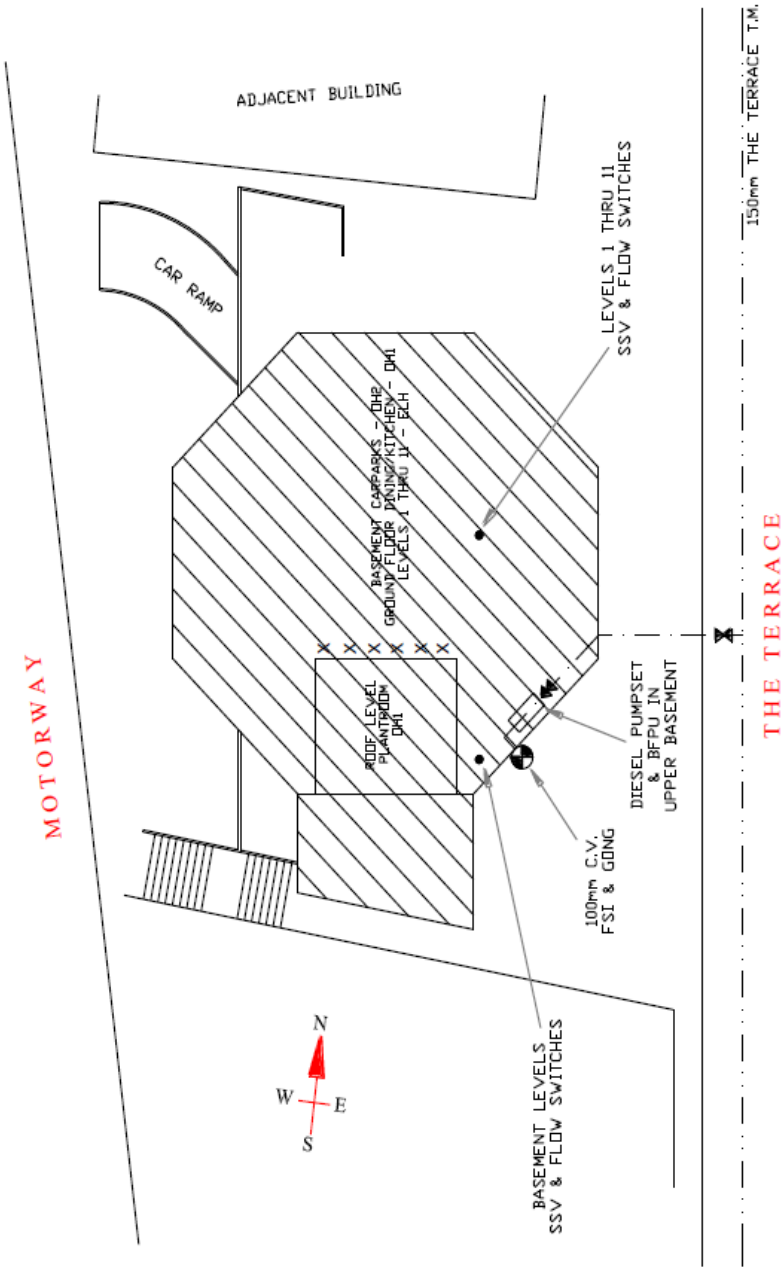
Conclusions

The water supplies for this complex appear adequate for the sprinkler demands.

Water Supply Information

Primary				
Flow L/Min	Pressure (kPa)			RPM
	Installation	Suction	Discharge	
0	1140	580	1130	2856
500	990	550	1050	2772
800	850	540	920	2736
1200	600	520	650	2712
Test Return		950	1150	2712
50mm Drain Test				





HAZARD CLASSIFICATIONS:	XLH,OH1,OH3,EXT
No OF LEVELS:	Fourteen
HIGHEST HEAD:	48m
OCCUPANCY:	Student Accommodation / Parking

LEGEND:	
✕	EXTERNAL SPRINKLER HEAD
⊙	CONTROL VALVES
▲	STOP VALVE
▼	NON-RETURN VALVE
○	EXPOSURE HAZARD
FSI	FIRE SERVICE INLET

This SITE PLAN is not intended as a block plan. The information on this SITE PLAN is indicative only. Any persons undertaking work based on this information shall satisfy themselves as to its accuracy prior to commencing any works. Not to scale.

System Information

SYSTEM ID		One of One
PFA		413287
AREA	m^2	7300
HIGHEST DENSITY EHH	mm/Min	NA
K FACTOR		NA
DATE OF INSTALLATION		2011
DATE OF LAST SURVEY		02/12/2020
VALVE OVERHAUL LAST DATE		02/04/2018
CONNECTED TO		FENZ
DBA TYPE		Pertronic
ALARM VALVE SIZE	mm	100mm
ALARM VALVE MAKE		Viking
MAIN STOP VALVE SIZE	mm	100mm
MAIN STOP VALVE MAKE		Nibco
AIG TYPE		Electric
INSTALLATION COMPANY		BSC Fire Protection Ltd
PRIMARY STATIC	kPa	1140
SECONDARY STATIC	kPa	NA
SYSTEM PRESSURE	kPa	1200
DEFECT PRESSURE	kPa	950
FIRE PRESSURE DROP	kPa	810
FIRE PRESSURE RISE (TYPE Y)	kPa	NA
PRIMARY START PRESSURE	kPa	570
SECONDARY START PRESSURE	kPa	NA

DIESEL PUMPSET		D1
DIESEL MAKE		Lister Petter
DIESEL MODEL		LPWZ
PUMP MAKE		KSB Mega
PUMP MODEL		M40-200
IMPELLER SIZE		Standard
DUTY RPM		2700
kW		7
DUTY FLOW	L/Min	500
DUTY PRESSURE	kPa	500
DUTY ACHIEVED ON TEST		Yes
DIESEL OVERHAUL LAST DATE		August 2022

BWOF SITE AUDIT REPORT

128 The Terrace

28 February 2023

SR Number: 58337

Scope of audit

A Building Warrant of Fitness audit was undertaken to ensure that the warrant of fitness and the associated reports are correct and that the systems currently installed in the building match what is described on the Compliance Schedule. The use of the building is also checked against the use listed on the Compliance Schedule and against the buildings property information.

The inspection involved a walk-through of the common areas and escape routes.

Building Information

Large 11 storey building for student accommodation wit kitchen, dining, TV and offices on ground floor.

The Compliance Schedule currently lists the building as Intermittent Low, Working Low, Crowd Large, Sleeping Accommodation, and its current use fits within this classification.

Building Information					
Building Consent SR	**Purpose Group / Use**	**Description**	**Level No**	**Occupancy**	**Lawfully Est. Date**
	IA (Intermittent Low)	Basement car parking	-1 to -2	0	01/07/1992
	CL (Crowd Large)	Dining Room, TV Room	0	143	30/08/2011
	WL (Working Low)	Kitchen & Offices	0	15	30/08/2011
	SA (Sleeping Accommodation)	Student Accommodation	1-11	242	30/08/2011

Summary of Specified Systems

The following Specified Systems were noted in the building:

- SS1 Automatic systems for fire suppression
- SS2 Automatic or manual emergency warning systems for fire or other dangers
- SS3/2 Access controlled doors
- SS3/3 Magnetic hold open devices
- SS4 Emergency lighting systems.
- SS6 Riser mains for use by fire services.
- SS7 Automatic back-flow preventers connected to a potable water supply.
- SS8 Lifts, escalators, travelators, or other systems for moving people or goods within buildings.
- SS9 Mechanical ventilation or air conditioning systems.
- SS14/2 Signs for systems
- SS15/2 final exits
- SS15/3 fire separations
- SS15/4 signs for communicating information intended to facilitate evacuation
- SS15/5 smoke separations

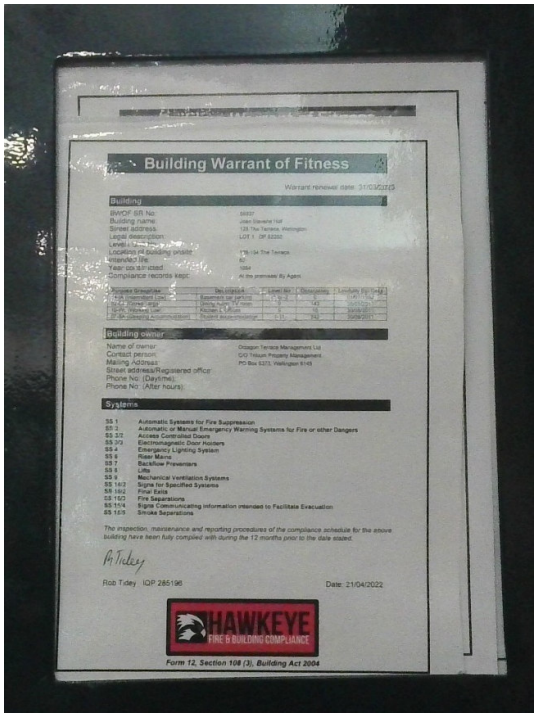
Summary of Audit outcome

Site Audit	Status
BWoF displayed in a prominent position	✓
Exit routes are clear	✓
Final exits and access control	✓
Test records/log book complete and up-to-date	✓
Passive fire protection features considered in IQP inspections	✓
Alarm panel status normal	✓

General Information	Status
Owner details that will be displayed on the Compliance Schedule are correct	✓
Has the building information been identified that will be displayed on the Compliance Schedule	✓

Amended Compliance Schedule	Status
Updated Compliance Schedule has been created	✓

Photo of current BWoF as displayed



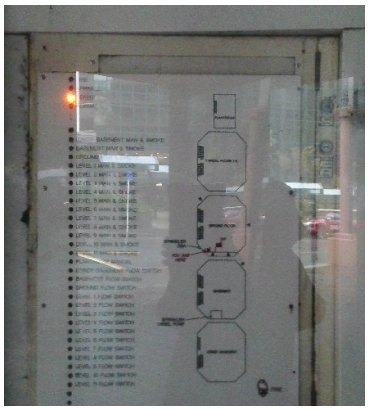
Specified Systems Observations

SS1 Automatic systems for fire suppression
Confirmed

SS2 Automatic or manual emergency warning systems for fire or other dangers
Manual call point

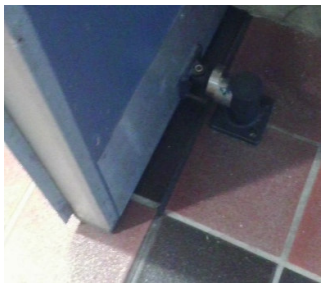
Main panel

Street front panel (defect at the time, however contractor was on site)



SS3/2 Access controlled doors

SS3/3 Magnetic hold open devices



SS4 Emergency lighting systems.

Including illuminated exit signs

SS6 Riser mains for use by fire services.

SS7 Automatic back-flow preventers connected to a potable water supply.

- Fire Sprinkler System 100 mm Ames 2000SS s/n 165309-0210 in basement garage

SS8 Lifts, escalators, travelators, or other systems for moving people or goods within buildings.

3 passenger lifts

SS9 Mechanical ventilation or air conditioning systems.

Scope includes cooling towers, fresh air ventilation system and kitchen, toilet and car park extract systems

SS14/2 Signs for Systems

System signage was good

SS15(2) final exits

Exits had free egress, however a couple of exit doors were compromised.

The fire exit doors from the kitchen through the lobby were blocked by furniture. This must not occur at any stage. These doors were blocked and not able to be used. Council will undertake spot visits to ensure that this does not occur again, if it is found to be happening again council can issue an infringement.

A basement door was wedged open by cones. The sign on the door reminds people to keep the door closed, and no one was around to explain why this happened.

SS15(3) fire separations

No issues

SS15(4) signs for communicating information intended to facilitate evacuation

Exit signage was good

S15(5) smoke separations

No issues

Incomplete building consents on file (after 1994)

SR	Description	Status
160765	*Demolition and construction of partitions on Level 8*	*Lapsed*
197814	*Ground floor fitout with new kitchen sink*	*Lapsed*

Remedial work required

The fire exit doors from the kitchen through the lobby were blocked by furniture. This must not occur at any stage. These doors are a requirement to enable escape which was not possible at the day of audit.

This building has specific safety systems installed to protect the young persons residing there and these systems are not able to undertake their job if blocked or wedged open. Council requests that more education is provided to those who work on site.

