

# 90 Bank St, Whangarei

## Boarding House Fire Safety and Landlord Compliance Report

<b>Inspection date</b>	<b>27/10/2023</b>
------------------------	-------------------

### Contents

Background .....	2
Overview .....	2
Building .....	2
Fire safety systems present in the building .....	2
Fire safety overview and observations .....	3
Compliance schedule and building warrant of fitness overview and observations .....	3
Recommendations .....	3
Tenancy compliance .....	4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three storeys or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ). The building was entered with express permission from the owner and lasted an hour.

**Limitations:** Communal areas (bathroom on level 3; kitchen, laundry and bathroom on level 4) were inspected, and access was only gained to the vacant Room 6 on level 4.

## Building

<b>Name</b>	90 Bank St Building
<b>Address</b>	90 Bank St
<b>City/Town</b>	Whangarei
<b>Owner</b>	Lloyd-Jones Investment Ltd
<b>Year first constructed</b>	1909
<b>Levels</b>	4 – entry to the building is via the rear service lane (level 1) or via Bank St frontage (level 4). Accommodation rooms are located on levels 3 and 4, and alterations are currently underway on level 1 to create two more accommodation rooms. The ex-nightclub space on level 2 is currently unoccupied.
<b>Occupancy</b>	16 maximum

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	Type 5 (MCPs with modified smoke detection and localised heat detection to wet areas), interfaced with SS3/3
Interfaced fire doors (SS3/3)	x1 electro-magnetic hold-open device on the level 4 fire door at the top of the stair, interfaced with SS2
Emergency lighting (SS4)	Internally illuminated exit/directional signs
Signs for SS1-13 (SS14/2)	Signs re MCPs
Final exits (SS15/2)	Designated exit doors (hinged)

Fire separations (SS15/3)	Tagged stairwell fire doors (-/60/60sm) on levels 3 and 4 (x2), and (-/45/45sm) on level 2 (x1)
Exit signage (SS15/4)	Signage affixed to internally illuminated luminaires

## Fire safety overview and observations

The fire alarm has smoke detection throughout. It is not brigade connected. The alarm panel is difficult to see from the outside (for FENZ access) and difficult to access within the building – it is in a bedroom that was formerly a lounge. The latest fire report shows the building to be a multi-unit apartment building, it is found to be a boarding house. The fire report says the alarm is an existing Type 4. During the site visit a Type 4 was found. The Compliance Schedule lists the alarm as a Type 5. There are known issues with the resetting of the alarm, where the panel is left isolated for longer periods.

The building is older and concrete construction. Service penetrations lack adequate fire stopping. Doors may not be fire rated, and many doors were found wedged open. There are no serious issues with the means of escape.

## Compliance schedule and building warrant of fitness overview and observations

The current building warrant of fitness (BWoF) is publicly displayed in the lobby of the Bank Street entrance on level 4. The BWoF expires on 01/08/2024.

The Form 12As issued by the independent qualified persons were sighted and collectively cover all the specified systems and procedures of the compliance schedule (WF1100017).

The specified systems sighted during the inspection matched those contained on WF1100017 and the BWoF with the exception of the alarm system – as detailed below.

## Recommendations

Sent to Whangarei District Council on 24 November 2023:

Specified System	Observation	Recommendation
N/A	<p>It was brought to our attention that an inspection of the building was jointly carried out by MBIE's Tenancy Services, FENZ and Whangarei District Council (WDC) on 6/9/2023.</p> <p>The findings of this inspection and required actions were communicated to the owner, but as at the time of the 27/10/2023 inspection none of</p>	<p>WDC should work with the building owner to confirm they are carrying out the required remedial work as soon as is reasonably practicable. Further, that any proposed work (some appears to relate to alterations to specified systems) has the appropriate approval. The proposals that have been provided to FENZ by the owners IQP</p>

Specified System	Observation	Recommendation
	the remedial work from the previous inspection had been undertaken.	representative, do not appear to consider this.
N/A	Although the CS contained some site-specific information there is scope for greater specificity of the installed specified systems and their locations.	WDC should work with the building owner to review the compliance schedule to ensure: <ul style="list-style-type: none"> <li>necessary amendments are made in accordance with section 103/106 of the Building Act</li> <li>that relevant documents, including 'marked-up' floor plans, are attached to the compliance schedule.</li> </ul>
SS2 - Automatic or manual emergency warning systems	The compliance schedule details the alarm as a Type 5. However, the alarm on site was a Type 4. The fire report provided to MBIE also states the alarm is an existing Type 4.	WDC should work with the building owner to confirm specifically what type of alarm is installed on site and amend the compliance schedule as appropriate.

