

Association of Building Compliance

What is expected of an IQP ?

**What do we
need to do to Raise the Bar?**

Ian Saunders & Ron Green

What we do !



Ron

Ian

What We Believe

- **Currently IQP's range of knowledge varies too much for various specified systems**
- **There needs to be benchmarks where they currently don't exist
- peer review assessments is one way to raise the bar**
- **IQP approval just by paper application is insufficient – peer review on site assessment is one way to raise the bar**
- **By being involved in ABC / Building Networks is a way to be informed / educated – what about the lone rangers who believe they no it all (some may but most don't)**

What We Believe

- TA physical audits is a positive step so long as they are completed correctly
- Why are so many issues still being discovered despite an IQP visit ? Lack of accountability ?
- Are some IQP's just ticking a box without the knowledge – Yes
- It is our view that while the bar is high in some companies it is low in others and lack of knowledge, training and education are key factors

What We Believe

- **Fire Report / fire design philosophy** is a key factor for many specified systems of what is required, and how they interact
- **Key aspects of the fire report** need to be part of the compliance schedule including location of fire separations
- **Purpose Groups** are important
- **Occupancy #s** are important

Definition of IQP

independently qualified person means a person—

(a) who is accepted by a territorial authority as being qualified to—

(i) **carry out** or **supervise** all or some of the inspection, maintenance, and reporting procedures required for a specified system **stated in a compliance schedule**; and

(ii) **certify** that those procedures have been fully complied with; and

(b) whose acceptance under paragraph (a) has not been withdrawn by the territorial authority

A Definition of CERTIFY

attest or confirm in a formal statement.

synonyms:

**verify, guarantee, attest, validate, ratify,
warrant, confirm, corroborate, substantiate,
endorse, vouch for, testify to, provide
evidence of, authenticate, document**

Purpose of BWOF

108 Annual building warrant of fitness

- (1) An owner of a building for which a compliance schedule has been issued must supply to the territorial authority a building warrant of fitness in accordance with subsection (3).
- (2) **The purpose of a building warrant of fitness is to ensure that the specified systems stated in the compliance schedule are performing, and will continue to perform, to the performance standards (Insert by RON: includes fire report) for those systems that are set out in the relevant building consent.**

Questions ?

- How well do you / your staff know the Building Act relevant to BWOF
- How often to all registered IQPs and staff attend training events / on line courses / undertake your own training ?
- Do IQP's audit their staff undertaking inspections? If not why?
- Do IQP's add value to its customers? or are some just ticking a box?
- Do IQP's really know their subject?

