

Compliance schedules

The Building Act recognises that there are many safety features in buildings that need to operate effectively to ensure a building is safe and healthy for members of the public to enter, occupy or work in.

The compliance schedule for a building must identify which systems are present, the performance standards for those systems, and how those systems will be monitored and maintained to ensure they will continue to function.

Buildings that contain certain systems and features (such as fire alarms, emergency lighting and sprinkler systems for example), are issued with a compliance schedule specifying the maintenance procedures for those systems and features. This requirement of the Act applies to all buildings except single residential dwellings (used or extended to be used, only or mainly for residential purposes as a home of not more than 1 household; not including a hostel, boarding house or other specialized accommodation) and their accessory buildings (eg domestic garages, farm storage buildings etc).

The owner of a building issued with a compliance schedule must ensure continuing effective operation of the designated features and systems and sign an annual building warrant of fitness to be provided to Council. This is a statutory declaration by the owner that inspection, maintenance and reporting procedures contained in the compliance schedule have been fully carried out, either by the owner's own staff where permissible, or by contracted persons with particular expertise in the systems and features concerned.

Further information

Additional information on compliance schedules and regulations is included on the Department of Building and Housing website at www.dbh.govt.nz. For further information or advice, please contact Building Services staff at the Council.

For more information, please contact:

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