

BUILDING PERFORMANCE

Exemplar Compliance Schedule (CS) + TA Monitoring Assessments Progress & CS Handbook Refresh Update



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Compliance & Assurance - MBIE**



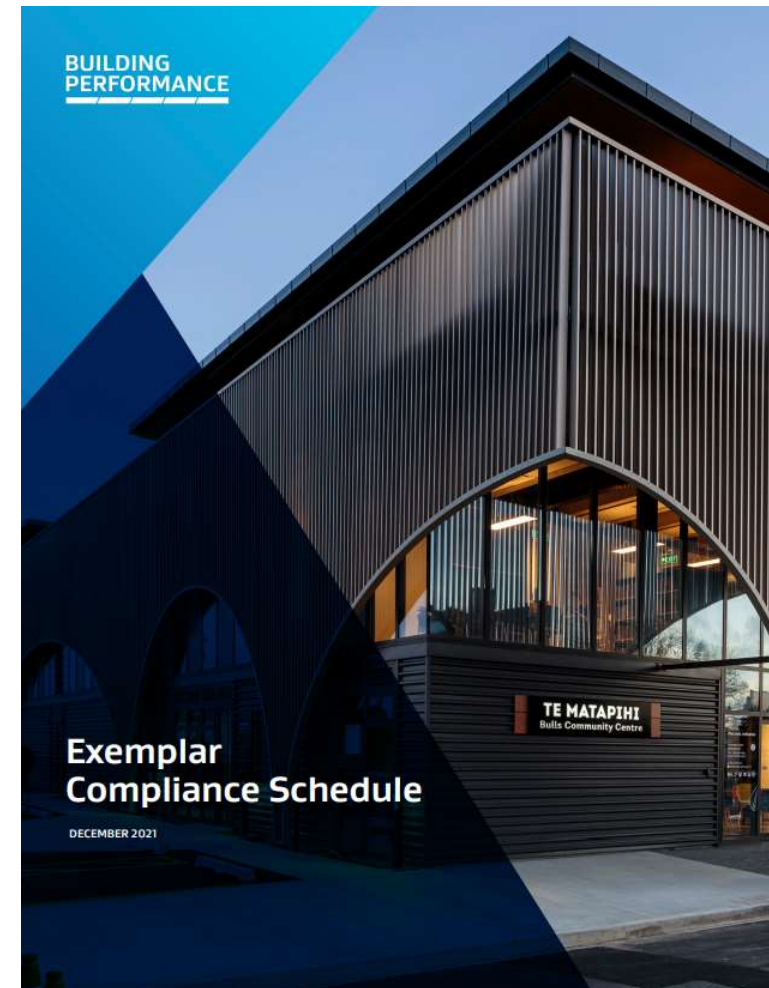
MINISTRY OF BUSINESS,
INNOVATION & EMPLOYMENT
HĪKINA WHAKATUTUKI

Te Kāwanatanga o Aotearoa
New Zealand Government

Exemplar Compliance Schedule (CS)