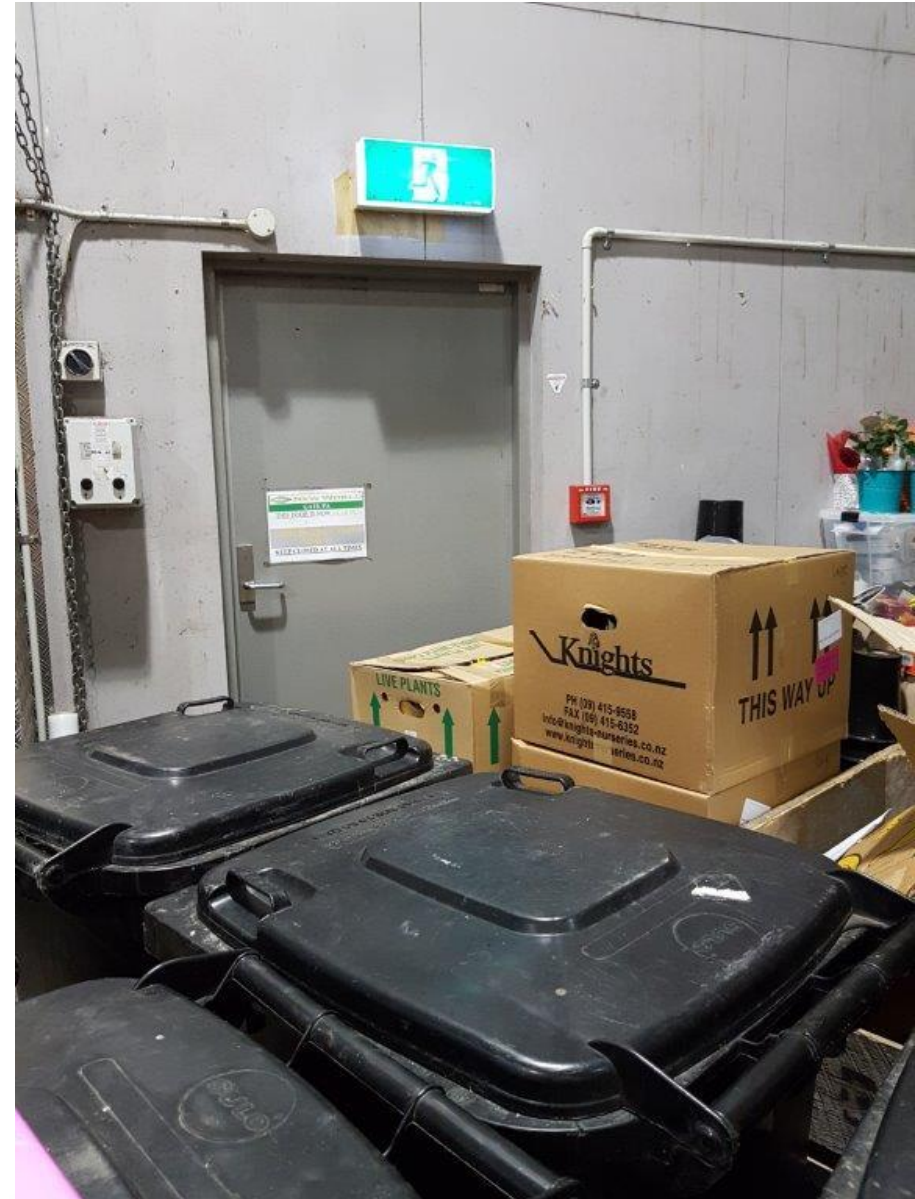
What Are The Issues ?



