

COMMON COMPLIANCE ISSUES

Non-compliant locks installed on final exits

Certain types of locks should not be installed on final exits and doors on escape paths as they could prevent occupants from escaping in the event of emergency. These are examples of locks that should **not** be installed.



Penetrations through fire and smoke separations

Unsealed penetrations through fire and smoke separations allow fire and smoke to spread.

All penetrations through fire and smoke separations are required to be sealed using approved materials. Evidence of compliance with the NZ Building Code (C/AS2 - 7) for any fire-stopping system is required.



Stored items

Do not store items in stairwells, escape paths, locations that obstruct occupants using an exit door, or close to sprinkler heads. Stored items can prevent the sprinkler head from operating effectively in the event of fire.

Non-consented access controlled door systems

Access controlled door systems are considered a specified system under the Building Act 2004, therefore a Building Consent is required to install, modify, or remove these systems. If you are unsure whether the system you are installing requires a building consent, consult your local Building Consent Authority.

Paint on sprinkler heads

When painting around sprinkler heads ensure the correct covers are obtained from a fire company to avoid paint splatter coming into contact with the sprinkler head.

Paint splatter can affect the operation of the sprinkler head requiring it to be replaced which can be costly if numerous sprinkler heads are affected.



Owners' inspections and record keeping

The Building Act 2004 requires all inspection, maintenance and reporting procedures of the Compliance Schedule have been fully complied with for the previous 12 months for a Building Warrant of Fitness to be issued.

This includes owners' inspections – just one missed inspection could result in your site not being able to display a BWOFF. It is crucial all inspections are carried out and recorded.

In the event the local Territorial Authority carries out a site audit and finds incomplete records for specified systems listed on the site compliance schedule, a 'Notice to Fix' may be issued for the site requiring action from the owner to avoid an infringement fee.



Using wedges to hold open fire and smoke doors

Fire and smoke doors that are not interfaced with the fire alarm should be kept shut at all times to prevent the spread of smoke and fire in the event of a fire.

Fire and smoke doors have signage installed stating please keep closed, directions need to be followed.

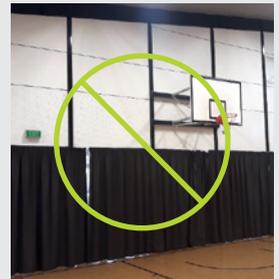
**FIRE DOOR
PLEASE KEEP
CLOSED**

**SMOKE CONTROL
DOOR
KEEP CLOSED**



Blinds and curtains

When hanging curtains or blinds on fire exit doors it is important to ensure that fire alarm activation devices, call points, exit signage, and means of opening the door (push bar, handle etc.) are visible at all times to enable occupants a swift exit from the building in case of an emergency.



Ensure that the curtain or blind fits on the door itself, allows the door hardware to be visible, and does not pose an obstruction, such as a tripping hazard or flammable material.

Blinds and curtains that have been installed on fire exit doors as part of a lockdown procedure must also be fire resistant and follow the fire safety regulations.