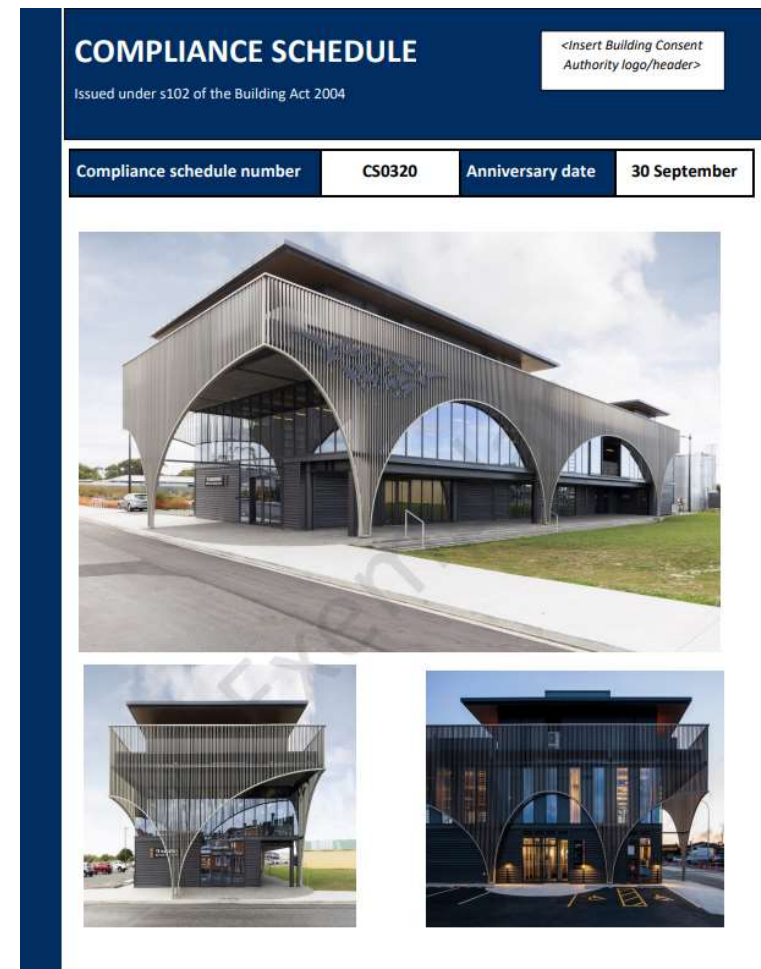
Why develop this exemplar CS?




- ❑ **s103** BA'04 – content of CS
- ❑ **no** prescribed form
- ❑ **challenge** for BCAs to compile building-specific CSs (2008 – often 1-pager with 'old passives')
- ❑ Rangitikei DC offered a '**real-life**' building
- ❑ utilised ss expertise of **ABC** members
- ❑ **Dec '21** – published by MBIE (website link <https://www.building.govt.nz/building-officials/guides-for-building-officials/issuing-and-amending-compliance-schedules/exemplar-compliance-schedule/>)







Exemplar CS – features

- ☐ photographs
- ☐ hyperlinks
- ☐ separate page for each ss
- ☐ fields for:
 - installation date
 - interfacing ss
 - signage
 - comments/notes
- ☐ attachments an integral part of CS



SS 2 Automatic or manual emergency warning systems for fire or other dangers			
Description (incl type)	Type 6 – automatic fire sprinkler system with automatic signaling to a remote receiving centre, plus a Type 2 manual fire alarm system		
Specified system photo/s	<div></div> <div>Fire indicator panelManual call point (MCP)Alarm control unit</div>		
Make (if known)	[brand name & series number]	Installation date	2020
Model (if known)	[model number]		
Location/s	Manual call points (10 total – 6 on grd, 2 on L1 & 2 on L2). Refer to Appendix B of this document for location of MCPs Fire indicator panel is located on NE wall facing the car parking area & behind reception		
Performance standard	NZS 4512:2010 Fire detection & alarm systems in buildings (original version) – (https://www.standards.govt.nz/shop/nzs-45122010/ refers)		
Inspection procedures	NZS 4512:2010 Fire detection & alarm systems in buildings (original version), refer to Part 6, Maintaining systems in compliance & good working order		
Inspection frequencies	Monthly	Annually	
Inspection personnel	IQP	IQP	
Maintenance procedures	NZS 4512:2010 Fire detection & alarm systems in buildings (original version), refer to Part 6, Maintaining systems in compliance & good working order SS 1 Automatic systems for fire suppression SS 3/1 Automatic doors SS 8/1 Passenger-carrying lifts SS 9 Mechanical ventilation or air conditioning systems SS 12/2 FM radio frequency systems & infra-red beam transmission systems SS 13/1 Mechanical smoke control		
System interfacing	Functional testing (end to end) of the interface between the systems is to be carried out annually & certified by each IQP for those systems. All relevant IQPs must be on site at the time of testing The building owner must obtain annual written reports from any IQP or other person who carried out one or more inspections &/or maintenance procedures. Reports must, as a minimum:		
Reporting procedures	<div>i. record any inspection, test, repair or maintenance carried out</div> <div>ii. record any faults found or maintenance required & the remedy applied</div> <div>iii. include the date the work was carried out</div>		