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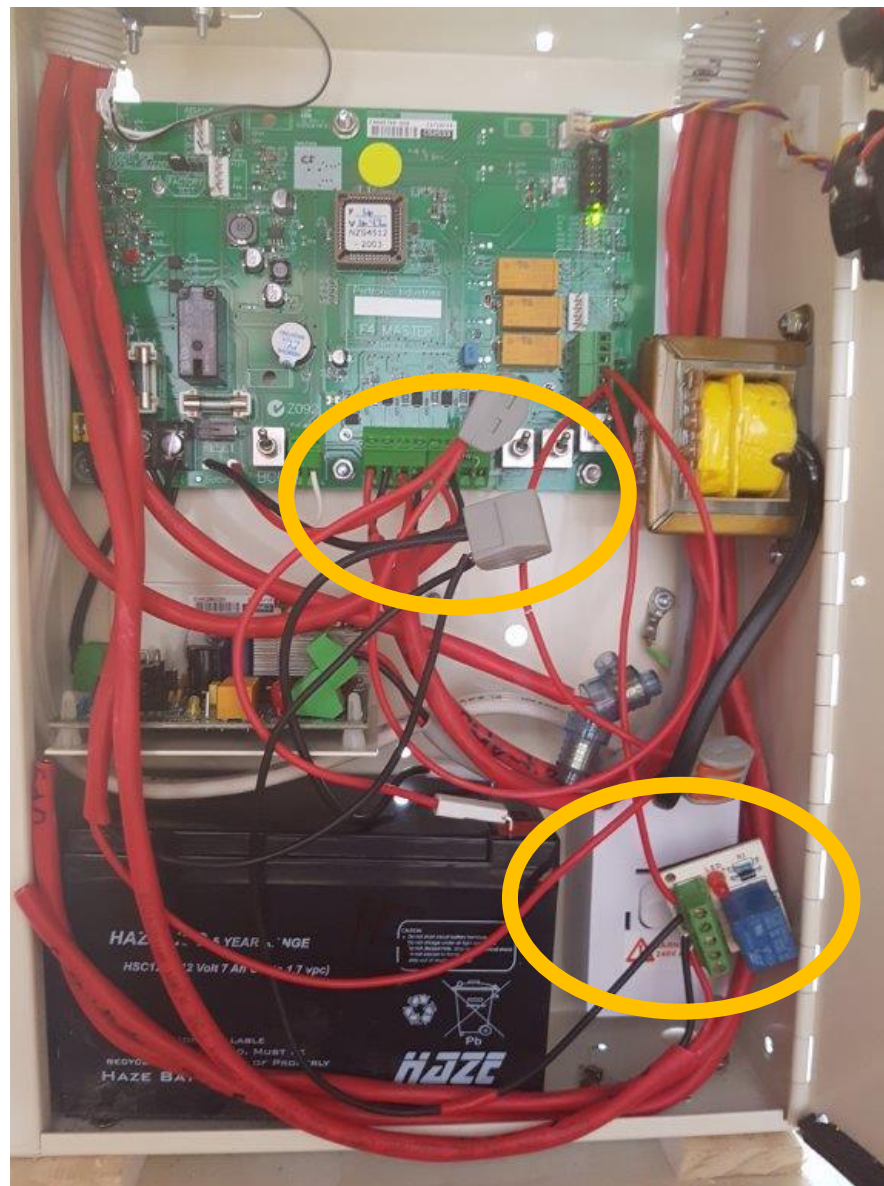
The Law

