

CS 15/1 Systems for communicating spoken information intended to facilitate evacuation

A Scope

Systems for communicating spoken information intended to facilitate evacuation are required on a compliance schedule where:

A.1 the system is installed in a means of escape from fire; and

A.2 that means of escape from fire contains one or more of the specified systems 1-6, 9 and 13.

Example

(i) Building intercom systems for use by the fire service.

B Inspections

Content

Content of the inspections shall be in accordance with either one of the following as is appropriate to the installation:

B.1 AS 1670.4

B.2 AS 1851: Section 10.

Frequency

Systems for communicating spoken information intended to facilitate evacuation shall be inspected monthly and 6-monthly (as required by the Standard) to ensure continued effective operation.

C Maintenance

Systems for communicating spoken information intended to facilitate evacuation shall be maintained in accordance with the appropriate Standard referenced above.

D People responsible

Owner

Maintenance

Licensed building practitioner

All inspections

CS 15/2 Final Exits

A Scope

Final exits are required on a compliance schedule where:

A.1 the door is installed in a means of escape from fire; and

A.2 that means of escape from fire contains one or more of the specified systems 1-6, 9 and 13.

B Inspections

General

Final exits located in a means of escape shall be inspected to ensure occupants are not prevented from leaving the building in the event of an emergency during material times.

Frequency

Final exits located in a means of escape shall be inspected daily and annually.

Daily inspections

Inspections shall ensure the doors are not:

- B.1** locked
- B.2** barred
- B.3** blocked.

Inspections shall ensure door locking devices:

- B.4** are clearly visible
- B.5** are easily operated without a key or other security device

B.6 do not prevent or override the direct operation of panic bolts fitted to any door

B.7 If of an electromechanical type, in the event of a power failure or door malfunction, either:

- a. automatically switch to the unlocked (fail-safe) condition, or
- b. be readily opened by an alternative method.

Annual inspections

B.8 Check log book held by the building owner.

B.9 Carry out the procedures specified under 'Daily inspections'.

C Maintenance

Final exits shall be maintained at all times in a safe condition with particular attention to:

- C.1** freedom from obstructions
- C.2** locking
- C.3** blocking
- C.4** barring
- C.5** storage of combustibles
- C.6** ease of opening any door leading into the escape route and at the final exit.

D People responsible

Owner

Daily inspections
Maintenance

Licensed building practitioner

Annual inspections

CS 15/3 Fire separations

A Scope

Fire separations are required on a compliance schedule where:

A.1 the fire separation forms part of the means of escape from fire; and

A.2 that means of escape from fire contains one or more of the specified systems 1-6, 9 and 13.

Examples

- (i) Door and window sets
- (ii) Fire resistant walls

B Inspections

General

Fire separations shall be inspected to ensure they are in such a condition that allows them to perform their fire resisting function.

Frequency

Fire separations shall be inspected daily, monthly and annually.

Daily inspections

Fire doors and associated fittings, including self-closing devices, shall be inspected to ensure:

B.1 they are undamaged and operate correctly

B.2 the doors are not kept open by methods other than hold-open devices that comply with the New Zealand Building Code and are in good working order.

B.3 they are not locked, barred or blocked

Monthly inspections

Fire separations shall be inspected to ensure:

B.4 they show no signs of damage or deterioration that could adversely affect their fire-resisting function, particularly with respect to closures and fire-stopping

B.5 no new penetrations have been made without suitable fire-stopping.

Annual inspections

B.6 Check inspection and maintenance log book held by the building owner.

B.7 Carry out the procedures specified under 'Daily inspections' and 'Monthly inspections'.

C Maintenance

Fire separations shall be maintained at all times in a safe condition with particular attention to proper functioning of fire doors.

D People responsible

Owner

Daily and monthly inspections
Maintenance

Licensed building practitioner

Annual inspections

CS 15/4 Signs for communicating information intended to facilitate evacuation

A Scope

Signs are required on a compliance schedule where:

A.1 the sign has been installed to aid evacuation of people in the building in the event of an emergency; and

A.1 the sign is installed in a means of escape from fire; and

A.2 that means of escape from fire contains one or more of the specified systems 1-6, 9 and 13.

Examples:

- (i) Exit sign
- (ii) Arrow direction signs
- (iii) Manual call point location signs

B Inspections

General

Signs shall be inspected regularly to ensure continued effectiveness.

Frequency

Inspections of signs required for emergency purposes to be illuminated shall be done monthly and annually.

For other signs inspections shall be done annually.

Monthly inspection

Illuminated signs shall be inspected to ensure they are:

- B.1** of the correct type
- B.2** present and in the right locations
- B.3** legible
- B.4** illuminated.

Annual inspection

Signs not required to be illuminated shall be inspected to ensure they are:

- B.5** of the correct type
- B.6** present and in the right locations
- B.7** legible.

Illuminated signs shall be inspected to ensure they:

- B.8** are illuminated
- B.9** remain visible in the event of a power failure of the main lighting supply, for the same duration as required by Clause F6 Lighting for Emergency.

C Maintenance

Signs shall be:

- C.1** replaced if not of the correct type

C.2 replaced immediately should they be missing
C.3 refurbished before they become illegible.

Defects in illuminated emergency signs shall be remedied immediately they are apparent.

D People responsible

Owner

Monthly inspections
Maintenance

Licensed building practitioner

Annual inspections

CS 15/5 Smoke separations

A Scope

Smoke separations are required on a compliance schedule where:

A.1 the smoke separation forms part of the means of escape from fire; and

A.2 that means of escape from fire contains one or more of the specified systems 1-6, 9 and 13.

Examples:

- (i) Door and window sets
- (ii) Smoke resistant walls

B Inspections

General

Smoke separations shall be inspected to ensure they are in such a condition that allows them to perform their smoke resisting function.

Frequency

Smoke separations shall be inspected daily, monthly and annually.

Daily inspections

Smoke doors and associated fittings including self-closing devices shall be inspected to ensure:

B.1 they are undamaged and operate correctly

B.2 the doors are not kept open by methods other than hold-open devices that comply with the New Zealand Building Code and are in good working order.

B.3 they are not locked, barred or blocked

Monthly inspections

Smoke separations shall be inspected to ensure:

B.4 they show no signs of damage or deterioration that could adversely affect their smoke resisting function, particularly with respect to closures and smoke-stopping

B.5 no new penetrations have been made without suitable smoke-stopping.

Annual inspections

B.6 Check the inspection and maintenance log book held by the building owner.

B.7 Carry out the procedures specified under 'Daily inspections' and 'Monthly inspections'.

C Maintenance

Smoke separations shall be maintained at all times in a safe condition with particular attention to proper operation of smoke control doors.

D People responsible

Owner

Daily and monthly inspections
Maintenance

Licensed building practitioner

Annual inspection