Additional and modified recommendations to be sent to Whangarei District Council:

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found-enforcement action issued*

The boarding house is tenanted by up to 10 people over three levels. It has a legally established use as a Community Service which allows for boarding houses.

The property has a current BWOF issued in September 2023, expiring in August 2024. The properties compliance schedule shows maximum occupation as 16. It has an automatic fire alarm system (Type 5), emergency lighting system, interfaced fire or smoke doors or windows, signs, fire separations and final exits.

The visual assessment showed the property to have recently be renovated including bathrooms. It was generally clean and tidy. There was no means of cooling other than natural ventilation and fresh air ducted and extracted from rooms. Mechanical ventilation is on the compliance schedule.

The requirement for ceiling insulation in accordance with the healthy homes standards will need to be assessed. The owner has been contacted and advised of this. The owner has subsequently notified that an assessment will be done by Brightn on the 11 January 2023.

During the visit it was identified that the house rules were not displayed in the premises, an email from the property manager has confirmed that house rules will be displayed as required.

The items of concern raised by FENZ are being addressed by the owner and will be noted in the case record when resolved. Confirmation is required from the property owner that the ceiling space has been reviewed and to determine if insulation can be installed.

# 147 Dowse Drive

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	20/10/2023
-----------------	------------

### Contents

Background ..... **Error! Bookmark not defined.**

Overview ..... **Error! Bookmark not defined.**

Building ..... **Error! Bookmark not defined.**

Fire safety systems present in the building ..... 1

Fire safety..... **Error! Bookmark not defined.**

Compliance schedule and building warrant of fitness..... 2

Recommendations ..... 3

Tenancy compliance ..... 3

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

Scope: Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

Purpose: to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

Method: The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Hutt City council. The building was entered with express permission from the owner and lasted 1 hour.

Limitations: The inspection team could not gain access to all areas or bedrooms, no access to the ground floor Gym. The inspection only took place within the common areas (Corridors, lounge, kitchen and bathrooms). No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	
<b>Address</b>	147 Dowse Drive, Maungaraki
<b>City</b>	Lower Hutt
<b>Owner</b>	Rapha Limited
<b>Year first constructed</b>	1970
<b>Levels</b>	3
<b>Occupancy</b>	24

## Fire safety

### *Fire safety systems present in the building.*

<b>System</b>	<b>Description</b>
SS2 - Emergency warning system	<ul style="list-style-type: none"><li>Emergency warning system consisting of manual call points, heat detectors, interconnected smoke detectors and domestic smoke alarms.</li></ul>

SS3/3 - Interfaced fire or smoke doors	<ul style="list-style-type: none"> <li>Main entry door to the apartments has an electromagnetic lock system (not on the compliance schedule)</li> </ul>
SS4 - Emergency lighting	<ul style="list-style-type: none"> <li>Illuminated exit signage above final exits and along escape routes. Emergency lighting located throughout the building</li> </ul>
SS14/2 - Signs for SS1-13	<ul style="list-style-type: none"> <li>Signs re MCPs</li> </ul>
SS15/2 - Final exits	<ul style="list-style-type: none"> <li>1 final exit on Ground level</li> </ul>
SS15/3 - Fire separations	<ul style="list-style-type: none"> <li>Fire/Smoke rated door sets with door tags on main corridor doors to stairwell</li> </ul>
SS15/4 - Exit signage	<ul style="list-style-type: none"> <li>Illuminated exit signage above final exits and along escape routes.</li> </ul>
SS15/5 - Smoke separations	<ul style="list-style-type: none"> <li>Smoke seals noted on fire/smoke doors</li> </ul>

## Fire safety

The fire alarm has manual call points. The separate commercial gym on the ground floor has smoke detectors. The accommodation on the upper levels has heat detection in the corridors and some of the common rooms. There is no detection in the bathrooms. There are domestic smoke alarms in the bedrooms, which are generally not maintained and any defects due to tampering or battery depletion will not be automatically signaled to the panel and may remain unnoticed for extended periods. Any activation of the smoke alarm will generally only be heard by the room's occupant, and the fire will have to spread to an adjacent area with an alarm-connected detector before the rest of the building's occupants are alerted. The alarm is not monitored.