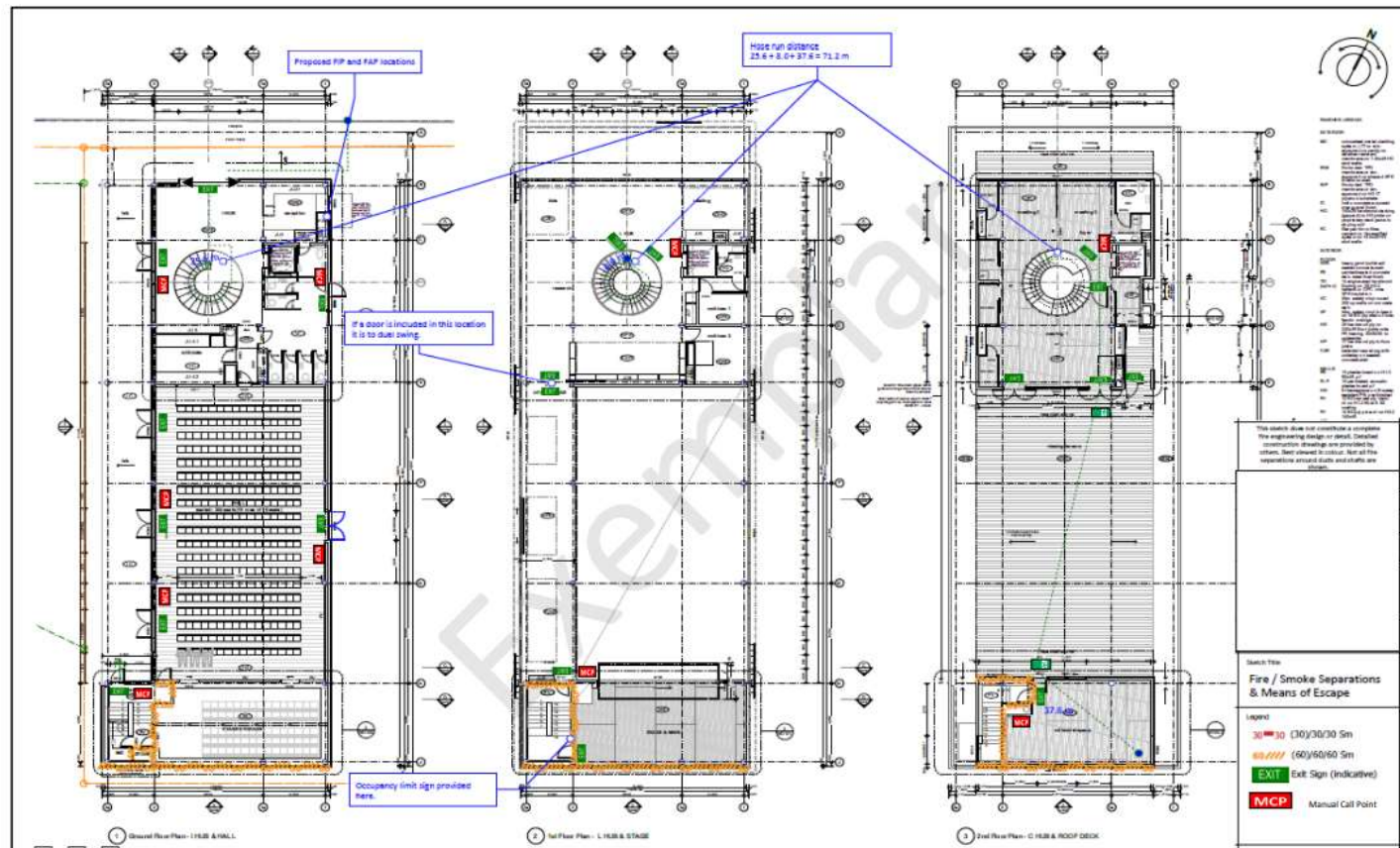
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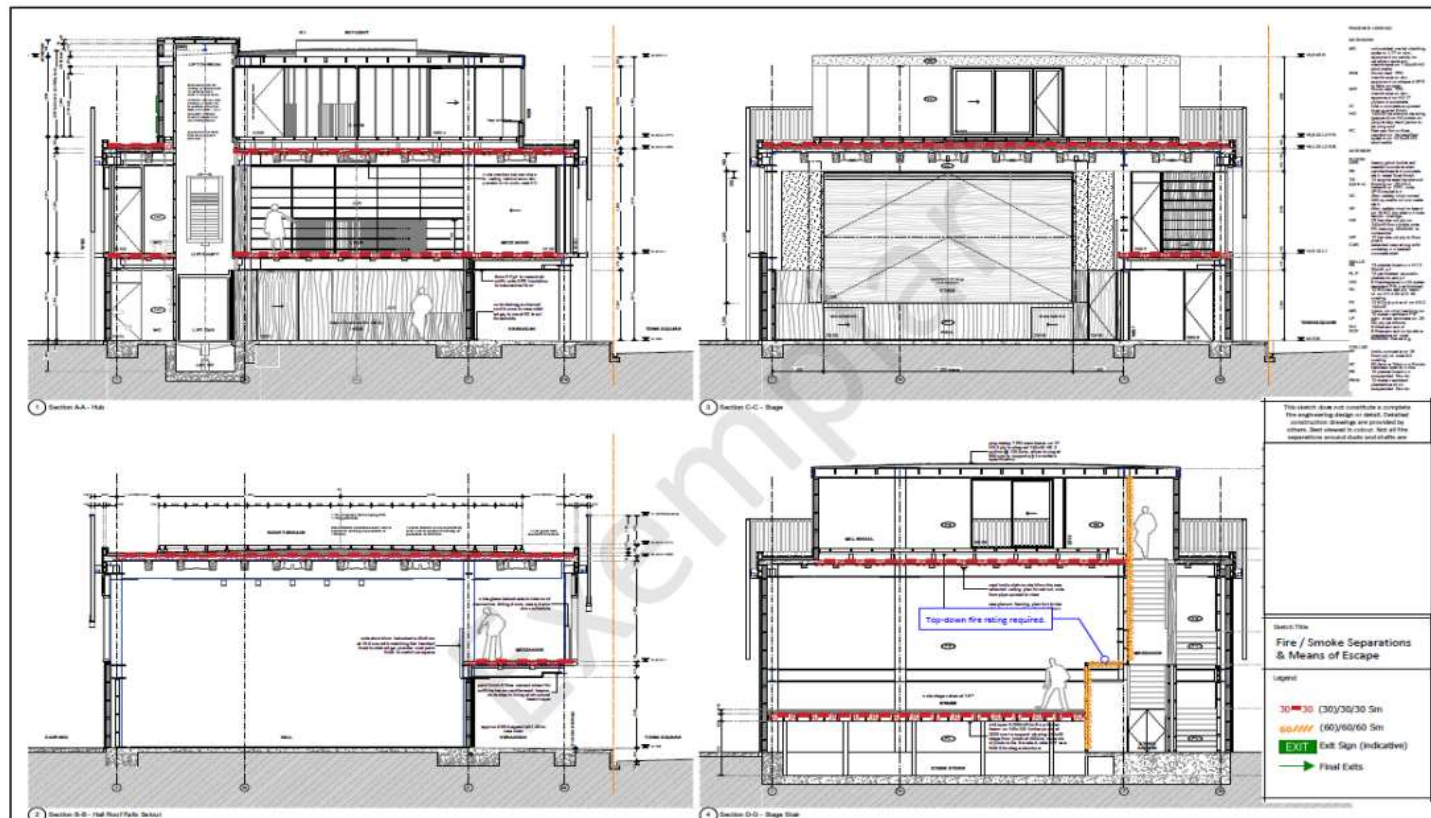
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	<p>iv. include the name of the person who performed the work</p> <p>All reports must be kept at 112 Bridge St, Bulls & kept for a minimum of 2 years</p>
Signage	<p>Signage includes:</p> <ul style="list-style-type: none"> • MCPs, refer to Appendix E of NZS 4512:2010 (original version) <p>Note: All signage related to SS 2 to be signed off by the IQP for SS 14/2</p>
Comments/notes	<p>[<i>Manufacturer name & model number</i>] photoelectric rate of rise heat detector in L2 electrical cupboard is connected to SS 8/1 lift control equipment</p>