The Building Act 2004 states:

Section 103A compliance schedule must:

- (a) state and **describe** each of the specified systems covered by the compliance schedule, including a statement of the type and (if known) make of each specified system; **and**
- (b) state the **performance standards** for the specified systems; **and**
- (c) describe the **inspection, maintenance, and reporting procedures** to be followed by independently qualified persons or other persons in respect of the specified systems to ensure that those systems are capable of, and are, **performing to the performance standards.**

What Are The Issues ?



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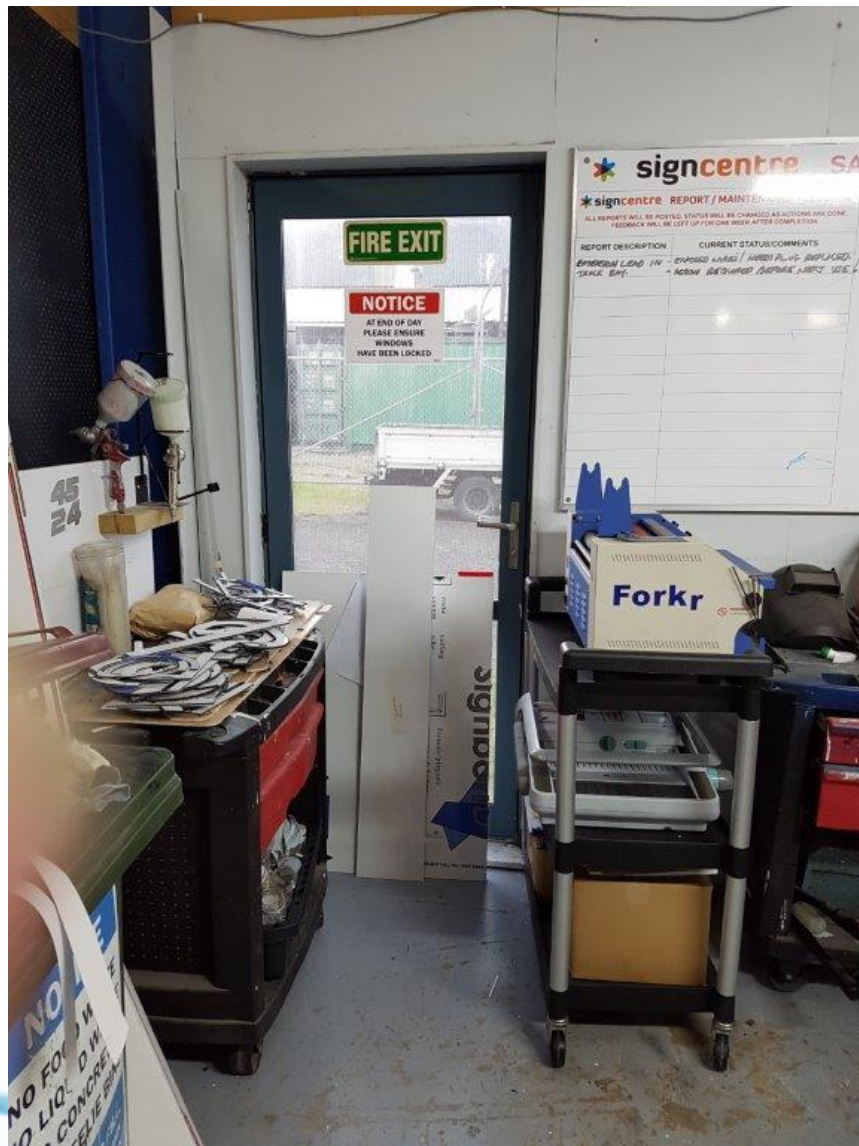