There is only one way out from the accommodation levels. The access control emergency release button at the final exit does not have instructions posted with it.

The staircase is fire separated. Doors are fitted with self-closers. There were no apparent issues.

The lack of an adequate warning system is more concerning than the single means of escape, which is short and the fire separations provide some protection from fire spread.

## Compliance schedule and building warrant of fitness

The building warrant of fitness (BWoF) was publicly displayed on the wall of the foyer, above the first stair landing and was dated 14/5/2024 meaning it was current.

The Form 12As issued by independent qualified persons (IQPs) were not sighted.

The specified systems seen during the inspection did not match those contained on the buildings compliance schedule the following differences were noted:

Compliance schedule	BWoF	Building
NA	NA	Interfaced fire or smoke doors (SS3/3) Main entry to apartments
		Mechanical ventilation and air conditioning systems (SS9) – Extract fans were identified in the kitchen and bathroom areas. It could not be established whether these are ducted through fire or smoke separations and therefore whether they need to be included on the compliance schedule. Council to investigate.

## Recommendations

Initial recommendations sent to Hutt City Council on 20 November 2023:

Specified System	Observation	Recommendation
SS 3/3 - Interfaced fire or smoke doors	The compliance schedule for the building did not include the installed magnetic lock on the entry door to the apartments.	Hutt City Council (HCC) should review the building's property file to see if the relevant building consent was obtained for the installation of the magnetic lock. If no such record is found, HCC should consider requiring the owner to apply for a certificate of acceptance for the building work.  In addition, HCC should follow its relevant processes to ensure that this specified system is recorded on the compliance schedule and that ongoing inspection, maintenance and reporting procedures are followed.
SS 9 - Mechanical ventilation	Extract fans were identified in the kitchen and bathroom areas. It could not be established whether these are ducted through fire or smoke separations.	HCC should work with the building owner to determine whether the mechanical ventilation in the kitchen and bathroom areas are ducted through fire or smoke separations. If they are, ensure they are adequately sealed and included on the building's compliance schedule.

Additional and modified recommendations to be sent to Hutt City Council:

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## **Tenancy compliance**

*No issues relating to the Residential Tenancies Act 1986 (the RTA) were found.*

During the property assessment the Tenancy Compliance and Investigations Team assessed maintenance, cleanliness, whether house rules were displayed, health and safety, fire safety within the scope of the RTA and Healthy Homes Standards requirements.

### **Conclusion:**

The property at 147-149 Dowse Drive, Maungaraki, Lower Hutt is compliant with the Healthy Homes Standards and is in very good condition given its age and character.

The property owner was present at the site visit and has a proactive approach to maintenance and compliance.

### **Recommendation:**

As no concerns were identified regarding any immediate fire safety concerns, maintenance, general health and safety, and the healthy homes standards this assessment is closed with no further actions required at this time.

# AC International House

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	29/08/2023
-----------------	------------

### Contents

Background .....	Error! Bookmark not defined.
Overview .....	Error! Bookmark not defined.
Building .....	Error! Bookmark not defined.
Fire safety systems present in the building .....	1
Fire safety.....	Error! Bookmark not defined.
Compliance schedule and building warrant of fitness.....	2
Recommendations .....	3
Tenancy compliance .....	4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

Scope: Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

Purpose: to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

Method: The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Wellington City Council. The building was entered with express permission from the owner and lasted 1.5 hours.

Limitations: The inspection team could not gain access to each bedroom. The inspection only took place within the main common areas. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	AC International House
<b>Address</b>	140 Ghuznee Street
<b>City</b>	Wellington
<b>Owner</b>	140 Ghuznee Ltd
<b>Year first constructed</b>	1965
<b>Levels</b>	3
<b>Occupancy</b>	36

## Fire safety

### *Fire safety systems present in the building*

<b>System</b>	<b>Description</b>
SS2 - Emergency warning system	<ul style="list-style-type: none"><li>Emergency warning system located throughout the building (Manual call points/domestic type smoke alarms/heat detectors and sounders)</li></ul>
SS3/3 - Interfaced fire or smoke doors	<ul style="list-style-type: none"><li>SS3/3 new mag locks/hold open devices installed but not on compliance schedule</li></ul>