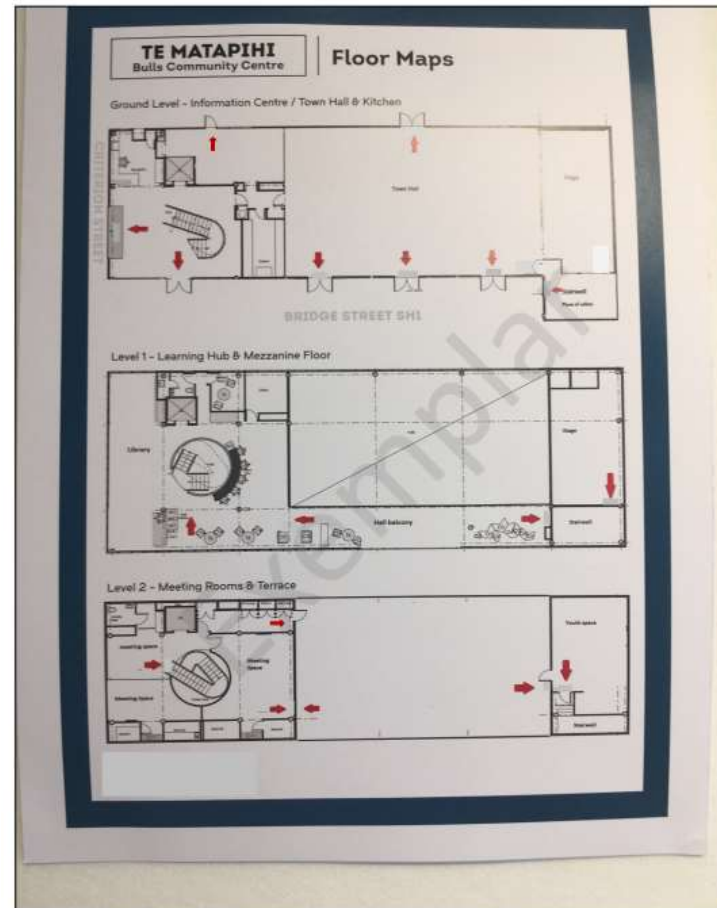
Appendix B: Floor plans showing locations of exit signs & manual call points