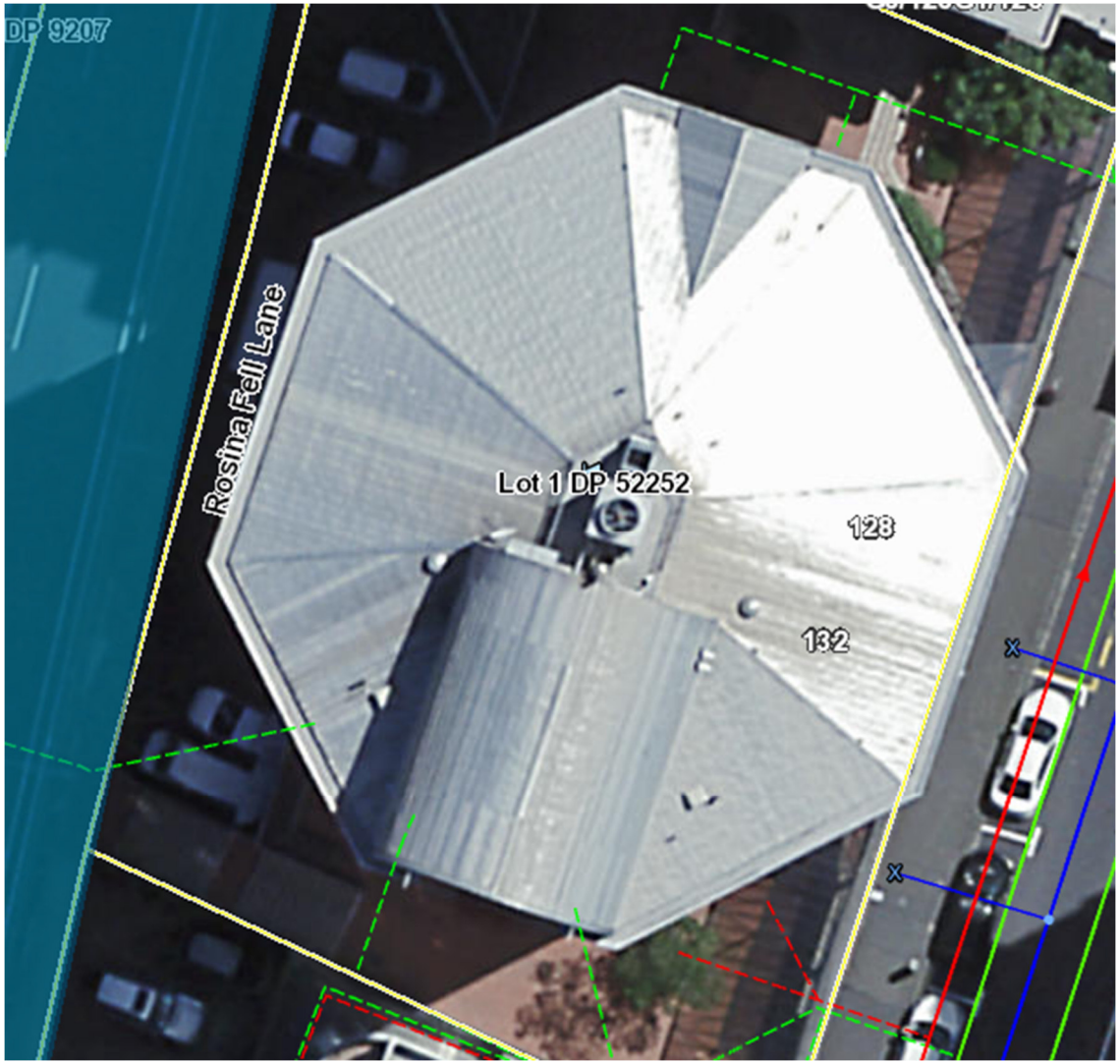
A basement door was wedged open by cones. Please ensure that this does not happen.

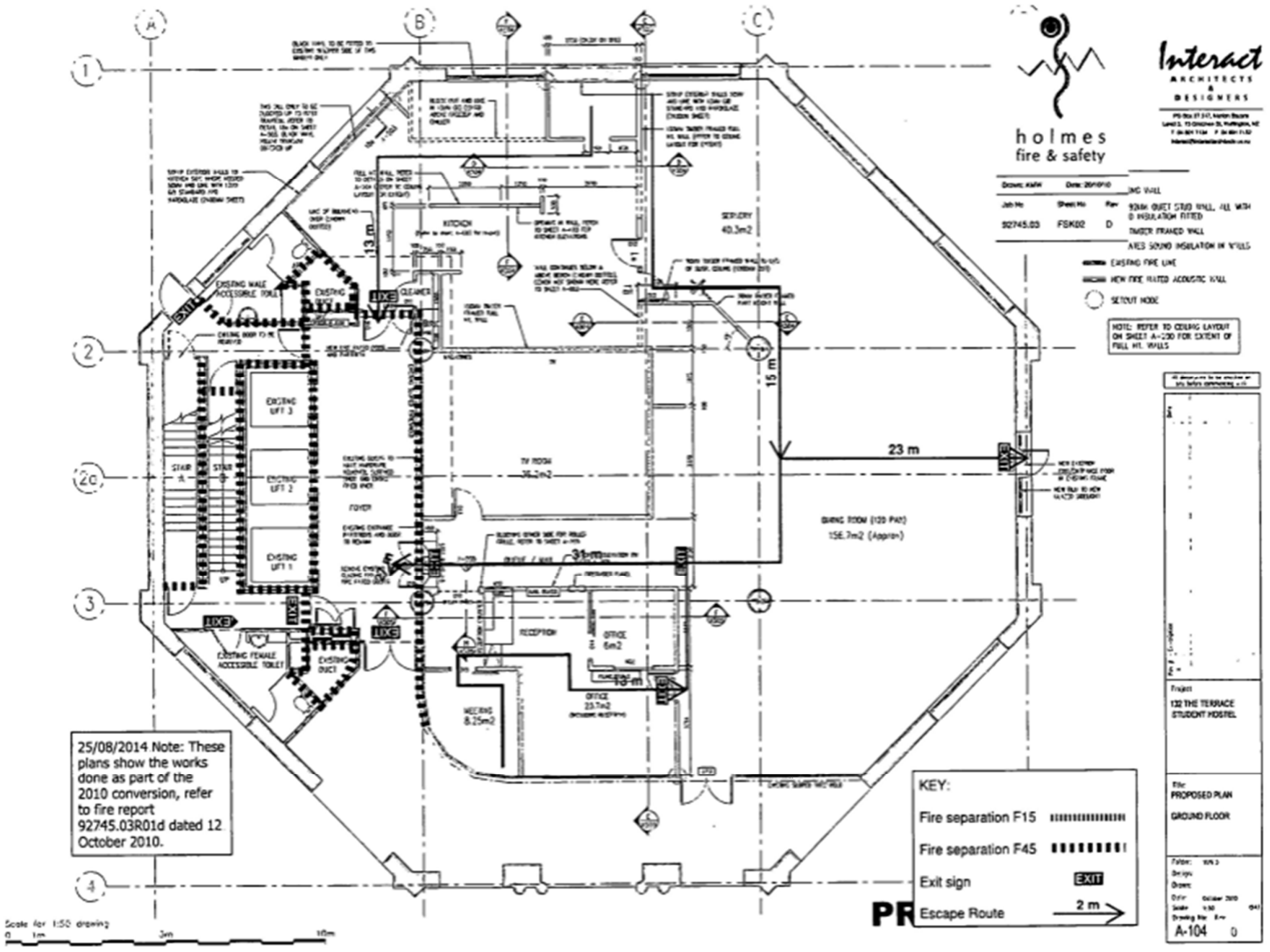
These non-compliances have been discussed with the IQP and council would not expect to see a Form 12A for Final Exits if these non-compliances continue which will affect your BWoF.

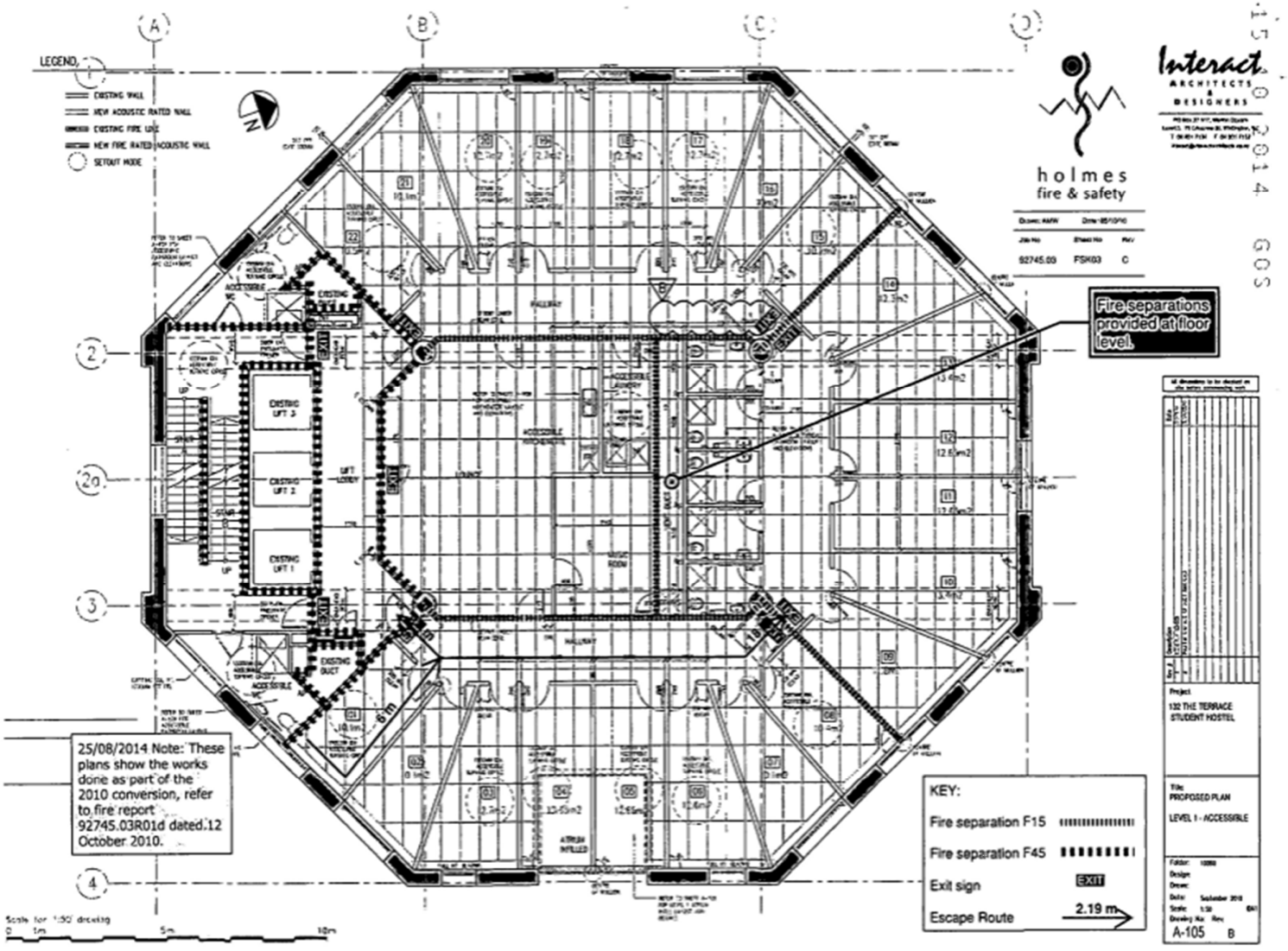
Final comments

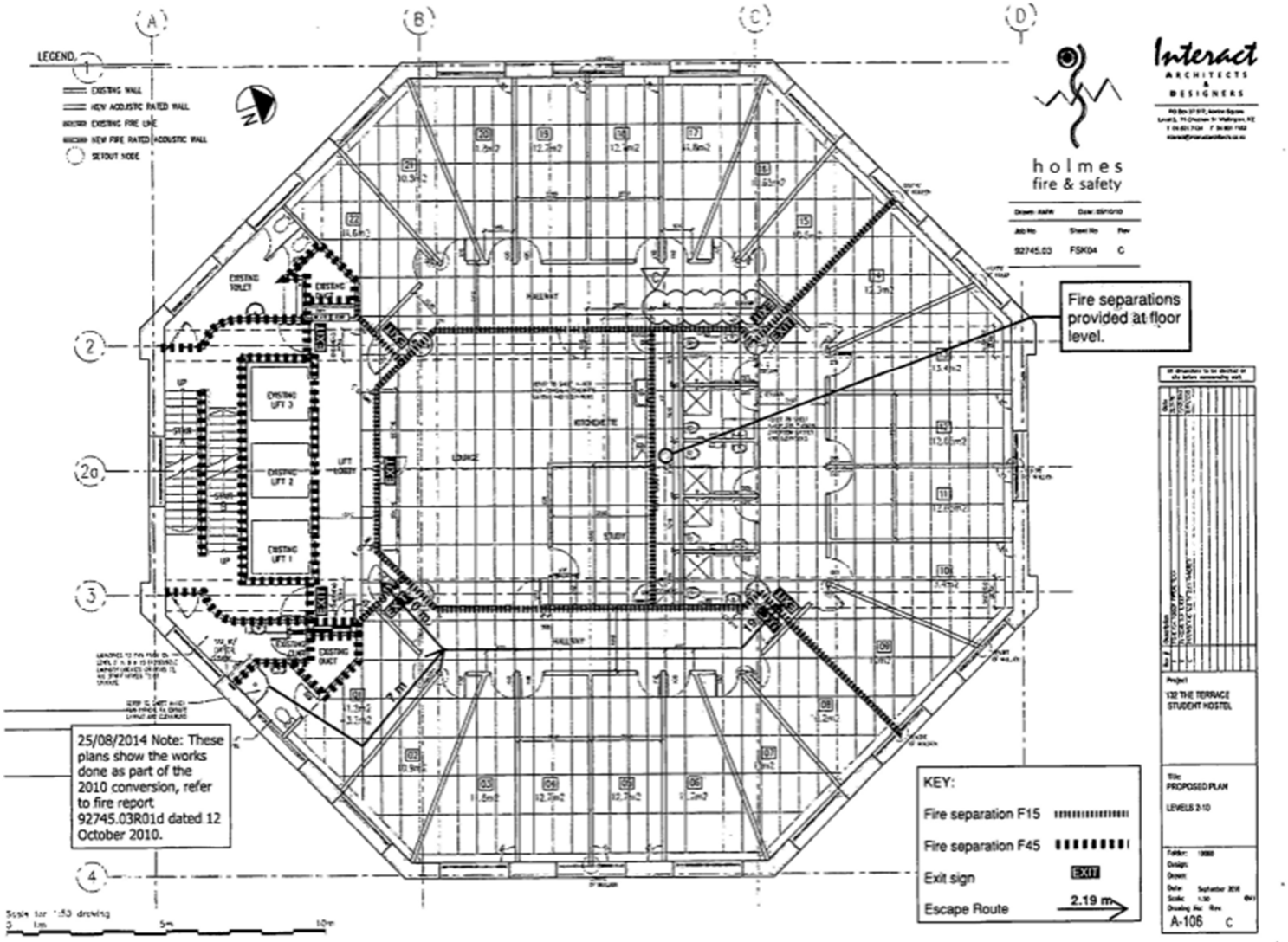
Really good to have knowledgeable people on site to assist with the audit.

