

# SOUTH ISLAND IQP REGISTRATION PANEL

(Independent Qualified Persons)

PO Box 522

Timaru 7940

Phone: 03 687 7200

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## South Island IQP Panel February 2020 Newsletter

### Chair Persons Blog

It was nice to finally have the June panel meeting after the difficult times that everyone has experienced during the Covid event.

Let's hope that we are in a position to all move forward now.

A couple of important conversations were tabled that I thought you may be interested in:

- 1- It's the time of year that most of the Building Warrants of Fitness are due and every Council has their own take on what documentation is acceptable to them. I realise that this makes it difficult for the IQP, however I would encourage you all to speak to the Council officer responsible where there is a missed inspection due to the building being closed during lockdown.
- 2- The panel is always reviewing the way in which we operate and the specified system criteria which forms the basis of a person's application. We are looking to review this again and are endeavouring to look at two systems each meeting.

SS1 and SS2 will be the first cab off the ranks and I am hoping that between Mary and myself we can canvass some industry specialists for any improvements that may be warranted.

It's always a balancing act between what some applicants suggest is the criteria is too regimented versus others that suggest that a more stringent application regime is required, so watch this space

Means of escape and a safe place is probably the main reasons that Building Warrant of Fitness audits fail due to:

- Missed owner inspections – whether daily or monthly – check what the compliance schedule states.
- Exit gates especially from taverns and pre-schools where all too frequently, locking devices have been installed.

### **Locking devices**

**3.17.2** Where the *building* is occupied, locking devices shall:

- a) Be clearly visible, located where such a device would be normally expected, **designed to be easily operated without a key or other security device, and allow the door to open in the normal manner,**

**Comment:**

Card access and keypad locks are examples of unacceptable security devices.

- b) Not prevent or override the direct operation of panic bolts fitted to any door, and
- c) If of an electromechanical type, in the event of a power failure or door malfunction, either:
  - i) automatically switch to the unlocked (fail-safe) condition, or
  - ii) be readily opened by an alternative

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method satisfying the requirements of Paragraph 3.17.2 a).

## Comment:

1. There should be a place in a *building management plan procedure*, which has been approved by the *building consent authority*, to ensure that all *escape route doors are unlocked when anybody is lawfully in the building*.

2. Where people are held under restraint, alternative proposals must be consistent with the requirements of the “Fire Safety and Evacuation of Buildings Regulations 2006”.

3. Where the method of operation of a locking device is not obvious, signage complying with NZBC Clause F8.3.1 should be provided to indicate the location and release procedure for the locking device. For example, pressing a button on a wall beside the door.

4. NZBC Clause C2.3.3 (b) requires *escape routes* to be “free of obstruction in the direction of escape”.

*This does not prevent owners, for security purposes, locking escape route doors when the building is unoccupied.*

Remember that if you are signing this feature off be particularly vigilant that the final exit leading to a safe place is readily opened and doesn't have a lock of any description during the hours in which the building is open.

And that all doors/gates on the exit route are so marked – you may be familiar with the building but others won't be.

Be kind to each other

Regards

Greig

SIIQP Chair

[Greig.wilson@wmk.govt.nz](mailto:Greig.wilson@wmk.govt.nz)

***\*Next Panel Meeting – 24 September – cut-off date for applications FRIDAY 4 September\****

***\*A plea from the secretary – if you leave a job, change postal address or are planning to retire, please notify me. I am wasting a lot of time trying to track people down, dealing with returned mail, and crediting invoices.\****

**Up-coming events of interest –**

**Upcoming TrainUP Sessions and Workshops – ABC Group**

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Keep an eye on the ABC website for up-coming events and dates

<http://www.abciqp.org.nz/home>

## **ABC 2020 Conference and Exhibition**

The ABC 2020 Conference and Exhibition has been postponed from October 2020 to April 2021. It is still being held in Christchurch is now on **21 and 22 April 2021**. Save the Dates! The venue is the Chateau on the Park which, for those coming from outside of Christchurch has accommodation on-site and across the road at the Towers on the Park.

For further information regarding ABC events and membership – contact Irma Klein – [admin@abciqp.org.nz](mailto:admin@abciqp.org.nz) or phone 021 165 0223 <http://www.abciqp.org.nz/home>

## **BOINZ**

<https://www.boinz.org.nz/tools/events/details.aspx?SECT=education&ID=18454>

## **OPUS – Back Flow Courses**

<https://opusetc.co.nz/water-treatment-training>

## **Building Networks – various forums and training – nationwide -**

<https://www.eventbrite.co.nz/o/building-networks-nz-ltd-1505392496>

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## **Reminders for new applicants or those applying for additional systems.**

- Supply references that are **relevant** to the specified systems being applied for.
- The page five questions are being poorly answered – refer to the relevant links and legislation – these are on the application form and in this newsletter.
- Your work history needs to be **descriptive** and **complete** – remember you are selling your skills and experience to the Panel.