SS4 - Emergency lighting	<ul style="list-style-type: none"> <li>Emergency lighting located throughout the building</li> </ul>
SS14/2 - Signs for SS1-13	<ul style="list-style-type: none"> <li>Signs re MCPs / exits</li> </ul>
SS15/2 - Final exits	<ul style="list-style-type: none"> <li>Final exit on to Ghuznee Street</li> </ul>
SS15/3 - Fire separations	<ul style="list-style-type: none"> <li>fire rated doors with seals and door tags (30/30/SM)</li> </ul>
SS15/4 - Exit signage	<ul style="list-style-type: none"> <li>Exit signage above final exits and along escape routes.</li> </ul>
SS15/5 - Smoke separations	<ul style="list-style-type: none"> <li>Smoke seals noted on fire/smoke doors</li> </ul>

## Fire safety

The alarm has manual call points throughout the building with partial smoke and heat detector coverage, mostly in the common areas. The system is monitored. There are domestic smoke alarms in the bedrooms. Although the one tested during this audit worked, these are generally not maintained and any defects due to tampering or battery depletion will not be automatically signaled to the panel and may remain unnoticed for extended periods. Any activation of the smoke alarm will generally only be heard by the room's occupant, and the fire will have to spread to an adjacent area with an alarm-connected detector before the rest of the building's occupants are alerted.

There are two ways out form most areas in the building and dead-end portions are less than 10 m. Signage is clear and those that were tested lit up.

The fire separations appear in good order and doors fitted with working self-closers. Some fire doors were missing tags.

## Compliance schedule and building warrant of fitness

The building warrant of fitness (BWoF) was publicly displayed on the wall of the foyer area and had an expiry date of 15/11/2023 meaning it was current.

However, it is noted that the BWoF was issued on 16/05/2023 meaning that it was not issued in accordance with s108(3)(a) of the building act 2004.

The Form 12As issued by independent qualified persons (IQPs) were not sighted.

The specified systems seen during the inspection did not match those contained on the buildings compliance schedule. The following differences were noted:

Compliance schedule	BWoF	Building
NA	NA	Combined Mechanical ventilation to kitchen on 3 <sup>rd</sup> floor
NA	NA	SS3/3 new mag locks/hold open devices installed but not on compliance schedule

## Recommendations

Initial recommendations sent to Wellington City Council on 17 November 2023:

Specified System	Observation	Recommendation
SS 3/3 - Interfaced fire or smoke doors	The compliance schedule for the building did not include the newly installed magnetic locks/hold open devices. MBIE understand that WCC issued a NTF for the work after its latest compliance check.	WCC should continue to work with the building owner to ensure compliance and ensure that the magnetic locks/hold open devices in the building are captured by the compliance schedule.
SS 9 - Mechanical ventilation	Combined mechanical ventilation to kitchen on 3rd floor was sighted during the inspection but does not appear on the compliance schedule.	WCC should work with the building owner to determine the extent, and compliance, of the mechanical ventilation system in the kitchen area that appears to be sharing ducting with the top floor. Additionally, to ensure any mechanical ventilation system is included on the compliance schedule if required.
SS 15/3 - Fire separations	The ground floor laundry area has significant holes in wall linings which lead under the main front stairs.	WCC should work with the owner to establish whether the wall, through which the penetrations have been made, is a fire separation. If it is a fire separation, work with the building owner to remedy the holes and ensure a sound separation. This may be able to be achieved with voluntary compliance. However, if the owner is unwilling to comply, WCC may want to consider using its powers under 116B, 164 and 165 of the Building Act 2004.  Additionally, if the wall is a separation, WCC should work with the building owner to ensure the separation is adequately capture on the compliance schedule.

Additional and modified recommendations to be sent to Wellington City Council:

Specified System	Observation	Recommendation	Change status
SS15/3	As below		

For other organisations (EG FENZ to notify Building Owner) (also sent to WCC):

Some fire doors were missing tags.

## Tenancy compliance

*This accommodation was found to sit outside of the scope of the Residential Tenancies Act 1986 (the RTA)*

This property was found to be clean, well maintained, have good fire detection and protection equipment and would meet most RTA requirements and healthy homes regulations.

Following the Tenancy Compliance and Investigations Team's visit further information was provided to confirm that this property provides emergency accommodation only for Ministry of Social Development clients, this means the premise is exempt from the RTA.

If the property had contained residential tenancies the following issues would need to be addressed:

- An extractor fan in a third-floor bathroom was not working.
- There were no common lounges so each guest room would need to meet the Healthy Homes Standards heating standard. They currently do not meet the heating standard because the electric heaters are free standing and not fixed.