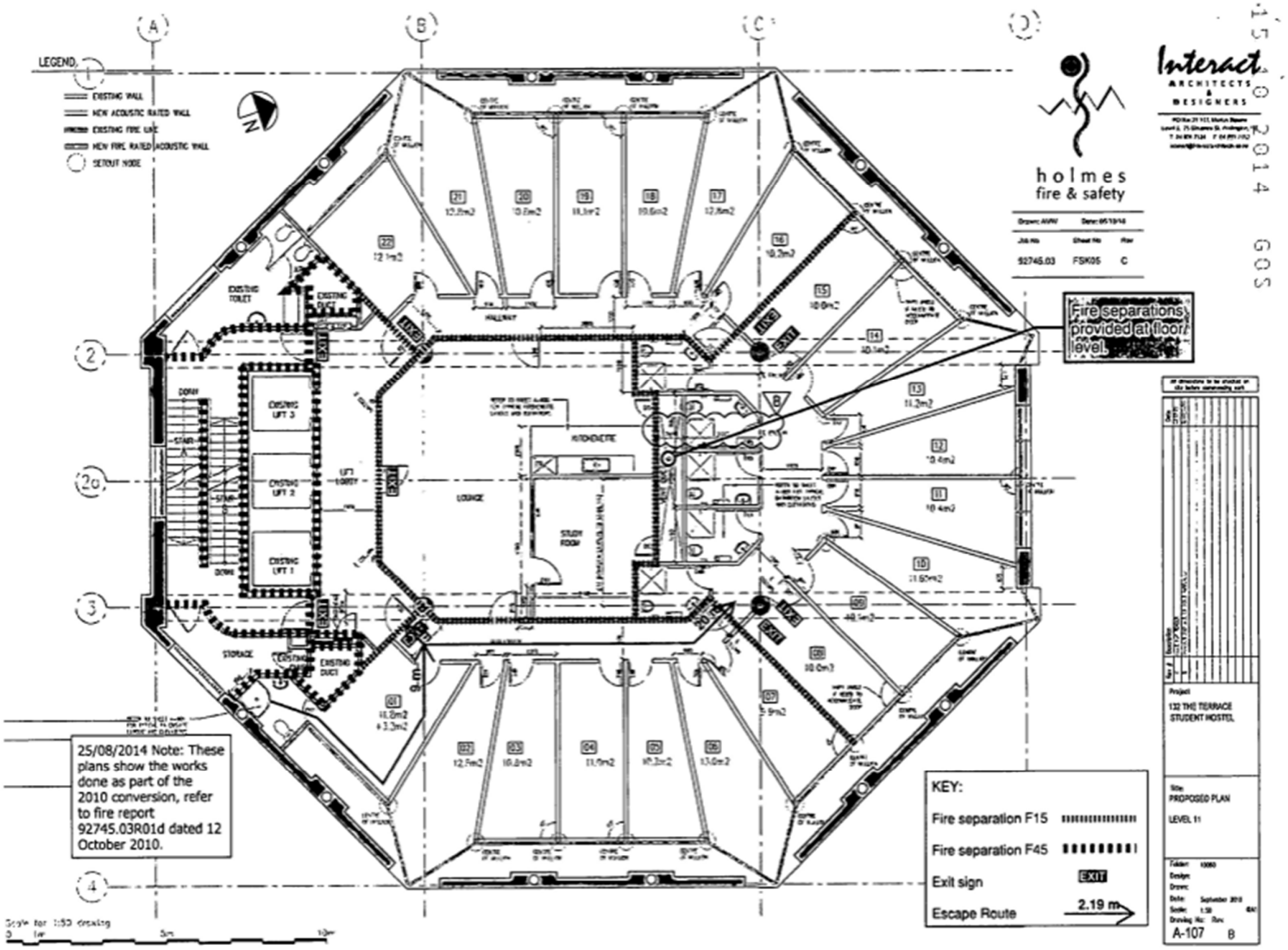
Site map and plan




holmes
fire & safety
Interact
ARCHITECTS
&
DESIGNERS
92745.03
FSK02
D
KITCHEN
40.3m2
TV ROOM
DINING ROOM (120 PAX)
156.7m2 (Approx)
RECEPTION
OFFICE
6m2
OFFICE
23.7m2
MEETING
8.25m2
EXISTING MALE ACCESSIBLE TOILET
EXISTING FEMALE ACCESSIBLE TOILET
EXISTING LIFT 3
EXISTING LIFT 2
EXISTING LIFT 1
STAIR A
STAIR B
EXISTING CLEANERS
EXISTING DUCT
13 m
15 m
23 m
31m
10m
EXISTING FIRE LINE
NEW FIRE RATED ACOUSTIC WALL
SETOUT NODE
NOTE: REFER TO CEILING LAYOUT ON SHEET A-130 FOR EXTENT OF FULL HT. WALLS
25/08/2014 Note: These plans show the works done as part of the 2010 conversion, refer to fire report 92745.03R01d dated 12 October 2010.
KEY:
Fire separation F15
Fire separation F45
Exit sign
EXIT
Escape Route
2 m
Project
132 THE TERRACE
STUDENT HOSTEL
PROPOSED PLAN
GROUND FLOOR
A-104
0
Scale for 1:50 drawing
0
1m
3m
10m


LEGEND,
EXISTING WALL
NEW ACOUSTIC RATED WALL
EXISTING FIRE LINE
NEW FIRE RATED ACOUSTIC WALL
SETOUT MODE
Fire separations provided at floor level.
25/08/2014 Note: These plans show the works done as part of the 2010 conversion, refer to fire report 92745.03R01d dated 12 October 2010.
KEY:
Fire separation F15
Fire separation F45
Exit sign
EXIT
Escape Route
2.19 m
holmes fire & safety
Interact ARCHITECTS & DESIGNERS
92745.03
FSH03
C
132 THE TERRACE STUDENT HOSTEL
PROPOSED PLAN
LEVEL 1 - ACCESSIBLE
A-105
B
EXISTING LIFT 3
EXISTING LIFT 2
EXISTING LIFT 1
ACCESSIBLE WC
ACCESSIBLE LAUNDRY
HALLWAY
LIFT LOBBY
EXISTING DUCT
ATRIUM INFILLED
Scale for 1:100 drawing
0 1m 5m 10m


LEGEND:
EXISTING WALL
NEW ACOUSTIC RATED WALL
EXISTING FIRE LINE
NEW FIRE RATED ACOUSTIC WALL
SETOUT NODE
Interact
ARCHITECTS & DESIGNERS
holmes
fire & safety
Job No 92745.03
Sheet No FSK04
Rev C
Fire separations provided at floor level.
25/08/2014 Note: These plans show the works done as part of the 2010 conversion, refer to fire report 92745.03R01d dated 12 October 2010.
KEY:
Fire separation F15
Fire separation F45
Exit sign
Escape Route
2.19 m
132 THE TERRACE
STUDENT HOSTEL
PROPOSED PLAN
LEVELS 2-10
A-106
C


LEGEND
EXISTING WALL
NEW ACOUSTIC RATED WALL
EXISTING FIRE WALL
NEW FIRE RATED ACOUSTIC WALL
SETOUT NODE
holmes
fire & safety
Interact
ARCHITECTS & DESIGNERS
92745.03
FSK05
C
Fire separations provided at floor level
25/08/2014 Note: These plans show the works done as part of the 2010 conversion, refer to fire report 92745.03R01d dated 12 October 2010.
KEY:
Fire separation F15
Fire separation F45
Exit sign
EXIT
Escape Route
2.19 m
132 THE TERRACE
STUDENT HOSTEL
PROPOSED PLAN
LEVEL 11
A-107
B
25 SEP 2014 GOS

Statement of Completion	
This document provides an overview of the site audit process, the site audit has been completed and the Wellington City Council has updated the records for the Building Warrant of Fitness (BWoF) in line with the Building Act 2004. The information above under Specified Systems shows what has been Removed, Added or is Existing as part of the site audit and if you have any back flow prevention devices within your building and we have the information on file they are detailed above under Back Flow Prevention. Attached: Compliance Schedule for SR: 58337	
Signed on behalf of the Council:	**Date:**
Darrell Nichol	**2/3/23**

Manual Fire Alarm Annual Survey Sheet

Inspection Date: 13/07/2022
Inspection Time: 10:30am
Premises: Victoria University Accommodation.
Address: 26 Adams Terrace, Wellington

System Make: Custom
Service Agent: Hawkeye Fire
System Type: 1
PFA Code: N/A
Indicator Panel: Plan / Written N/A

Ct No and Location		Electrical Tests					Operational Tests			Components on System				
	Building details	**Loop**		**Insulation**			**Points**	**Circuits**						
		A-B R-B	X-X	AB-XX	AB-E RB-E	XX-E	On Zone	CC	OC	Thermal	Ion	MCP	Sounder	EOL
1	Ground Floor				>5M		2			N/A	N/A	2	1	N/A
2	1st Floor				>5M		1			N/A	N/A	1	1	N/A
3	Sounder												2	

Evacuation sounders and wiring

Total N°: 2 Number Tested: 2 Monitoring: N/A Insulation: >5 Mega Ohms

~~Mechanical interlocks tested:~~ ~~Electrical interlocks tested:~~

~~Ancillary controls tested:~~ ~~HVAC:~~ ~~Lifts:~~ ~~Door controls:~~

~~Isolate switch signals defect:~~ ~~Silence alarms signals defect:~~

~~Remote centre signalling tested:~~ ~~Sprinkler system operates evacuation system:~~

Batteries

Make: Century N°: 1 Type: 12Vdc 7.0Aph Date: 08/2021

Voltage: 13.57Vdc Load Test: 13.13Vdc Recovery: 13.18Vdc

Remarks & Survey Recommendations to Comply with NZS 4512:

For any recommendations or requirements, see attached IQP BWOF report.

I certify the fire alarm system in the above building has been comprehensively inspected and tested.

R Tidey

Rob Tidey IQP 285196

HAWKEYE FIRE & BUILDING COMPLIANCE

Building Warrant of Fitness 25716

Warrant expiry date: 16/06/2023

Building

BWOF SR No:	25716
Building name:	
Street address:	26 Adams Terrace, Wellington
Legal description:	LOT 3 DP 1914
Highest fire hazard category:	CS 1 & SR 1
Location of building onsite:	
Level / Unit No:	
Year constructed:	1900's
Intended life:	
Used as:	Student Accommodation
Max occupants:	16
Compliance records kept by:	The owner and agent

Building owner

Name of owner:	Victoria University of Wellington
Contact person:	Mark Whitelock
Mailing address:	C/O Student Living Infrastructure & Services PO Box 600, Wellington 6140
Street address/Registered office:	
Phone No: (Daytime):	
Phone No: (After hours):	
Email:	mark.whitelock@vuw.ac.nz

Systems

SS2	Automatic or Manual Emergency Warning Systems for Fire or other Dangers
SS4	Emergency Lighting Systems
SS14/2	Signs required for Specified Systems
SS15/2	Final Exits
SS15/4	Signs for Communicating Information Intended to Facilitate Evacuation

The inspection, maintenance and reporting procedures of the compliance schedule for the above building have not been fully complied with during the 12 months prior to the date stated. This Form 12 has been issued based on an annual survey only.

Rob Tidey – IQP 285196
Phone: 0800 248 800

Date: 19/07/2022

HAWKEYE FIRE & BUILDING COMPLIANCE

Form 12, Section 108 (3), Building Act 2004

BSC FIRE PROTECTION 2018 LTD

P.O Box 40 - 138, Upper Hutt 5140
1 Sunnyview Drive
Brown Owl, Upper Hutt
Phone: 04 9396877
Mobile: R.Mays 021 553 200
Email: admin@bscfire.co.nz

Certificate of Compliance

with inspection, maintenance & reporting procedures

Section 108 (3)©, Building Act 2004

The Building

Building name:	Katharine Jermyn Hall
Street address:	175 The Terrace (100 Boulcott Street), Wellington
Legal description:	Lot 1 DP 33385
Location of building, site/block No:	
Level/unit:	

The Owner

Name of Owner:	Caniwi Properties (The Terrace) Ltd
Contact person:	Lisa Meredith
Mailing address :	Victoria University Wellington, PO Box 600, Wellington 6140
Street Address:	
Registered office:	

Compliance

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

Systems listed on Compliance Schedule:

1. **SS 1 – Automatic systems for Fire Suppression**
2. **SS 2 - Automatic or manual emergency warning systems for fire or other dangers**
3. **SS 3/3 – Interfaced fire or Smoke Doors**
4. **SS 6 - Riser Mains for use by Fire Services**

L Rodger Mays IQP 302230

Date: 13th July, 2022

BSC FIRE PROTECTION 2018 LIMITED

CERTIFICATE OF MAINTENANCE PROCEDURES

BSC Fire Protection 2018 Limited certifies that the Charged Riser has been tested at:

Building Name: Katherine Jermyn Hall

Building Address: 175 The Terrace, Wellington

Building Owner: Caniwi Properties (The Terrace) Ltd

Contact Person: Lisa Meredith

Contact Address: Victoria University Wellington, PO Box 600, Wellington 6140

Contractors Address: PO Box 40-138, Upper Hutt
1 Sunnyview Dr, Brown Owl
Upper Hutt
Telephone: (04) 939 6877

L Rodger Mays
IQP No. 302230

Date: 13th July, 2022

Fire Sprinkler System
Survey Report

Katharine Jermyn House
100 Boulcott Street
Wellington

Date: 26 January 2023
Survey No: 25550
Site Ref: A4450
Issue: A

Survey Summary

Prepared for	**BSC Fire Protection Limited**
Site	Katharine Jermyn House
Address	100 Boulcott Street, Wellington
Inspection Date	26 January 2023
Installing Contractor	BSC Fire Protection
Date of Installation	2014
Applicable Standard	NZS4541:2003
Deviations	None
PFA Number	410408
BWOF Date	March
Next Survey Due	January 2025
Aon Survey Number	25550
Completed By **Under the Supervision of**	Jamie Scrafton Bryan Madge Aon Authorised signatory
Authorised by	Stephen de Brouwer
Date	26 January 2023
Issued by	Aon Inspection Services
Issue	A

Aon Inspection Services is accredited by IANZ under ISO/IEC17020:2012 for the purposes of inspecting Sprinkler Systems for compliance against NZS4541.