## **Application form**

Please make sure you are applying on the **correct version** of the application form – all IQP forms are available on the Timaru District Council Website.

<https://www.timaru.govt.nz/services/building/independent-qualified-persons>

If you need a word version of the application form please email Mary - [mary.gazzard@timdc.govt.nz](mailto:mary.gazzard@timdc.govt.nz)



**The questions on page five are also proving to be a stumbling point, when answering these please refer to the Building Act 2004 sections 100-112.**

<http://legislation.govt.nz/act/public/2004/0072/latest/DLM306036.html> and the **Compliance schedule handbook** available here <https://www.building.govt.nz/building-code-compliance/building-code-and-handbooks/compliance-schedule-handbook/>

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## Building (Forms) Regulations 2004 -

<http://www.legislation.govt.nz/regulation/public/2004/0385/latest/whole.html#contents>

**References:** When completing a reference to support an application for SI IQP registration, **please** ensure that it is relevant to the specified system that the person is applying for. Provide actual detail on what and how much you have supervised or worked together.

**Vagueness is not doing the applicant any favours and has resulted in either requests for further information or declined applications.**

**Applications to become IQP registered:** Please take care when completing applications and remember the more **relevant** information the better, therefore facts and supporting documentation is important.

**You can provide photographic evidence to support your knowledge, this will clearly demonstrate that you can identify what complies and what doesn't. This information will the reviewer plenty of confidence in an applicant, making the approval decision an easy one.**

### Applications are declined for:

- Lack of detail regarding Work Experience
- References (Quality of) and Lack of
- Not meeting the set criteria

### Annual Renewal Letter

This gets sent with your annual renewal invoice – **PLEASE** - fill it out and return it to Mary. Scanning and emailing it is fine, just send it in!

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### Reminders:-

- IQP's **MUST** work within their competency and registration.
- 12a's are not issued in the interest of the building owner, they should be issued if appropriate. I.e. The required Inspection, Maintenance and Reporting regime is complete.
- A report in lieu is NOT a right or get out of jail card. It has no legal standing and some Councils will file them as a record that the specified system is, on the day of inspection working as required, however during the year, missed inspections or a defect that has been repaired.
- A report in lieu should never be issued if the specified system remains defective – Please discuss with the Territorial Authority when a clean 12a cannot be issued.

### Specified System Matrix – Southland District Council

There are some un-fortunate cases of specified systems not performing as intended after issue of the Code Compliance Certificate.

Where this relates to fire safety systems this can have a drastic effect on the building and all involved.

In preventing this happening, clear documentation of the compliance path from design to commissioning is critical.

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Specified systems compliance path assistance can be found in Southland District Council website under “specified system matrix” - [www.southlanddc.govt.nz](http://www.southlanddc.govt.nz) - or at this link <http://yvesbroers.com/sdc/index.html>

None of us involved in Building Industry wish to be in the position of being involved in considering a Building “Dangerous” in event of a fire due to failure of a specified system.

Clear documentation of the compliance path of specified systems takes the guess work out of decision of compliance.

## **Useful website links**

**MBIE COVID-19 Guidance** - <https://www.building.govt.nz/covid-19/inspection-and-maintenance-of-specified-systems/>

**Association of Building Compliance** - <http://www.abciqp.org.nz/>

**Back Flow Training info** –

<https://training.opuseducation.co.nz/courses/194-backflow-prevention-2019?xdr=eyJDT09LSUUiOmsid2dzdGF0czMiOiI1YzdiYmEzZjA2MwQ4NjEwYzkyYWRkNGYifX0%3D>

**Fire Protection Association of NZ** - <http://www.fireprotection.org.nz/>

**Fire Protection Association Newsletters and FIRENZ Magazines** -

<http://www.fireprotection.org.nz/online-resources/articles-and-publications>

**Building Officials Institute of New Zealand** - <https://www.boinz.org.nz/>

**Fire Stop Centre** - <http://www.firestopcentre.co.nz>

**Building Networks** - <https://www.buildingnetworks.co.nz/>

**South Island IQP** - <https://www.timaru.govt.nz/services/building/independent-qualified-persons>

**Building Act 2004 sections 100-112.**

<http://legislation.govt.nz/act/public/2004/0072/latest/DLM306036.html> and the

**Compliance schedule handbook** <https://www.building.govt.nz/building-code-compliance/building-code-and-handbooks/compliance-schedule-handbook/>

**Building (Forms) Regulations 2004** -

<http://www.legislation.govt.nz/regulation/public/2004/0385/latest/whole.html#contents>

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

<http://www.legislation.govt.nz/regulation/public/2005/0032/latest/DLM313977.html>

**Southland District Council – Specified System Matrix** -

<http://yvesbroers.com/sdc/index.html>

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Sponsored NZ standards - <https://www.standards.govt.nz/sponsored-standards/building-standards/>

Link to Dunedin City Council's Compliance Schedule and BWOFF page: -  
<https://www.dunedin.govt.nz/services/building-services/compliance-schedule-and-specified-system-information>

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**IQP**