Appendix C: Cross-sections showing fire cells within the building



Appendix F: Evacuation floor maps



How has the sector been informed?



- ☐ Dec '21 – MBIE email to all BCA managers
- ☐ early '22 – published on ABC's website
- ☐ MBIE on-line presentations to:
 - ABC (Apr '22)
 - Building Networks (Apr '22)
 - BCAs (Apr '22)
 - some BCA cluster meetings
 - BOINZ branch meetings
- ☐ Apr & May '22 – MBIE had sessions with IANZ

Feedback to date?



☐ generally **positive**

"Great initiative ABC and MBIE"

"This is a great example of all systems - have collected some good advice thanks"

"For a Building Owner having all this information in one spot saves a lot of time in the long run!"

"I'm really liking your exemplar thanks for compiling it"

☐ received **some suggestions** which may be included in next version

Key Messages

- ☐ CS relevant for **life of the building**
- ☐ must be **building-specific**
- ☐ **detailed IMR procedures** needed, so IQPs in 20-50 years' time, know exactly what they are required to do
- ☐ IQPs should notify the TA to amend any **CS discrepancies**

TA Monitoring Assessments Progress

2019 ABC Conference – MBIE announced new way of doing of things

- ❑ TA functions 1) CS / BWoF matters 2) pool barriers
- ❑ **66% desk-top & 34% on-site** on a 2yr cycle



Progress to Date

- ❑ Phase 1 – initial pilot of **detailed** assessments of 2 TAs (Dec '19-Jan '20)
- ❑ Phase 2 – extended pilot of **detailed** desk-top assessments of 5 TAs (Jul-Oct '20)
- ❑ Phase 3 – piloted **high-level** desk-top assessments with 10 TAs (Nov '20-Mar '21)
- ❑ Phase 4 – completed **high-level** desk-top assessments with 14 TAs (Aug '21-Mar '22)
- ❑ Phase 5 – currently done 17 **high-level** desk-top assessments of 35 remaining TAs (Jun '22 to present)

Performance summary

Outcomes

The following table shows the number of corrective actions and recommendations C&A have given as a result of the findings of this assessment.

	Means of restricting access to residential pools	Compliance schedules and BWoFs	Total
Corrective actions	2	2	4
Strong recommendations	6	6	12
Recommendations	1	2	3

Performance findings

The following table shows a list of performance indicators which have been categorised based on the findings of this assessment. Details of the findings and associated outcomes are included under 'Findings and outcomes' section.

Finding	Means of restricting access to residential pools	Compliance schedules and BWoFs
Significant concerns	1B. Staff resources 3A. Inspection quantity	2C. Building Amendment Act 2012 requirements 2E. BWoF audits – Number
Concerns	1A. Policies and procedures 1C. Inspection check sheet 2A. Capture of residential pool barriers 3C. Small heated pools 4A. Enforcement 5A. Public/owner information and assistance	1A. Policies and procedures 1C. Audit and processing check sheets 2B. Early intervention – Pre BWoF stage 3A. Acceptance of less than 12 months compliance 3B. Vacant buildings 4A. Enforcement
Improvement opportunities	3B. Inspection quality	2D. Quality of compliance schedules 5A. Public/owner information and assistance
Satisfactory	None	1B. Staff resources 2A. Early intervention – Consent stage 2F. BWoF audits – Compliance schedule alignment 3C. Percentage of buildings with a BWoF 3D. Processing BWoFs 3E. BWoF audits – IMR assurance

Performance findings

TAs are assessed against a series of performance indicators. A colour coding system is used to represent how the TA is performing against each indicator (the 'performance finding'). The colours have the following meanings:

Colour	Performance finding	Outcome
	Satisfactory	No recommendation
	Improvement opportunity	Recommendation
	Concern	Strong recommendation
	Significant concern	Corrective action

Territorial Authority Dashboard

Aug 2022

Cycle 1

70%

Assessments
complete

19%

Councils with
Good result

32%

Councils with
Average result

47

Assessments
Completed

20

Assessments in
progress

Phase 1

Phase 2

Phase 3

Phase 4

Phase 5

TA Assessments started and completed this phase

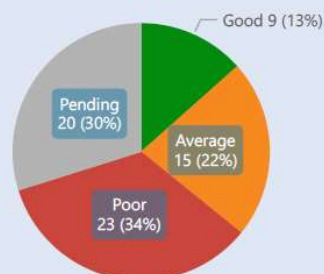
● Assessments Started ● Assessments completed



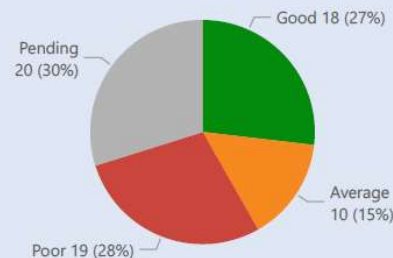
Assessment and follow-up status this phase