The scope of this report is exclusive to the Sprinkler System and its supplementary hand operated fire-fighting equipment on the date of our site visit. We do not warrant that the sprinkler system is compliant at all times during the building's life cycle.

The scope of this report with reference to NZS4541:2013 and the standard of installation (NZS4541:2003) is as follows:

- Part 112 Sprinkler system certificate of compliance methodology.
- Part 116 Existing Installations.
- Part 1203 Routine Inspections.
- Appendix F Retrospective Upgrades.

Findings

Explanatory Notes

During our site visit, we observed a number of defects that we have reported on.

Our report separately identifies **Significant Defects** (if any) noted during our site inspection. These defects are ones we consider that if not remedied, could lead to the sprinkler system not meeting its expectations. They include deficient water supplies, storage in excess of system design capability; potentially faulty sprinkler heads significant exposure hazards or significant unprotected areas.

We also report on **General Defects**. These are deficiencies against the Standard that the system was installed to, which should be addressed, to ensure that the system complies with the Standard it was installed to.

We have also included **Potential upgrade items and other observations** these are items noted under duty of care or that modern practices suggest should be reviewed and possibly actioned, to ensure that the sprinkler system will perform to expectations. *These do not affect the issue of certification of the sprinkler system for building warrant of fitness.*

In some cases, the sprinkler system may have been installed in accordance with the standard as modified by the New Zealand Building Code. In such cases, it may not be necessary to address issues such as exposure hazards and inadequate (as measured against NZS4503) hand operated firefighting equipment coverage. In addition, if compliance is measured against the New Zealand Building Code, the level of fire separations may be lower than those required by the published sprinkler standard.

Disclaimer

Our report is restricted to a review of the automatic sprinkler system. We have not reviewed any other fire safety features installed or required within this building, including, but not limited to fire alarm systems, smoke control systems, hydrant systems, special hazard fire suppression systems fire separations and passive fire protection systems.

This report has been prepared only for use in respect of the inspection, testing and maintenance obligations required under the Building Warrant of Fitness regime and Building Act 2004 and is limited to the Scope set out underneath the Survey Summary. The report should not be used or relied upon for any other purpose. Aon accepts no liability if this report is used by anyone for other purposes.

Any queries, please contact us at inspections.admin@aon.com

The following deficiencies when measured against the known installation standard were noted during our site visit:

Significant Defects

1. *Diesel Pump: The diesel pump failed to start before the sprinkler system reached a drop in pressure of 390kPa and therefore could not meet the sprinkler systems design demands if a sprinkler head was activated.*

General Defects

Site Faults

2. *Concealed sprinkler plates were noted to be missing in the following locations:*

   Rooms: 1421, 1425, 1421, 1425, 1426, 1402, 1406, 1408, 1410, 1317, 1314, 1320, 1326, 1328, 1219, 1216, 1220, 1206, 1209, 1212, 1115, 1019, 1010, 918, 919, 925, 904, 903, 814, 719, 617, 603, 515, 518, 525, 414, 416, 423, 429, 307 and 218.
3. *The ceiling in the riser cupboards throughout all levels are partially missing.*
4. *Mid-landing stairwell between Level 1 and ground floor: Access cupboard, electrical cables attached to sprinkler pipework. Refer photo below.*
5. *Thermal detector cages were noted installed over sprinkler heads in the level 16 lift motor room. Only listed sprinkler guards can be installed over sprinkler heads.*
6. *Level 15, Plant Room and external canopy: The sprinkler pipework, pipework supports and sprinkler heads are showing signs of corrosion to varying degrees.*

Valve and Pump Enclosure Defects

7. *The street valve was unable to be verified as fully open as it was not accessible due to being situated on the roadway (health and safety issues). However, the flow test results confirm the water supply is adequate for the listed sprinkler system demands (indicating that the street valve is sufficiently open).*
8. *Diesel Pump: The requirement for twenty-four months age difference between battery sets has not been met.*
9. *The gong pipework leaks during operation.*
10. *Diesel Pump: There is no heat shroud installed on the exhaust pipework located in the sprinkler valve room.*
11. *Diesel Pump: The emergency fuel tank is not secured.*
12. *Diesel Pump. The batteries are not labelled to identify battery A or battery B.*
13. *Diesel Pump: The suction gauge installed on the inlet pipework is not operational.*
14. *Diesel Pump: The emergency start is not strapped.*
15. *Diesel Pump: The labelling for the stop lever is not attached.*
16. *During the flow test water leaks through the pavement and existing drain into the basement carpark in multiple areas.*

Potential Upgrade Items and Other Observations

A. *The back flow prevention unit was not tested as part of this routine survey.*

B. *We note that the routine test records are being maintained electronically. As we could not access these, we cannot comment whether the routine testing complies with the requirements of the standard.*

C. *Escutcheon plates missing as follows:*
   1. *Level 8: Common room upon entry.*
   2. *Level 5: North shower facility.*
   3. *Level 5: South side toilet facility.*
   4. *Level 4: Corridor outside Room 406.*
   5. *Level 1, kitchen: Above dishwasher and kitchen office (x 2).*
   6. *Ground Floor: Riser cupboard behind reception.*
   7. *Ground Floor: Design room upon entry.*

D. *The flow switches and floor isolation valves were not tested as part of this routine survey.*

E. *The condition of any sprinkler head installed within the air conditioning units was not determined as part of this routine survey.*

F. *The fire doors installed on the west side of the building throughout Levels 14 to Level 2 create a small sprinkler unprotected area when in the open position. Adequate venting into a sprinkler protected area is provided down the side and top of the door.*

G. *Basement carpark, north-east corner: 93^{o} sprinkler heads installed. The rest of the carpark has 63^{o} sprinkler heads installed.*

H. *Access was not gained into the 3 Gilmer Terrace electrical transformer room room.*

Water Supplies

The water supplies for this site consist of a Single Class C water supply from the Boulcott Street town main boosted by diesel pump with 100mm connection to control valves.

Flow tests were carried out at the Fire Sprinkler Inlet using a Giddens flow meter at 09:00 hours on 26 January 2023.

Aon Reference Gauge: WGTN36

The sprinkler design demands against which we measured the adequacy of the water supply are based on the information provided on the installation block plan.

DP-1	XLH	360 L/min	at 660 kPa
DP-2	OH1	1010 L/min	at 275 kPa
DP-3	OH1	325 L/min	at 675 kPa
DP-4	OH2	375 L/min	at 635 kPa

Conclusions

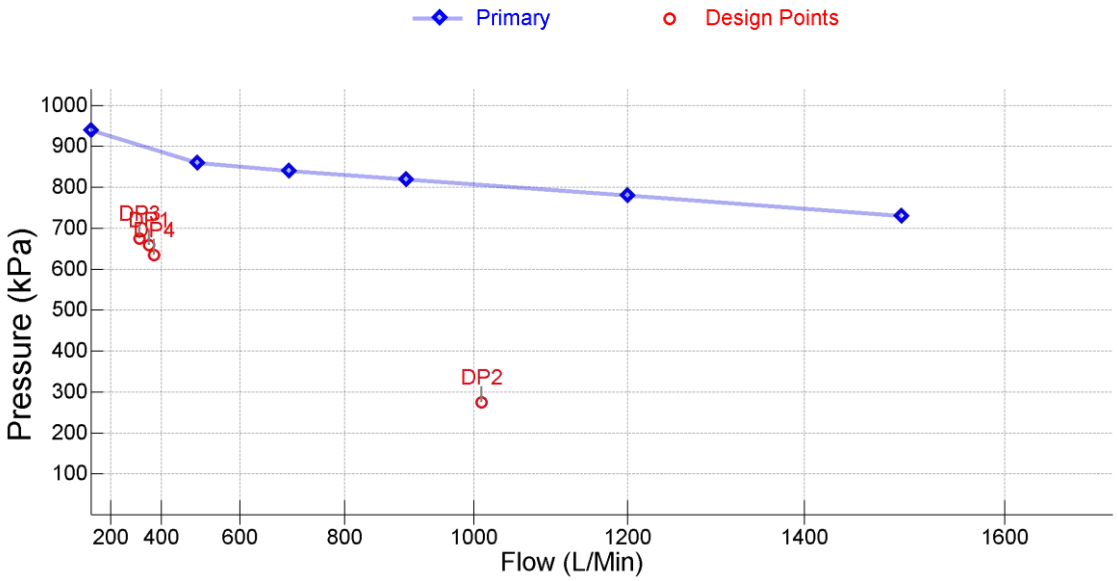
The water supplies for this complex appear adequate for the sprinkler demands.

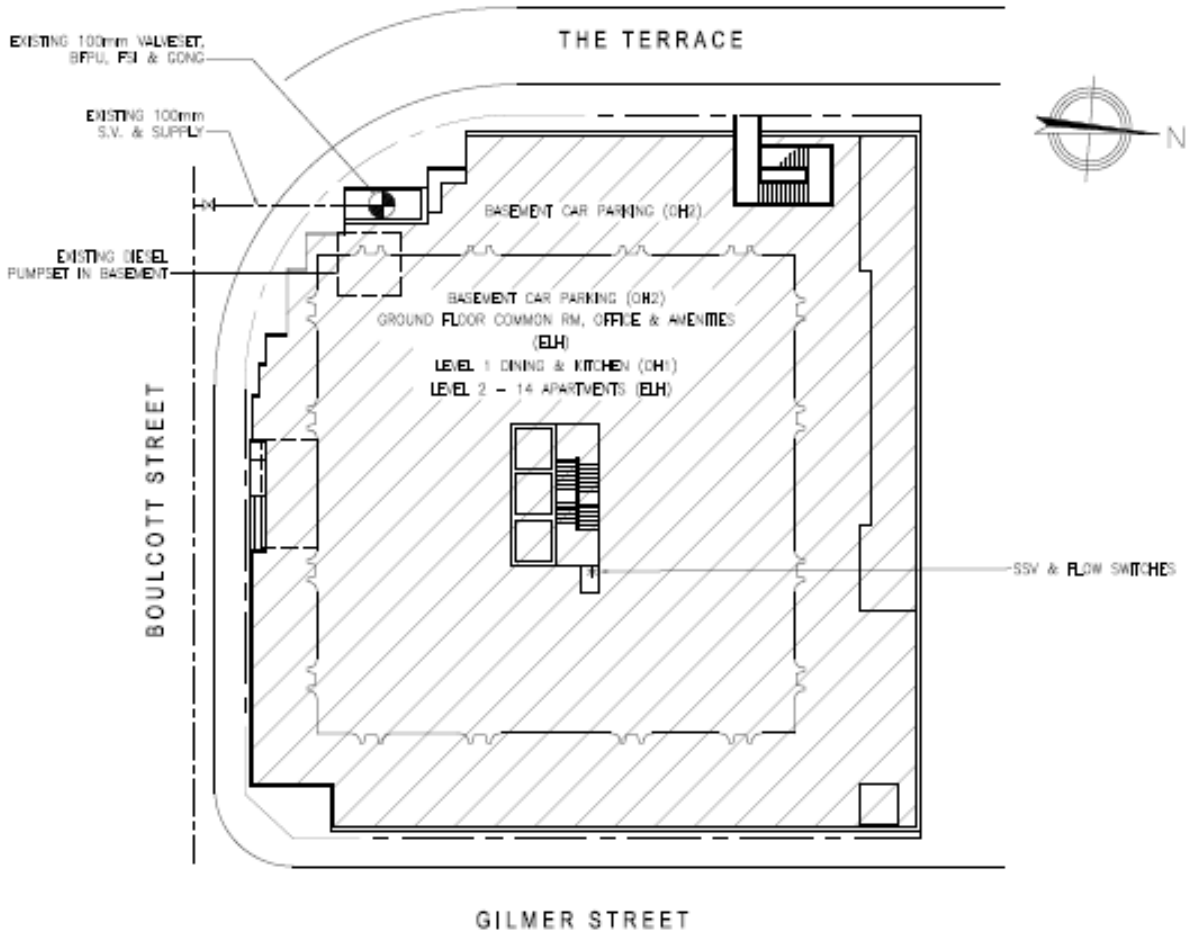
Water Supply Information

Primary				
Flow L/Min	Pressure (kPa)			RPM
	Installation	Suction	Discharge	
0	940	500	930	2192
500	860	490	930	2183
700	840	480	900	2173
900	820	470	880	2163
1200	780	460	850	2146
1500	730	430	800	2109

Test Return	470	850	2127

50mm Drain Test	700





		LEGEND:	
HAZARD CLASSIFICATIONS:	XLH, OH1, OH2	✕	EXTERNAL SPRINKLER HEAD
No OF LEVELS:	Fifteen	⊙	CONTROL VALVES
HIGHEST HEAD:	48m	▲	STOP VALVE
OCCUPANCY:	Student Accommodation & Carpark	▼	NON-RETURN VALVE
		○	EXPOSURE HAZARD
		FSI	FIRE SERVICE INLET

This SITE PLAN is not intended as a block plan. The information on this SITE PLAN is indicative only. Any persons undertaking work based on this information shall satisfy themselves as to its accuracy prior to commencing any works. Not to scale.

