

Owners' responsibilities to ensure their buildings are safe to use

Owners' responsibilities to ensure their buildings are safe to use

[PDF 641 KB]

<https://www.building.govt.nz/assets/Uploads/managing-buildings/bwof-guidance/bwof-guidance.pdf>



About this document

Published on 1 November 2010

1st edition

Of interest to Building owners

ISBN: 978-0-478-34342-7 (Print) / 978-0-479-34343-4 (Online)

Introduction

If you own or manage a building that has installed specified systems, use this guide to help you understand and meet Building Act requirements related to building warrants of fitness and compliance schedules.

Contents

1. Purpose and introduction
2. The Building Act 2004
3. Explanation of terms
4. The responsibilities of building owners
5. Roadmap for three scenarios involving existing compliance schedules
6. How a Compliance schedule is developed
 - 6.1 Applying for a building consent
 - 6.2 Building consent issued
 - 6.3 Building work completed and compliance schedule issued with the code compliance certificate
7. Building warrant of fitness process
 - 7.1 Inspections and maintenance of specified systems
 - 7.2 Building warrant of fitness issued

8. A mendment to a compliance schedule

8.1 Amendment triggered by council decision, owner's request or IQP recommendation

8.2 Amendment triggered by a building consent

9. Useful information when buying a building with a compliance schedule

10. Fines for offences

11. Further guidance and information

Appendices

Appendix 1: List of specified systems

Appendix 2: Application for amendment of compliance schedule

Appendix 3: Building warrant of fitness

Appendix 4: Certificates of compliance with inspection, maintenance and reporting procedures

This information is published by the Ministry of Business, Innovation and Employment's Chief Executive. It is a general guide only and, if used, does not relieve any person of the obligation to consider any matter to which the information relates according to the circumstances of the particular case. Expert advice may be required in specific circumstances. Where this information relates to assisting people:

- with compliance with the Building Act, it is published under section 175 of the Building Act
- with a Weathertight Services claim, it is published under section 12 of the Weathertight Homes Resolution Services Act 2006.