Overall Result this phase



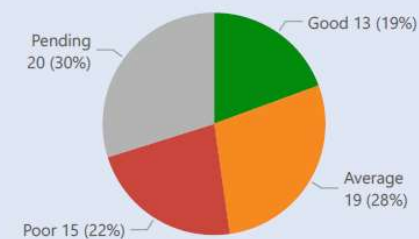
Pools results this phase



Month Overall result Council

Sep	Good	
Jul	Good	
Mar	Good	
Mar	Good	
Jul	Good	
Mar	Good	
Jul	Good	
Jul	Good	
Mar	Average	
Feb	Average	
Aug	Average	
Nov	Average	
Mar	Average	
Mar	Average	
Jul	Average	

BWoF/CS results this phase

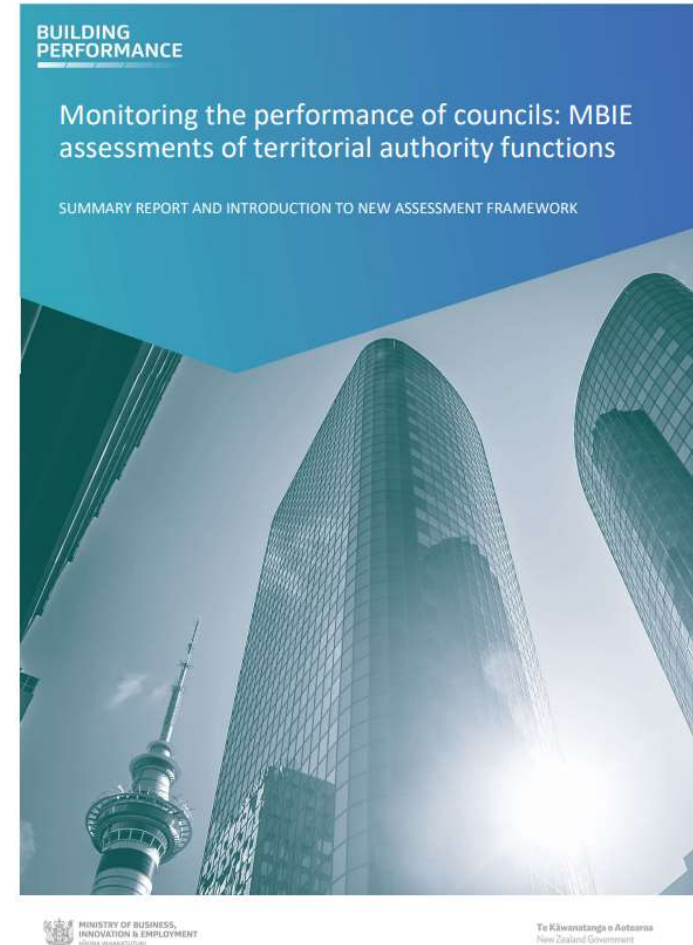


* Assessments are considered started when surveys are sent. Assessments and follow-ups are considered completed when the draft report is sent to TA

7 September 2022

Progress to Date (cont'd)

- ❑ Jul & Aug '21 a **performance verification assessment** (PVA) completed **on-site** for 2 TAs
- ❑ due to Aug '21 C-19 lockdown, our first **purely on-site** performance monitoring assessment (PMA) has not yet happened
- ❑ Jul '22 – MBIE publish **summary report** (<https://www.building.govt.nz/assets/Uploads/building-officials/technical-review/monitoring-performance-territorial-authorities.pdf>)



Key Findings

- ❑ 55% TAs have **CSs yet to be updated** to satisfy current legislation (s103)
- ❑ 86% TAs do **not** have effective **on-site BWoF auditing** (incl nil audits by 7 TAs)
- ❑ generally **inadequate staff resources** allocated to these TA functions
- ❑ incorrect outcomes for barrier inspections & inaccurate CSs can only be determined via **on-site assessments**

Outcomes



- ☐ generally **positive feedback** from reviewed TAs
- ☐ MBIE now have **stats/data** for these TA functions
- ☐ assessment reports have assisted in **employing additional staff**
- ☐ TAs are now working towards **implementing** the corrective actions & most recommendations.