System Information

SYSTEM ID		One of One
PFA		410408
AREA	m^2	11550
HIGHEST DENSITY EHH	mm/Min	NA
K FACTOR		NA
DATE OF INSTALLATION		2014
DATE OF LAST SURVEY		26/11/2020
VALVE OVERHAUL LAST DATE		30/12/2020
CONNECTED TO		FENZ
DBA TYPE		Pertronic
ALARM VALVE SIZE	mm	100mm
ALARM VALVE MAKE		Not determined
MAIN STOP VALVE SIZE	mm	100mm
MAIN STOP VALVE MAKE		Not determined
AIG TYPE		Electric
INSTALLATION COMPANY		BSC Fire Protection
PRIMARY STATIC	kPa	940
SECONDARY STATIC	kPa	NA
SYSTEM PRESSURE	kPa	1100
DEFECT PRESSURE	kPa	860
FIRE PRESSURE DROP	kPa	700
FIRE PRESSURE RISE (TYPE Y)	kPa	NA
PRIMARY START PRESSURE	kPa	Not determined
SECONDARY START PRESSURE	kPa	NA

DIESEL PUMPSET		D1
DIESEL MAKE		Lombardini
DIESEL MODEL		9LD 625-2
PUMP MAKE		Thompson Kelly & Lewis
PUMP MODEL		KL ISO 100x65-200
IMPELLER SIZE		228
DUTY RPM		2050
kW		17.7kW
DUTY FLOW	L/Min	364/558/1248
DUTY PRESSURE	kPa	309/360/105
DUTY ACHIEVED ON TEST		Yes
DIESEL OVERHAUL LAST DATE		August 2021

Building Warrant of Fitness

BWOF Renewal Date: 28/07/2023

Building

BWOF SR No: 28389
Building name: Katharine Jermyn Hall
Street address: 175 The Terrace, Wellington
Legal description: LOT 1 DP 33385
Location of building onsite:
Year constructed: 1970's; Refit 2015
Intended life:
Compliance records kept: By owner and BWOF agent

Purpose Group/Use	Description	Level No	Occupancy	Lawfully Est Date
14-IA (Intermittent Low)	Storage	-2	0	28/07/2015
14-IA (Intermittent Low)	Car Parking	-1	16	28/07/2015
02-CL (Crowd Large)	Common Room	0	215	28/07/2015
01-CS (Crowd Small)	Gymnasium	0	10	28/07/2015
15-ID (Intermittent Medium)	Storage	0	0	28/07/2015
10-WL (Working Low)	RA Meeting	7	0	28/07/2015
01-CS (Crowd Small)	Cinema or TV	0	0	28/07/2015
10-WL (Working Low)	Reception/Waiting	0	4	28/07/2015
10-WL (Working Low)	Reception/Manager Office	0	5	28/07/2015
10-WL (Working Low)	Meeting Rooms	0	10	28/07/2015
01-CS (Crowd Small)	Main Dining	1	208	28/07/2015
10-WL (Working Low)	Kitchen	1	10	28/07/2015
10-WL (Working Low)	Group Study Area	1	12	28/07/2015
01-CS (Crowd Small)	TV Room	1	17	28/07/2015
14-IA (Intermittent Low)	Laundry	1	2	28/07/2015
07-SA (Sleeping Accommodation)	Accommodation	2-14	390	28/07/2015
14-IA (Intermittent Low)	Plant	15-16	0	28/07/2015

Building Owner

Name of owner: Pukawa Property Holdings Limited
Contact person:
Mailing address: C/O Rolle Consultancy and Management
PO Box 19215
Courtenay Place, Wellington 6149

Street address/Registered office:

Specified Systems

SS 1 Automatic Systems for Fire Suppression
SS 2 Automatic or Manual Emergency Warning Systems for Fire or other Dangers
SS 3/1 Automatic Sliding Doors
SS 3/2 Access Controlled Doors
SS 3/3 Interfaced Fire or Smoke Doors or Windows
SS 4 Emergency Lighting Systems
SS 6 Riser Mains
SS 7 Automatic Backflow Preventers Connected to a Potable Water Supply
SS 8 Lifts
SS 9 Mechanical Ventilation Systems
SS 14/2 Signs for Specified systems
SS 15/2 Final Exits
SS 15/3 Fire Separations
SS 15/4 Signs for Communicating Information Intended to Facilitate Evacuation
SS 15/5 Smoke Separations

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.

Rob Tidey IQP 285196 Date: 02/09/2022

HAWKEYE FIRE & BUILDING COMPLIANCE

Form 12, Section 108 (3), Building Act 2004

Certificate of Compliance

Building

Building name:	Katharine Jermyn Hall
Street address:	175 The Terrace, Wellington
Legal description:	LOT 1 DP 33385
Level / Unit No:	

Building owner

Name of owner:	Pukawa Property Holdings Limited
Contact person:	
Mailing address:	C/O Rolle Consultancy and Management PO Box 19215 Courtenay Place, Wellington 6149
Street address/Registered office:	

Compliance

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

Systems

SS 4 Emergency Lighting Systems
SS 7 Automatic Backflow Preventers Connected to a Potable Water Supply
SS 14/2 Signs for Specified Systems
SS 15/2 Final Exits
SS 15/4 Signs for Communicating Information Intended to Facilitate Evacuation

R Tidey

Rob Tidey IQP 285196 Date: 27/07/2022

HAWKEYE FIRE & BUILDING COMPLIANCE

Form 12A, Section 108 (3), Building Act 2004

Certificate of Compliance

Building

Building name:	Katharine Jermyn Hall
Street address:	175 The Terrace, Wellington
Legal description:	LOT 1 DP 33385
Level / Unit No:	

Building owner

Name of owner:	Pukawa Property Holdings Limited
Contact person:	
Mailing address:	C/O Rolle Consultancy and Management PO Box 19215 Courtenay Place, Wellington 6149
Street address/Registered office:	

Compliance

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

Systems

SS 15/3 Fire Separations
SS 15/5 Smoke Separations

Logan Tidey IQP 285193

Date: 27/07/2022

HAWKEYE
FIRE & BUILDING COMPLIANCE

Form 12A, Section 108 (3), Building Act 2004

BSC FIRE PROTECTION 2018 LTD

P.O Box 40 - 138, Upper Hutt 5140
1 Sunnyview Drive
Brown Owl, Upper Hutt
Mobile: R.Mays 021 553 200
Email: admin@bscfire.co.nz

Certificate of Compliance

with inspection, maintenance & reporting procedures

Section 108 (3)©, Building Act 2004

The Building

Building name:	Edge, Terrace & Tower Buildings
Street address:	80 Fairlie Terrace , Wellington
Legal description:	Lot PT 1.XV8 POLHILL Gully
Location of building, site/block No:	Entire site
Level/unit:	11 Floors Edge, 10 Floors Tower, 4 Floors Tce

The Owner

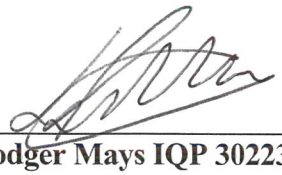
Name of Owner:	Victoria University of Wellington
Contact person:	Sandie Dunsford Victoria University, Wellington Ph. 04 4721000
Mailing address :	C/O Student Living Infrastructure & Services
Street Address:	PO Box 600, Wellington 6140

Compliance

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

Systems listed on Compliance Schedule:

1. **SS 1 – Automatic Systems for fire suppression**
2. **SS 2 - Automatic or manual emergency warning systems for fire or other dangers**
3. **SS 6 – Riser Mains for use by fire services**
4. **SS 3/3 Interfaced Fire/Smoke doors**



L Rodger Mays IQP 302230

Date: 20th April, 2023

Fire Sprinkler System
Survey Report

Victoria University
Te Puni Village
80 Fairlie Terrace
Kelburn
Wellington

Date: 24 January 2023
Survey No: 25548
Site Ref: A3255.11
Issue: A

Survey Summary

Prepared for	**BSC Fire Protection**
Site	Victoria University, Te Puni Village
Address	80 Fairlie Street, Kelburn, Wellington
Inspection Date	24 January 2023
Installing Contractor	South Pacific Fire Protection
Date of Installation	2007
Applicable Standard	NZS4541: 2003
Deviations	Not applicable
PFA Number	413154
BWOF Date	-
Next Survey Due	January 2025
Aon Survey Number	
Completed By **Assisted by**	Bryan Madge Aon Authorised signatory Jason Gray
Authorised by	Stephen de Brouwer
Date	25 January 2023
Issued by	Aon Fire Protection
Issue	A

Aon Fire Protection is accredited by IANZ under ISO/IEC17020:2012 for the purposes of inspecting Sprinkler Systems for compliance against NZS4541.

Scope

The scope of this report is limited to the Sprinkler System and its supplementary hand operated fire-fighting equipment on the date of our site visit. The report does not make any assessment of the sprinkler system's compliance at any other time during the building's life cycle.

The scope of this report is in reference to NZS4541:2013 and the standard of installation (NZS:4541: 2003) only, which is as follows:

- Part 112 Sprinkler system certificate of compliance methodology.
- Part 116 Existing Installations.
- Part 1203 Routine Inspections.
- Appendix G Retrospective Upgrades.

Findings

Explanatory Notes

During our site visit, we observed a number of defects that we have reported on.

Our report separately identifies **Significant Defects** (if any) noted during our site inspection. These defects are ones we consider that if not remedied, could lead to the sprinkler system not meeting its expectations. They include deficient water supplies, storage in excess of system design capability; potentially faulty sprinkler heads significant exposure hazards or significant unprotected areas.

We also report on **General Defects**. These are deficiencies against the Standard that the system was installed to, which should be addressed, to ensure that the system complies with the Standard it was installed to.

We have also included **Potential upgrade items and other observations** these are items noted under duty of care or that modern practices suggest should be reviewed and possibly actioned, to ensure that the sprinkler system will perform to expectations. *These do not affect the issue of certification of the sprinkler system for building warrant of fitness.*

In some cases, the sprinkler system may have been installed in accordance with the standard as modified by the New Zealand Building Code. In such cases, it may not be necessary to address issues such as exposure hazards and inadequate (as measured against NZS4503) hand operated firefighting equipment coverage. In addition, if compliance is measured against the New Zealand Building Code, the level of fire separations may be lower than those required by the published sprinkler standard.

Disclaimer

Our report is restricted to a review of the automatic sprinkler system. We have not reviewed any other fire safety features installed or required within this building, including, but not limited to fire alarm systems, smoke control systems, hydrant systems, special hazard fire suppression systems fire separations and passive fire protection systems.

This report has been prepared only for use in respect of the inspection, testing and maintenance obligations required under the Building Warrant of Fitness regime and Building Act 2004 and is limited to the Scope set out underneath the Survey Summary. The report should not be used or relied upon for any other purpose. Aon accepts no liability if this report is used by anyone for other purposes.

Any queries, please contact us at inspections.admin@aon.com

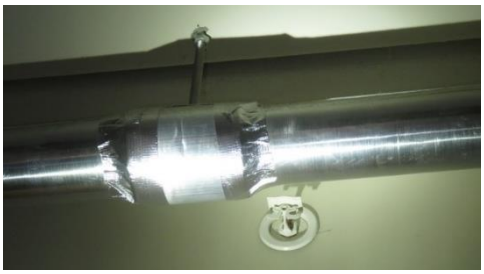
The following deficiencies when measured against the known installation standard were noted during our site visit:

Significant Defects

1. *Sprinkler heads were noted to have been plugged off on stairwell landings throughout the building for structural work. These need to be reinstated as soon as possible. Refer photo below.*

2. *Terrace Building, Level 7: The understairs sprinkler head is plugged off.*

3. *Terrace Building, Level 10: Room 1011 sidewall sprinkler head is baffled by pipework and pipework lagging upon entry. Refer to photo below.*



4. *Edge Building, Level 9 women's toilets: A sprinkler head deflector is clogged with paint outside the rear toilet cubicle.*

5. *Edge Building, Level 1 Common Room: The green coiled rope hanging over the sidewall sprinkler head above the kitchenette needs to be carefully removed. Refer photo below.*

General Defects

6. *Tower Building, Level 13: A sprinkler head is off vertical in the corridor between toilets. Contractor to confirm adequate pipework support.*

7. *Tower Building, Level 7 main kitchen: Missing ceiling tile above bench wash-up bench beside gas grill needs reinstating.*

8. *Tower Building, Level 7 main kitchen: Flexible dropper visible through the missing ceiling tile above the wash-up bench beside gas grill has too tight bend radiuses. Refer two photos below.*

9. *Terrace Building, Level 7: The understairs sprinkler head is plugged off.*

10. *Terrace Building, Level 7: Electrical conduit is supported off the sprinkler pipework in the understairs cupboard. Refer photo below.*

Valve and Pump Enclosure Defects

11. *Diesel Pump: The umbilical cord on the pump controller unit is noted to be unmonitored.*

12. *Diesel Pump-set: The emergency pump start is not strapped.*

13. *The Bypass isolation valves signal fire rather than defect at the direct brigade alarm.*

Potential Upgrade Items and Other Observations

A. *The current Sprinkler Standard NZS 4541:2013 and previous NZS 4541:2003 introduced several additional seismic requirements in order that the sprinkler system be designed and installed to remain operational in the event of an earthquake. Sprinkler systems installed prior to this introduction may not meet these requirements and as the system may suffer damage and possible operational failure, we recommend that you discuss this matter with your contractor or, if you prefer, we could assist.*

B. *Operation of the evacuation sounders from the sprinkler system was not tested on day of inspection. This should be tested during the next annual alarm inspection.*

C. *The sprinkler backflow unit was not tested as part of this biennial sprinkler inspection.*

D. *We note that the routine test records are being maintained electronically. As we could not access these, we cannot comment on compliance of the routine testing against the requirements of the standard.*

E. *The street valve was not located on the day of inspection; however, the flow test results confirm the water supply is adequate for the listed sprinkler system demands (indicating that the street valve is sufficiently open).*

F. *The age of the dry barrel sprinkler heads installed in the chillers and freezers was not determined. International testing indicates that due to the harsh environments that these sprinkler heads are installed in, that they should either be replaced or tested at ten yearly intervals.*

G. *Terrace Building, Level 9: The external sprinkler head escutcheon plates were noted to be heavily rusted under the northern canopy.*

H. *Room 424: Sprinkler head escutcheon plate is missing.*

I. *Edge Building, Room 508: A smoke detector cover was noted fitted over a smoke detector.*

J. *No access to the following areas on day of inspection:*
   1. *External electrical transformer room.*
   2. *Edge Building: Rooms 1001, 1007, 1008, 634 and 103.*

Water Supplies

The water supplies for this site consist of a single Class C water supply from the site main with a 100mm connection to the Control Valves.

