




BUILDING WARRANT OF FITNESS RENEWAL

A reminder to owners, agents or persons leasing buildings that require an annual Building Warrant of Fitness (BWOFF) renewal.



Similar to the WOF on a vehicle it is also critical for buildings that have specified systems to be maintained and checked by the appropriate Independently Qualified Person (IQP).

Failing to do this can lead to all sorts of legal and invalid insurance issues. Other concerns are, Building Consents that have not received a code compliance certificate (CCC) and operate on an invalid Certificate of Public Use (CPU).

OWNER'S OBLIGATIONS

Section 101 of the Building Act provides that the owner of a building for which a compliance schedule is required under section 100 must obtain a compliance schedule. Failure to do so is an offence carrying a fine of up to \$20,000, and a further \$2,000 for every day the offence is continued. The owner is responsible for being aware of any specified system installed in their building and ensuring it is listed on a compliance schedule. Owners of a building for which a compliance schedule has been issued also have a responsibility to ensure:

- each of the specified systems are performing and will continue to perform to the performance standards for that system
- they provide the territorial authority with an annual BWOF on the anniversary of the issue of the compliance schedule, accompanied by Form 12A(s) from an IQP for each specified system and any recommendations to amend the compliance schedule by an IQP
- the compliance schedule is kept at the place stated on the schedule and agreed to by the owner and the territorial authority
- the compliance schedule is available for inspection by any person or organisation with the right to inspect the building under any Act
- for the first 12 months after the compliance schedule is issued, a compliance schedule statement is displayed in a public place within the building and thereafter the BWOF shall be displayed in a public place
- they obtain annual written reports relating to the inspection, maintenance, and reporting procedures of the compliance schedule signed by the IQP
- they keep the annual written reports together with the compliance schedule for a period of 2 years and produce these reports when required by the territorial authority or person/organisation that has the right to inspect the building.

A list of the South Island registered IQP'S can be found at www.timaru.govt.nz/services/building/independent-qualified-persons

Visit waimakariri.govt.nz for more information, or contact Customer Services on 03 311 8900.