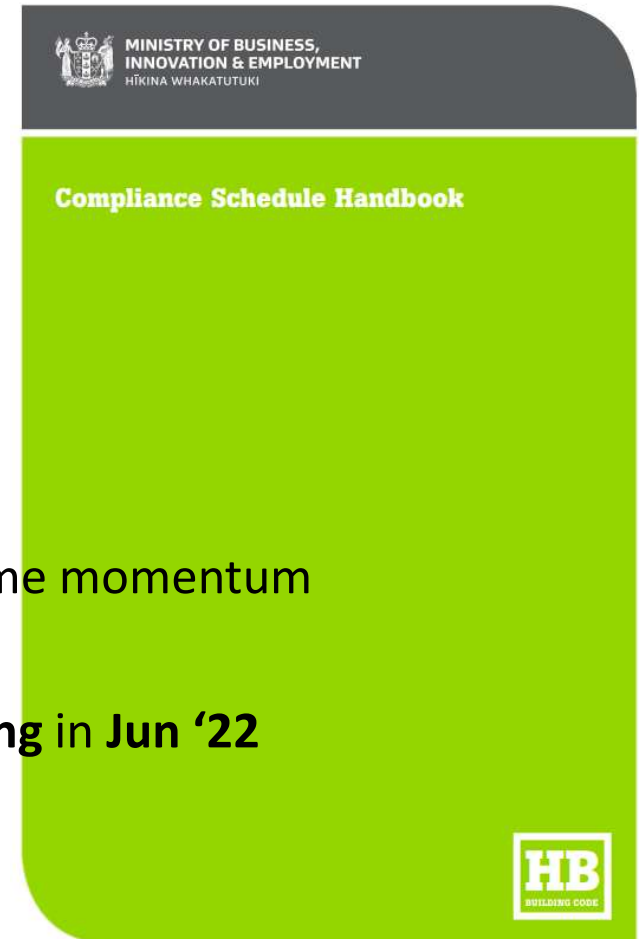
What Next?

- ❑ **complete Phase 5** – the remaining 18 assessments
- ❑ **by end of 2022**, start assessing **CPUs & dangerous, affected & insanitary buildings**
 - our questionnaire has been trialled on **Hamilton CC** using our online tool
 - will probably **test** with **another TA** before going live

Refresh of CS Handbook project

Background

- ☐ last updated **Feb '14**
- ☐ MBIE **working collaboratively** with ABC
- ☐ due to **C-19 lockdowns** starting last Aug, project lost some momentum
- ☐ 'ball started rolling again' with on-line **ABC/MBIE meeting** in **Jun '22**



Recent Progress & What Next



- ❑ Jul '22 – first face-to-face meeting of **project working group** held in Wellington
 - **ABC: T Fearnley** (lead), L Williams, R Kinnis
 - **MBIE: B Hislop** (lead), S Regula, A Clark, S Holditch, E Ashwin & myself
- ❑ change of legislation is out of scope – current **focus is solely updating Handbook**
- ❑ decided to have **9 working groups** (6p max) to comment as per the given brief

Working Groups

- ☐ SMEs who are interested in taking part in one of the following **9 working groups** should contact **Trent Fearnley** or **Brad Hislop**

1	ss 1,2,6,15/1 & interface
2	ss 8, 16 & 10
3	ss 4, 14 & 15/4
4	ss 12
5	ss 5, 9, 11 & 13

6	ss 3
7	ss 7
8	ss 15/3 & 15/5
9	ss 15/2

- ☐ aim to have updated version **go live** on MBIE's website at **end of first quarter 2023**

Thank you.

Questions?



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