Flow tests were carried out at the Fire Sprinkler Inlet using a Giddens flow meter at 09:30 hours on 24 January 2023.

Aon Reference Gauge: AON WGTN07

The sprinkler design demands against which we measured the adequacy of the water supply are based on the information provided on the installation block plan.

DP-1	ELH	374 L/min	at 633 kPa
DP-2	OH1	638 L/min	at 488 kPa

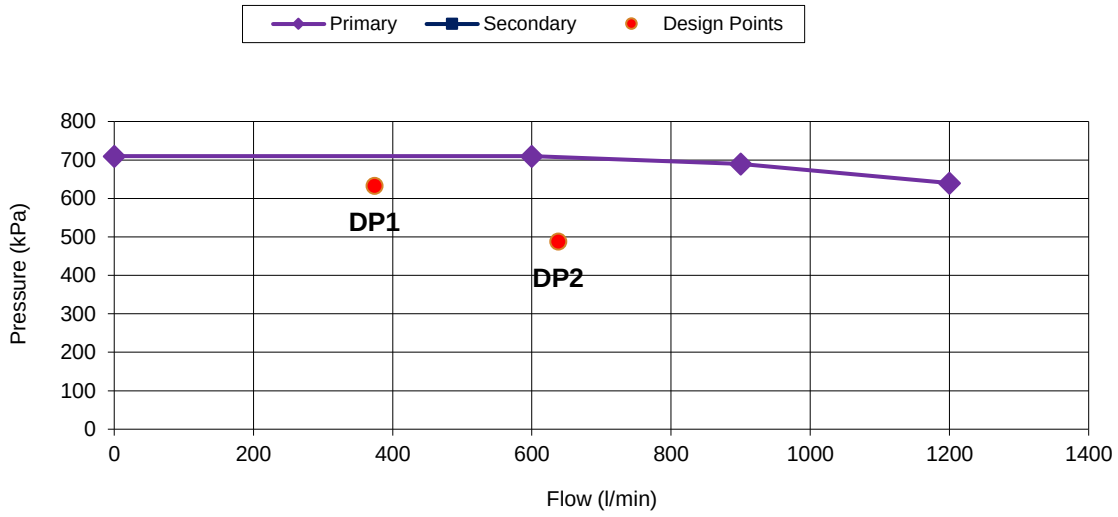
Conclusions

The water supplies for this complex appear adequate for the sprinkler demands listed.

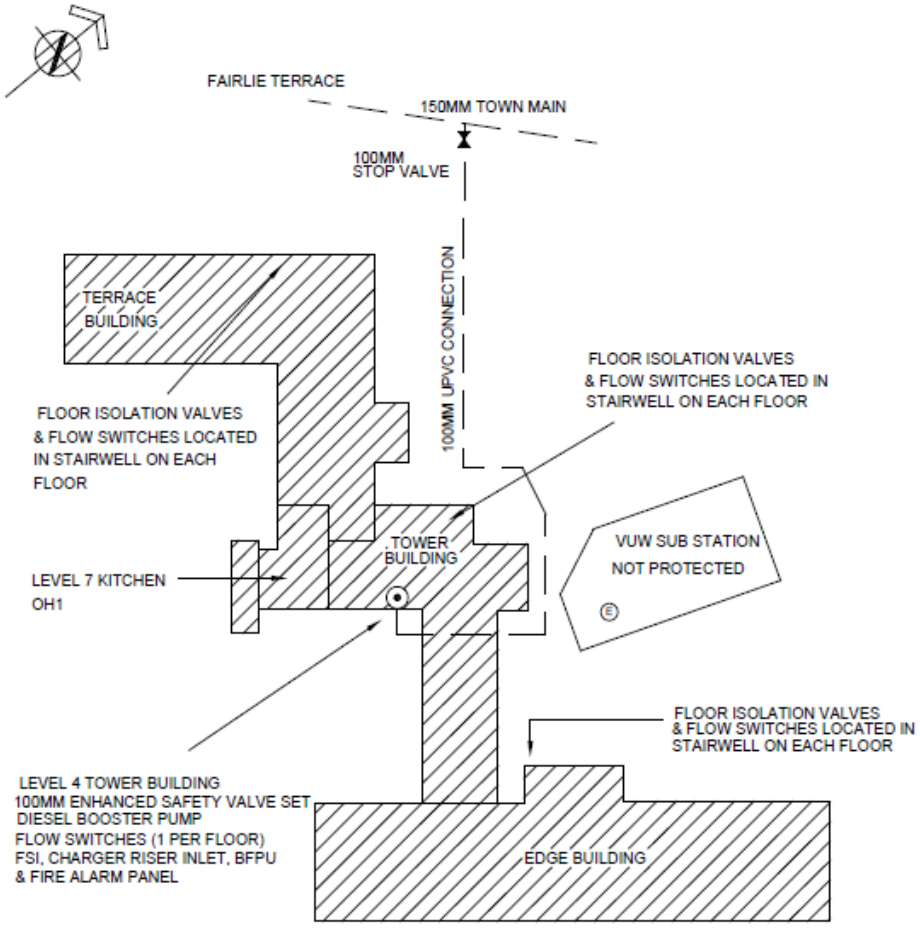
Water Supply Information

Primary supply (Boosted Fairlie Terrace town's main)				
Flow Lpm	Pressure kPa			Rpm
	Installation	Suction	Discharge	
0	710	460	820	2292
600	710	400	790	2256
900	690	390	690	2244
1200	640	340	670	2232
BYPASS	-	410	600	2232
Drain	540	280	600	2208

Primary town's main (Un-boosted) Reference only				
Flow Lpm	Pressure kPa			Rpm
	Installation	Suction	Discharge	
0				
600				
900				
1200				
Drain				



SITE PLAN



HAZARD CLASSIFICATIONS:	ELH, OH1
No OF LEVELS:	14
HIGHEST HEAD:	33.5 metres
OCCUPANCY:	Student Accommodation

LEGEND:	
×	EXTERNAL SPRINKLER HEAD
⊙	CONTROL VALVES
▲	STOP VALVE
▼	NON-RETURN VALVE
○	EXPOSURE HAZARD
FSI	FIRE SERVICE INLET

This SITE PLAN is not intended as a block plan. The information on this SITE PLAN is indicative only. Any persons undertaking work based on this information shall satisfy themselves as to its accuracy prior to commencing any works. Not to scale.

System Information

SYSTEM ID		One of One
PFA		413154
AREA	m^2	12,180 m^2
HIGHEST DENSITY EHH	mm/Min	Not applicable
K FACTOR		-
DATE OF INSTALLATION		2007
DATE OF LAST SURVEY		December 2020
VALVE OVERHAUL LAST DATE		July 2020
CONNECTED TO		FENZ
DBA TYPE		Pertronic
ALARM VALVE SIZE	mm	100 mm
ALARM VALVE MAKE		Victaulic
MAIN STOP VALVE SIZE	mm	100 mm
MAIN STOP VALVE MAKE		Victaulic
AIG TYPE		Electrical
INSTALLATION COMPANY		South Pacific Fire Protection
PRIMARY STATIC		710 kPa
SECONDARY STATIC		Not applicable
SYSTEM PRESSURE		1200 kPa
DEFECT PRESSURE (as found in brackets)		1050 kPa (920 kPa)
FIRE PRESSURE DROP (as found in brackets)		900 kPa (850 kPa)
FIRE PRESSURE RISE (TYPE Y)		Not applicable
PRIMARY START PRESSURE		Not applicable
SECONDARY START PRESSURE		Not applicable

DIESEL PUMPSET		D1
DIESEL MAKE		Lister
DIESEL MODEL		LPW4
PUMP MAKE		KSB Elite
PUMP MODEL		E65-20
IMPELLER SIZE		Standard
DUTY RPM		2244
kW		10 kW
DUTY FLOW	L/Min	900 Litres/minute
DUTY PRESSURE	kPa	350 kPa
DUTY ACHIEVED ON TEST		Yes
DIESEL OVERHAUL LAST DATE		20/04/2022

PO Box 38108
Wellington Mail Centre
Lower Hutt 5045
Telephone: 0800 248 800
Email: hawkeyefire@xtra.co.nz

13/04/2023

Julia Trotter
Property support coordinator – Infrastructure and Services
Victoria University of Wellington

Dear Julia,

IQP Report: Te Puni Village, 80 Fairlie Terrace, Wellington
Your request to carry out an IQP Building Warrant of Fitness inspection and report on the above premises refers.

The annual building warrant of fitness inspection was carried out on the 13/04/2023 by Rob Tidey of Hawkeye Fire and Building Compliance Ltd.

This report takes the place of an IQP declaration for the items that are reported upon. The inspection was made in compliance with section 108 of the Building Act, for the following Compliance Schedule features:

SS1 Automatic Systems for Fire Suppression
SS2 Automatic or Manual Emergency Warning Systems for Fire or other Dangers
SS3 Automatic Doors / Controlled Access Doors / Electromagnetic Doors
SS4 Emergency Lighting System
SS6 Riser Mains
SS7 Backflow Preventers
SS8 Lifts
SS9 Mechanical Ventilation / Air Conditioning Systems
SS14/2 Signs for Specified Systems
SS15/2 Means of Escape / Final Exits
SS15/3 Fire Separations
SS15/4 Signs Communicating Information Intended to Facilitate Evacuation
SS15/5 Smoke Separations

CS16 Fire Equipment

Requirements Report
Any numbered SS item listed in this section is required by the Building Code to be corrected before the Warrant can be issued.

SS1 Automatic Systems for Fire Suppression

The automatic fire sprinkler system throughout the three tower buildings has been installed to comply with NZS 4541:2003.

This system is serviced and maintained by BSC Fire Protection 2018 Ltd.

The Form 12A for this system is attached.

SS2 Automatic or Manual Emergency Warning Systems for Fire or other Dangers

The fire alarm system in this building is a Type 7e, Pertronic F100 analogue addressable system containing photoelectric detectors, manual call points, electromagnetic door holders and sounders throughout building.

The fire alarm system is also interfaced with the Building Management System to shut off gas supplies, ventilation systems and deactivate the controlled access system.

This system is installed to NZS 4512:2003 and is serviced and maintained by BSC Fire Protection 2018 Ltd.

The Form 12A for this system is attached.

SS3 1- Automatic Sliding Doors / 2 - Controlled Access Doors

The automatic sliding doors throughout the Edge, Terrace and Tower buildings are currently being serviced and maintained by Assa Abloy Entrance Systems.

The controlled access system is located throughout the Edge, Terrace and Tower buildings. This system is currently being serviced and maintained by Optic Security Group.

The Form 12A's for these systems are attached.

SS3/3 Electromagnetic Door Holders

The electromagnetic door holders are located on the fire doors in the stairwells protecting the means of escape. The electromagnetic door holders are interfaced with the fire alarm system and will demagnetise upon fire alarm activation, closing the fire doors.

The system is serviced and maintained by BSC Fire Protection 2018 Ltd.

The Form 12A for this system is attached.

SS4 Emergency Lighting System

The emergency lighting systems throughout the Edge building, Tower building and Terrace building consist of 230 volt, self contained LED exit lighting units, LED and Halogen emergency lighting units and LED/fluorescent emergency lighting units in the stairwells.

All fittings are tested from MCB's located in the main switchboard and various distribution boards located throughout the site.

All emergency lighting units have been tested for a period of 30 minutes on battery backup. Below is an summery of fittings and the required remedial work.

Terrace Building	Exit Lights	E/L LED/Halogen	E/L Fluorescent	Comments / Required remedial work
Level 7 - (Office / reception)	1	4		
Level 8	1	3		E/L faulty outside room 1001 and 1010
Level 9 - (Exit level)	4	4		E/L outside room 904 faulty. Exit light faulty above sliding door
Level 10	1	3		
Level 11	1	3		
Stairwell	5		9	

Tower Building	Exit Lights	E/L LED/Halogen	E/L Fluorescent	Comments / Required remedial work
Level 4 - (Ground floor / car park)	2			
Level 5	3	5		
Level 6	3	5		
Level 7 - (Kitchen / Dining)	5	1		
Level 8	2	5		
Level 9	2	4		
Level 10	2	4		
Level 11	2	4		
Level 12	2	4		E/L outside room 1210 faulty. Exit light faulty to stairwell
Level 13	2	4		
Main Stairwell	12	1	20	
Service Stairwell (rear of kitchen)	1		7	

Edge Building	Exit Lights	E/L LED/Halogen	E/L Fluorescent	Comments / Required remedial work
Level 1 - (Exit level)	2	4		
Level 2	2	5		Exit signage missing
Level 3	2	5		E/L faulty outside room 313
Level 4 - (Ground floor / car park)	2	4		Exit signage missing
Level 5	2	4		
Level 6	2	4		
Level 7 - (Dining / recreation)	3	6		
Level 8	2	3		
Level 9	2	3		
Level 10	2	3		
Level 11	2	3		
Main Stairwell	12	12	22	

SS6 **Riser Mains**

This building has a wet riser main with outlets on each floor. This system is serviced and maintained by BSC Fire Protection 2018 Ltd.