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How To Raise The Bar

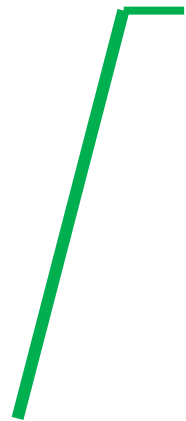
Fire Separations In Riser – Rear of Riser is an Apartment



How To Raise The Bar

Reading The Fire Report – Visual Display for MOE

Emergency Lighting requires to be activated on activation of Fire Alarm system



How To Raise The Bar

Fire Separations – MCP's

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How To Raise The Bar

Fire Separations – Fire Alarm Modules



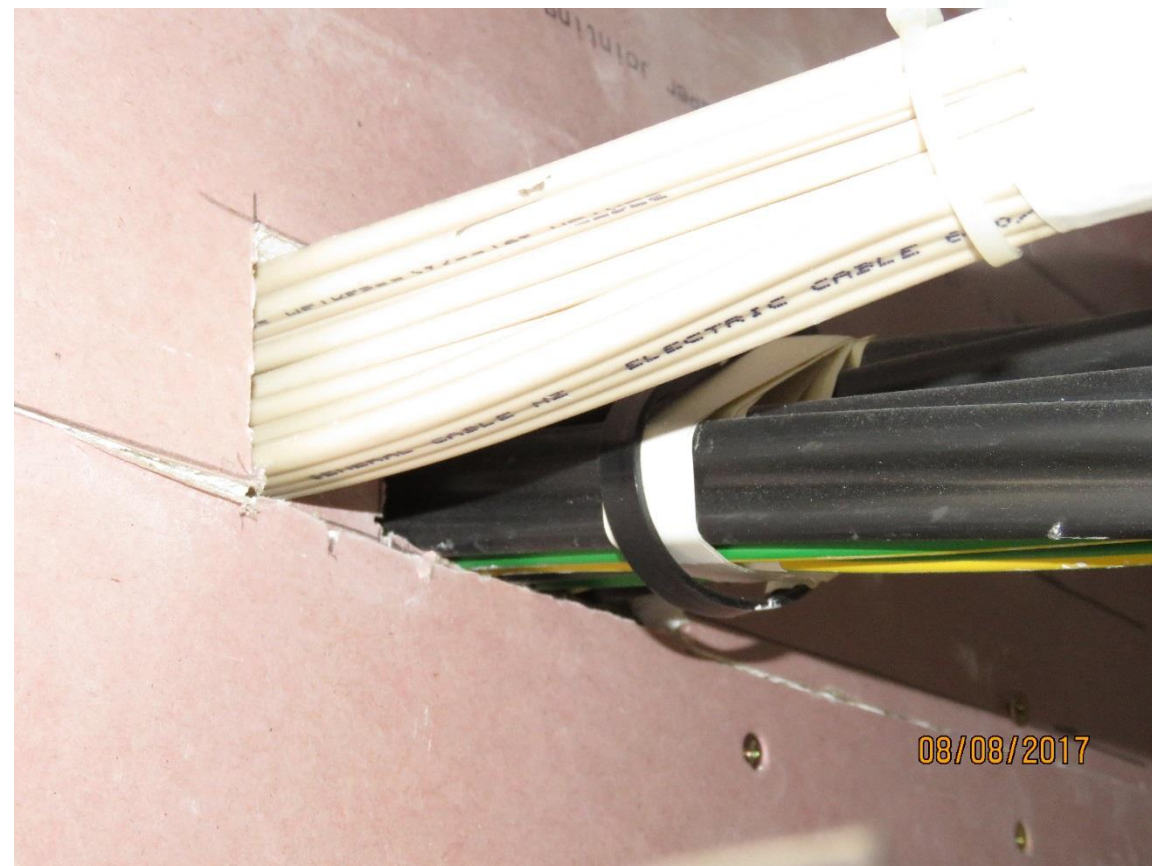
How To Raise The Bar

Reading The Fire Report – What's wrong?



How To Raise The Bar

Fire Separation Into Main Stairwell



No Fire Stopping of Cables

How To Raise The Bar

Fire Rated Dampers Incorrectly Installed / Hole – New Apartments

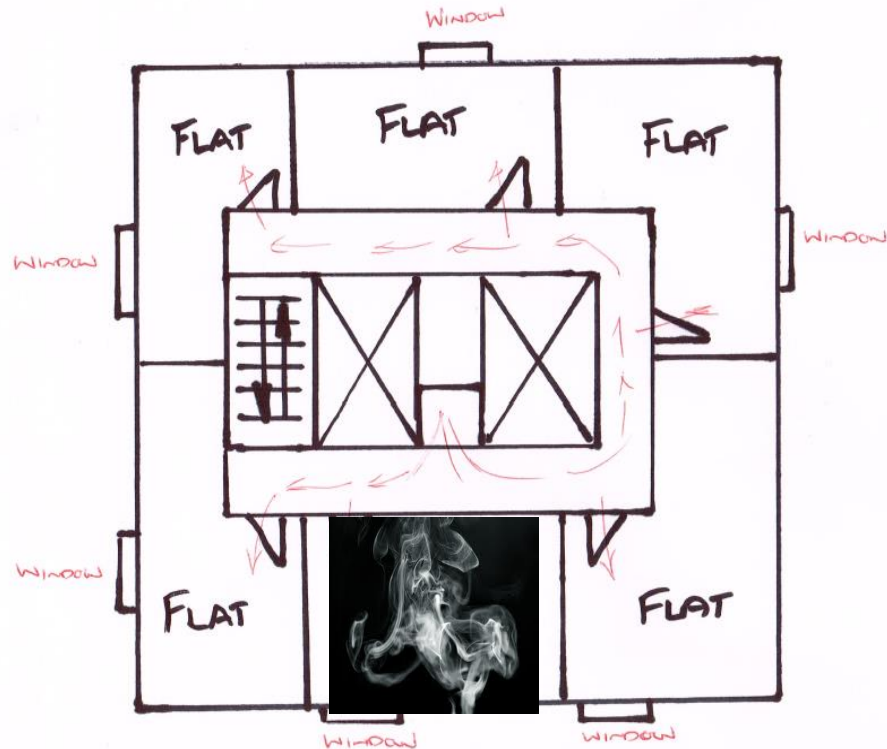
Hole in Floor Next to Damper

How To Raise The Bar

Look in Fire Rated Risers – spot the mistakes

How To Raise The Bar

Pressurisation System



Pressurisation

surisation to be provided to the corridor on each apartment level.

- Automatic relief venting to the outside is to be provided in each apartment to vent the airflow across the open apartment door from the corridor pressurisation.
- Pressurisation would only occur on the floor of fire origin, and be activated by sprinkler operation or manual call-point operation on that floor.

How To Raise The Bar

Smoke Extraction Missing!

This apartment block has apartments opening direct into the single escape route stairwell.

The fire report required an extraction fan with a total free vent area much larger than what is installed.

What should the IQP do?