The Form 12A for this system is attached.

SS7 **Backflow Preventers**

Backflow prevention devices are installed in this building. They are installed on the sprinkler system water supply, potable mains and boiler feeds. These devices are installed to prevent contamination of the town mains through a back pressure or siphon condition.

The devices consist of the following:

1x 100mm Wilkins 350 - S/N J23135 - Installed on potable mains.
1x 100mm Wilkins 350A - S/N U14965 - Installed on sprinkler main.
1x 15mm Febco 860 - S/N 00249 - Installed on boiler feed.
1x 15mm Febco 860 - S/N 00066 - Installed on boiler feed.
1x 15mm Febco 860 - S/N 02216 - Installed on boiler feed.

All backflow prevention devices have been tested by Hawkeye Fire and Building Compliance Ltd.

Refer attached test and maintenance reports.

SS8 Lifts

The passenger lifts in this building are serviced and maintained by Kone.

The Form 12A for this system is attached.

SS9 Mechanical Ventilation or Air Conditioning Systems

The air conditioning/ventilation systems, kitchen, bathroom and laundry extract systems are all serviced and maintained by Advanced Building Services Ltd.

The Form 12A for this system is attached.

SS15/2 Means of Escape / Final Exits

Te Puni Village is made up of three tower buildings, known as the Edge, Terrace and Tower blocks. Each tower block has a single stairwell that gives access to all levels.

The final exits throughout Te Puni Village are split across different levels. They consist of the following:

Edge Tower

The final exits in the Edge Tower consist of an exit door on level 1 and the exit from the stairwell on level 4 that gives access to the car park. The Edge Tower also connects to the Tower Block on level 7.

Tower Block

The final exits in the Tower Block consist of the stairwell exit on level 4 that gives access to the car park, the stairwell exit on level 7 that allows egress from the dining room and a stairwell at the rear of the kitchen that exits on level 4.

The Tower Block also connects to the Edge Tower and Terrace Tower on level 7.

Terrace Tower

The final exits in the Terrace Tower consist of the stairwell exit on level 9 and the main entrance to the reception on level 7.

The Terrace Tower also connects to the Tower Block on level 7.

All means of escape and final exits were found to be satisfactory, clear and unobstructed.

SS14/2 Signs for Specified System

The system signs required by the Building Code include those for the fire alarm system, fire/smoke doors, riser mains, lifts and controlled access system.

All existing signs satisfy the requirements of the Building Code.

SS15 3 - Fire Separations/ 5 - Smoke Separations (Visual inspection only)

Fire and smoke separations in this building consist of the existing fire and smoke stop doors and fire resistant materials to protect the means of escape and to isolate all individual fire cells within the building. As the Compliance Schedule for this building does not give any clear definition to the level of inspection required for a building warrant of fitness, the main focus of the inspection will be around the safe paths.

Fire Stopping

All existing fire stopping visually inspected appears to be satisfactory in condition.

Fire/Smoke Stop Doors

Many of the issues raised in the previous BWOF reports regarding the existing fire doors have been addressed. All fire doors protecting the means of escape have been fitted with functioning smoke stopping seals.

Existing fire / smoke stop doors with improved smoke stopping seals installed.

During the inspection it was noted that many of the fire rated doors have had the self closing devices disconnected. This includes the common room, student accommodation and service cupboard doors. Also, many of the doors slam shut when closing which will damage the door stops over time. All self closing devices must be connected at all times. All closers should be adjusted throughout the site to prevent the doors slamming shut.

During the inspection the fire door from the kitchen that leads to the service stairwell was found wedged open. This was noted in the 2020 / 2021 report. This door is required to stay closed at all times.

The fire door sets to the common rooms throughout the site still have large gaps between the doors. It is recommended these doors also have a better form of smoke stop seal installed.

Additional remedial works required below:

Tower Building

Level 11 - Door stop loose on stairwell fire doors
Level 10 - Stairwell fire doors not closing properly
Level 09 - Stairwell fire doors not closing properly, switchboard fire door broken.
Level 07 - Stairwell fire doors not closing properly
Level 04 - Fire door to main switchboard room requires repairs. Fire stopping to be complete around cable tray.

Edge Tower

Level 10 - Switchboard fire door broken
Level 09 - Common room door broken

SS15/4 Signs Communicating Information Intended to Facilitate Evacuation

Signs facilitating evacuation consist of the exit signs that indicate the means of escape and final exits.

All existing exit lighting units appear satisfactory in location and condition.

CS16 Fire Equipment

The fire equipment throughout this site has been inspected to comply with NZS 4503:2005.

Refer attached annual inspection schedules.

Recommendations

The following recommendations are provided to assist the building owner with levels of safety. They are not required to be actioned in order to obtain the Building Warrant.

There are no recommendations.

Records

Compliance Schedule inspections for the above Specified Systems are being carried out and recorded as required by the relevant contractors.

General Comments

1. The building warrant of fitness and Form 12A's have been issued.
2. Copies of the building warrant of fitness and Form 12A's have been sent to WCC for processing.

Project Information

Client: Victoria University	BWOF Date: 16/04/--	BWOF S/R No: 171681
Contact: Julia Trotter	Phone No: 022 019 7415	Email: julia.trotter@vuw.ac.nz
Contact: Charlotte Hoare	Phone No: 027 470 9222	Email: charlotte.hoare@vuw.ac.nz

Disclaimer

This inspection was carried out for Building Warrant of Fitness purposes. This report shall not be copied in part or full, for any other testing or maintenance requirements as required by the Building Code.

Yours sincerely,

Rob Tidey
Fire & Safety Consultant, IQP 285196

BSC FIRE PROTECTION 2018 LTD

P.O Box 40 - 138, Upper Hutt 5140
1 Sunnyview Drive
Brown Owl, Upper Hutt
Phone: 04 9396877
Mobile: R.Mays 021 553 200
Email: admin@bscfire.co.nz

Certificate of Compliance

with inspection, maintenance & reporting procedures

Section 108 (3)©, Building Act 2004

The Building

Building name:	Weir House- Te Whanau Building
Street address:	1 Gladstone Tce, Kelburn, Wellington
Legal description:	Lot 19, 20, 24 & 25 DP 6205
Location of building, site/block No:	End of Gladstone Tce

The Owner

Name of Owner:	Victoria University of Wellington
Contact person:	Sandie Dunsford
Mailing address :	PO Box 39-245 Wellington Mail Centre Wellington 5045

Compliance

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

Systems listed on Compliance Schedule:

1. **SS 1 – Automatic systems for Fire Suppression**
2. **SS 2 - Automatic or manual emergency warning systems for fire or other dangers**
3. **SS 3/3 – Interfaced fire or Smoke Doors**

L Rodger Mays IQP 302230
(Form 12A)

Date: 2nd November, 2022

Fire Sprinkler System
Survey Report

Victoria University - Weir House
Gladstone Terrace
Wellington

Date:	30 January 2023
Survey No:	25546
Site Ref:	A3255.17
Issue:	A

Survey Summary

Prepared for	**BSC Fire Protection Limited**
Site	Victoria University - Weir House
Address	Gladstone Terrace, Wellington
Inspection Date	30 January 2023
Installing Contractor	Wormald
Date of Installation	1970
Applicable Standard	NZS4541:1972P
Deviations	None
PFA Number	413117
BWOF Date	March
Next Survey Due	January 2025
Aon Survey Number	25546
Completed By **Under the Supervision of**	Jamie Scrafton Bryan Madge Aon Authorised signatory
Authorised by	Stephen de Brouwer
Date	31 January 2023
Issued by	Aon Inspection Services
Issue	A

Aon Inspection Services is accredited by IANZ under ISO/IEC17020:2012 for the purposes of inspecting Sprinkler Systems for compliance against NZS4541.

The scope of this report is exclusive to the Sprinkler System and its supplementary hand operated fire-fighting equipment on the date of our site visit. We do not warrant that the sprinkler system is compliant at all times during the building's life cycle.

The scope of this report with reference to NZS4541:2013 and the standard of installation (NZS4541:1972P) is as follows:

- Part 112 Sprinkler system certificate of compliance methodology.
- Part 116 Existing Installations.
- Part 1203 Routine Inspections.
- Appendix F Retrospective Upgrades.

Findings

Explanatory Notes

During our site visit, we observed a number of defects that we have reported on.

Our report separately identifies **Significant Defects** (if any) noted during our site inspection. These defects are ones we consider that if not remedied, could lead to the sprinkler system not meeting its expectations. They include deficient water supplies, storage in excess of system design capability; potentially faulty sprinkler heads significant exposure hazards or significant unprotected areas.

We also report on **General Defects**. These are deficiencies against the Standard that the system was installed to, which should be addressed, to ensure that the system complies with the Standard it was installed to.

We have also included **Potential upgrade items and other observations** these are items noted under duty of care or that modern practices suggest should be reviewed and possibly actioned, to ensure that the sprinkler system will perform to expectations. *These do not affect the issue of certification of the sprinkler system for building warrant of fitness.*

In some cases, the sprinkler system may have been installed in accordance with the standard as modified by the New Zealand Building Code. In such cases, it may not be necessary to address issues such as exposure hazards and inadequate (as measured against NZS4503) hand operated firefighting equipment coverage. In addition, if compliance is measured against the New Zealand Building Code, the level of fire separations may be lower than those required by the published sprinkler standard.

Disclaimer

Our report is restricted to a review of the automatic sprinkler system. We have not reviewed any other fire safety features installed or required within this building, including, but not limited to fire alarm systems, smoke control systems, hydrant systems, special hazard fire suppression systems fire separations and passive fire protection systems.

This report has been prepared only for use in respect of the inspection, testing and maintenance obligations required under the Building Warrant of Fitness regime and Building Act 2004 and is limited to the Scope set out underneath the Survey Summary. The report should not be used or relied upon for any other purpose. Aon accepts no liability if this report is used by anyone for other purposes.

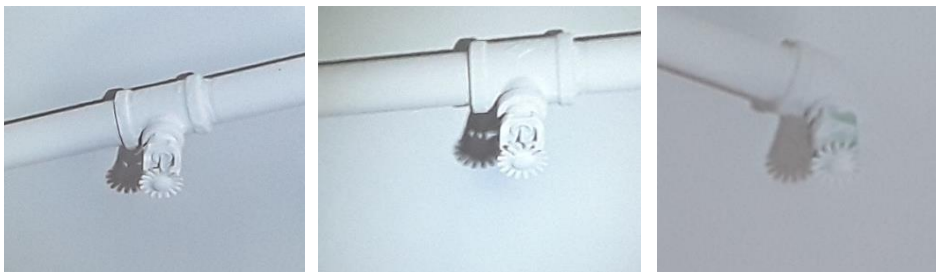
Any queries, please contact us at inspections.admin@aon.com

The following deficiencies when measured against the known installation standard were noted during our site visit:

Significant Defects

1. *Main building: The sprinkler system has been isolated during the decorating and upgrades by the floor isolation valve located in the sprinkler valve room.*
2. *Ground Floor, Room A8: Contaminated sprinkler deflector noted. Refer photo below.*

3. *Sprinkler bulbs were noted to be painted in the following areas:*
   a. *Ground Floor: Room A10.*
   b. *Ground Floor: Room A11 (x2).*
   c. *Ground Floor: Room A7.*
   d. *Ground Floor: Corridor outside room A13.*
   e. *Ground Floor: Room A15.*
   f. *Ground Floor: Corridor outside room A16.*
   g. *Basement: Room CK1.*
   h. *Level 1: Corridor between Rooms B13 and B12.*
   i. *Level 2. Room C8.*



Representation of painted sprinkler heads

4. *Sprinkler heads were noted to be covered in tape in the following areas:*
    1. *Ground Floor: Room A13 (x2).*
    2. *Ground Floor: Memorial Common Room.*
    3. *Ground Floor: Room A22 (x2).*
    4. *Ground Floor: Room A15.*
    5. *Ground Floor: Room A16 (x2).*
    6. *Ground Floor: Room A21.*
    7. *Ground Floor: Room A17.*
    8. *Ground Floor: Room A20.*
    9. *Ground Floor: Room A18 (x3).*
    10. *Ground Floor: Room A19.*
    11. *Basement: Music room.*
    12. *Basement: Laundry (x3).*
    13. *Basement: Drying room (x2).*
    14. *Basement: Room CK2.*
    15. *Basement: Room CK3.*
    16. *Level 2: Room C8.*

Representation of taped sprinkler heads

5. *The accommodation rooms cupboards/wardrobes throughout Levels 1 and 2 of the main building have recently had pinboards installed over the ventilation holes of the cupboards/wardrobe doors. These cupboards require sprinkler protection or vented into a sprinkler protected area. Refer photo below.*

General Defects

Site Faults

6. *Level 2, corridor outside Room B12: Pipework support not attached to wall. Refer photo below.*

7. *Hutchkinson Wing partially under construction: The canteen, kitchen and seating areas are not under construction and are adequately sprinkler protected. Ceilings missing throughout most other areas with ongoing work. Adequate sprinkler protection in place throughout during construction. Inspection required upon completion.*
8. *Thermal detector cages were noted installed over sprinkler head in several wardrobes, phone booths and kitchenette areas. Only listed sprinkler guards can be installed over sprinkler heads.*

Valve and Pump Enclosure Defects

9. *The town main toby box was not located.*
10. *The highest pump duty for diesel pumpset was not achieved during testing.*
11. *The gong failed to operate during operation.*
12. *Diesel Pump: The pump running alarm failed to operate.*
13. *The gong pipework leaks during operation.*
14. *The drain is not locked in the closed position.*
15. *Diesel Pump: The emergency start is not strapped.*
16. *Diesel Pump: The diesel pump duty was not met. Maximum flow 1150 L/min at 370kPa.*

Potential Upgrade Items and Other Observations

A. *The back flow prevention unit was not tested as part of this routine survey.*
B. *The evacuation alarms were not tested as a part of this routine survey.*
C. *The current Sprinkler Standard NZS 4541:2013 and previous NZS 4541:2003 introduced a number of additional seismic requirements in order that the sprinkler system be designed and installed so as to remain operational in the event of an earthquake. Sprinkler systems installed prior to this introduction may not meet these requirements and as the system may suffer damage and possible operational failure we recommend that you discuss this matter with your contractor or, if you prefer, we could assist.*
D. *We note that the routine test records are being maintained electronically. As we could not access these, we cannot comment whether the routine testing complies with the requirements of the standard.*
E. *The flow switches and floor isolation valves were not tested as part of this routine survey.*
F. *Basement: Corridor outside Room CK1, escutcheon plate missing.*
G. *No access into the basement boiler room.*
H. *Main building: Decorating and upgrades still in progress during the day of inspection throughout all levels.*

Water Supplies

The water supplies for this site consist of a single Class C water supply boosted by a diesel driven centrifugal pump-set, with a 65mm connection to the control valves.

Flow tests were carried out at the Fire Sprinkler Inlet using a Giddens flow meter at 08.50 hours on 30 January 2023.

Aon Reference Gauge: WGTN36

The sprinkler design demands against which we measured the adequacy of the water supply are based on the information provided on the installation block plan.

DP-1	OH2	928 L/min	at 324 kPa
DP-2	XLH	418 L/min	at 453 kPa
DP-3	XLH	482 L/min	at 360 kPa
DP-4	XLH	359 L/min	at 320 kPa
DP-5	XLH	428 L/min	at 313 kPa
DP-6	XLH	433 L/min	at 308 kPa
DP-7	XLH	380 L/min	at 256 kPa
DP-8	XLH	377 L/min	at 227 kPa
DP-9	XLH	319 L/min	at 330 kPa

Conclusions

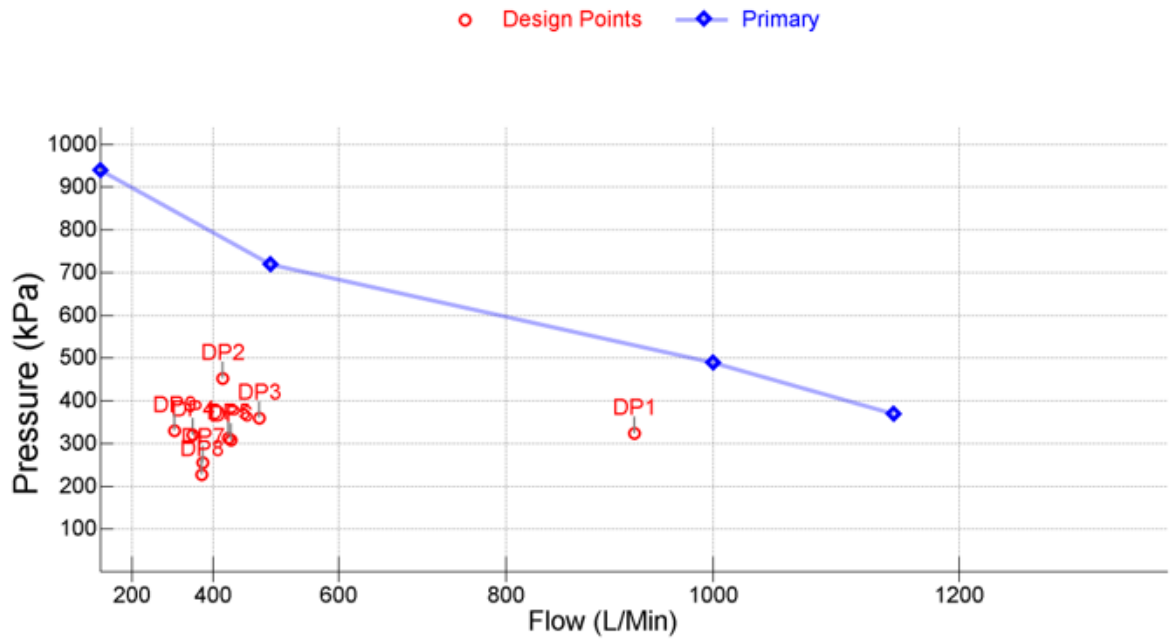
The water supplies for this complex appear adequate for the sprinkler demands.

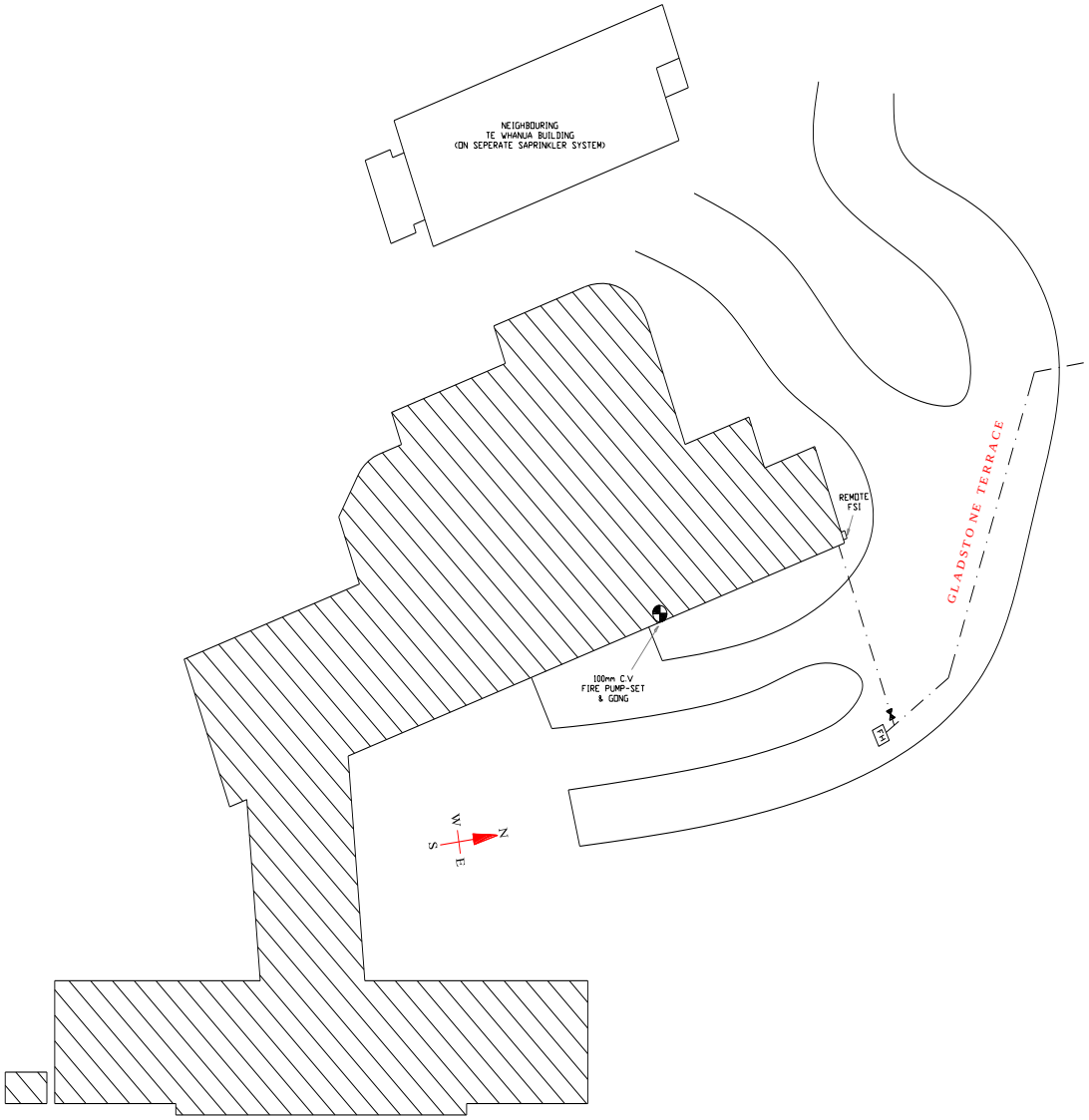
Water Supply Information

Primary				
Flow L/Min	Pressure (kPa)			RPM
	Installation	Suction	Discharge	
0	940	550	900	2472
500	720	345	800	2448
1000	490	130	570	2412
1150	370	50	470	2388

Test Return	450	850	2448

50mm Drain Test	780





HAZARD CLASSIFICATIONS:	ELH, OH2
No OF LEVELS:	4
HIGHEST HEAD:	12m approx..
OCCUPANCY:	Accommodation

LEGEND:	
✕	EXTERNAL SPRINKLER HEAD
⊙	CONTROL VALVES
▲	STOP VALVE
▼	NON-RETURN VALVE
○	EXPOSURE HAZARD
FSI	FIRE SERVICE INLET

This SITE PLAN is not intended as a block plan. The information on this SITE PLAN is indicative only. Any persons undertaking work based on this information shall satisfy themselves as to its accuracy prior to commencing any works. Not to scale.

System Information

SYSTEM ID		One of One
PFA		413117
AREA	m^2	6100
HIGHEST DENSITY EHH	mm/Min	NA
K FACTOR		NA
DATE OF INSTALLATION		1970
DATE OF LAST SURVEY		24/11/2020
VALVE OVERHAUL LAST DATE		06/07/2020
CONNECTED TO		FENZ
DBA TYPE		Pertronic
ALARM VALVE SIZE	mm	65mm
ALARM VALVE MAKE		Viking
MAIN STOP VALVE SIZE	mm	65mm
MAIN STOP VALVE MAKE		Victaulic
AIG TYPE		Electric
INSTALLATION COMPANY		Wormald
PRIMARY STATIC	kPa	940
SECONDARY STATIC	kPa	NA
SYSTEM PRESSURE	kPa	1200
DEFECT PRESSURE	kPa	840
FIRE PRESSURE DROP	kPa	700
FIRE PRESSURE RISE (TYPE Y)	kPa	NA
PRIMARY START PRESSURE	kPa	680
SECONDARY START PRESSURE	kPa	NA

DIESEL PUMPSET		D1
DIESEL MAKE		Lombardini
DIESEL MODEL		9LD625-2
PUMP MAKE		KSB Elite
PUMP MODEL		E65-20
IMPELLER SIZE		Standard
DUTY RPM		2424
kW		12
DUTY FLOW	L/Min	1350
DUTY PRESSURE	kPa	400
DUTY ACHIEVED ON TEST		No
DIESEL OVERHAUL LAST DATE		April 2022

Building Warrant of Fitness

Warrant expiry date: 16/10/2023

Building

BWOF SR No: 125043
Building name: Weir House - Te Whanau
Street address: 49 Salamanca Road
Legal description: LOTs 19, 20, 24 & 25 DP 6205
Location of building onsite:
Year constructed: 2006
Intended life:
Compliance records kept: By owner and BWOF agent

Purpose Group/Use	Description	Level No	Occupancy	Lawfully Est Date
14-IA (Intermittent Low)	Storage	0	0	30/04/2007
07-SA (Sleeping Accommodation)	Accommodation	1-3	52	30/04/2007

Building Owner

Name of owner: Victoria University of Wellington
Contact person: Mark Whitelock
Mailing address: C/O Living - Infrastructure & Services
PO Box 600, Wellington 6140

Street address/Registered office:

Specified Systems

SS 1 Automatic Systems for Fire Suppression
SS 2 Automatic or Manual Emergency Warning Systems for Fire or other Dangers
SS 3/1 Automatic Sliding Doors
SS 3/2 Access Controlled Doors
SS 3/3 Interfaced Fire or Smoke Doors or Windows
SS 4 Emergency Lighting Systems
SS 7 Automatic Backflow Preventers Connected to a Potable Water Supply
SS 8 Lifts
SS 9 Mechanical Ventilation Systems
SS 14/2 Signs for Specified systems
SS 15/2 Final Exits
SS 15/3 Fire Separations
SS 15/4 Signs for Communicating Information Intended to Facilitate Evacuation
SS 15/5 Smoke Separations

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.

Rob Tidey IQP 285196 Date: 14/11/2022

HAWKEYE FIRE & BUILDING COMPLIANCE

Form 12, Section 108 (3), Building Act 2004

Certificate of Compliance

Building

Building name:	Weir House - Te Whanau
Street address:	49 Salamanca Road
Legal description:	LOTs 19, 20, 24 & 25 DP 6205
Location of building onsite:	

Building owner

Name of owner:	Victoria University of Wellington
Contact person:	Mark Whitelock
Mailing address:	C/O Living - Infrastructure & Services PO Box 600, Wellington 6140
Street address/Registered office:	

Compliance

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

Systems

SS 4 Emergency Lighting Systems
SS 7 Automatic Backflow Preventers Connected to a Potable Water Supply
SS 14/2 Signs for Specified Systems
SS 15/2 Final Exits
SS 15/4 Signs for Communicating Information Intended to Facilitate Evacuation

Rob Tidey IQP 285196 Date: 27/10/2022

HAWKEYE FIRE & BUILDING COMPLIANCE

Form 12A, Section 108 (3), Building Act 2004

Certificate of Compliance

Building

Building name:	Weir House - Te Whanau
Street address:	49 Salamanca Road
Legal description:	LOTs 19, 20, 24 & 25 DP 6205
Location of building onsite:	

Building owner

Name of owner:	Victoria University of Wellington
Contact person:	Mark Whitelock
Mailing address:	C/O Living - Infrastructure & Services PO Box 600, Wellington 6140
Street address/Registered office:	

Compliance

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

Systems

SS 15/3 Fire Separation
SS 15/5 Smoke Separations

Logan Tidey IQP 285193 Date: 27/10/2022

HAWKEYE
FIRE & BUILDING COMPLIANCE

Form 12A, Section 108 (3), Building Act 2004