# Aspen Lodge

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	06/09/2023
-----------------	------------

### Contents

Background .....	Error! Bookmark not defined.
Overview .....	Error! Bookmark not defined.
Building .....	Error! Bookmark not defined.
Fire safety systems present in the building .....	Error! Bookmark not defined.
Fire safety overview and observations .....	Error! Bookmark not defined.
Compliance schedule and building warrant of fitness overview and observations	Error! Bookmark not defined.
Recommendations .....	Error! Bookmark not defined.
Tenancy compliance .....	Error! Bookmark not defined.

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three storeys or greater without a sprinkler system.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Queenstown Lakes District Council (QLDC). The building was entered with express permission from the owner and lasted 45 minutes.

**Limitations:** Communal areas (kitchens, dining rooms, and living rooms) of both buildings were inspected, and access was only gained to Rooms 4 and 7 in the front building (both 6-berth) and 11 (2-berth) in the rear building. Apart from domestic smoke alarms, no other fire safety systems were tested during the inspection.

## Building

<b>Name</b>	Aspen Lodge
<b>Address</b>	7 Gorge Rd
<b>City/Town</b>	Queenstown
<b>Owner</b>	Terminus Restaurant and Bar Ltd
<b>Year first constructed</b>	2006
<b>Levels</b>	3 (front building) and 2 (rear building)
<b>Occupancy</b>	47 maximum (according to the CS which only covers the rear building)

## Fire safety

### *Fire safety systems present in the rear building*

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	<ul style="list-style-type: none"><li>Type 4 (MCPs with smoke detection and localised heat detection to wet areas)</li></ul>
Emergency lighting (SS4)	<ul style="list-style-type: none"><li>Internally illuminated exit signs</li></ul>
Signs for SS1-13 (SS14/2)	<ul style="list-style-type: none"><li>Signs re MCPs</li></ul>
Final exits (SS15/2)	<ul style="list-style-type: none"><li>Designated exit doors</li></ul>

Fire separations (SS15/3)	<ul style="list-style-type: none"> <li>Tagged fire doors (-/30/30sm)</li> </ul>
Exit signage (SS15/4)	<ul style="list-style-type: none"> <li>Internally illuminated</li> </ul>

## Fire safety overview and observations

The site consists of 2 buildings. One building only has domestic smoke alarms, the other building has a fire alarm with manual call points and smoke detection. Some detectors were found in incorrect locations. Neither building is monitored. The owner silences and resets the alarm.

There were no obvious issues found with the fire separations.

## Compliance schedule and building warrant of fitness overview and observations

The current building warrant of fitness (BWoF) was displayed on the wall in the reception area of the office on the lower level of the front building. The BWoF expires on 10/08/2024.

The Form 12As issued by the independent qualified persons (IQPs) were sighted and collectively covered all the specified systems and procedures of compliance schedule CS0412.

The specified systems seen during the inspection matched those contained on the Lodge's compliance schedule which currently only covers the rear building.

## Recommendations

Initial recommendations sent to Queenstown Lakes District Council on 9 November 2023:

Specified System	Observation	Recommendation
Multiple specified systems (eg SS2, SS15/2, SS15/4)	The current compliance schedule only covers the rear building. However, the front building is also being used as backpackers' accommodation and has installed specified systems (including Type 1 domestic long-life battery-operated smoke/thermal alarms, final exits, exit signage).	QLDC needs to work with the owner to amend the current compliance schedule to capture the installed specified systems of the front building.
SS15/2 - final exits SS15/3 - fire separations	There were some concerns regarding the external wall-mounted instant water heater located beneath the external timber stair from the upper deck of the rear building as this is a designated egress route which could be compromised by this gas-powered appliance. Also, the fire-rated deck soffit has been	QLDC should review the current escape route with a view to ensure that occupants can safely egress the building via the external timber stair and that any penetrations in the horizontal fire separation are sealed with an appropriate fire-resistant system. QLDC may want to consider its options under building legislation (eg potential breach of section 116B of the Building Act 2004) and engaging with the building owner to seek voluntarily remediation.

Specified System	Observation	Recommendation
	compromised by an unsealed pipe penetration in the vicinity of this instant water heater.	

Additional and modified recommendations to be sent to Queenstown Lakes District Council

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

For other organisations (EG FENZ to notify Building Owner):

The building with domestic smoke alarms should have a fire alarm with smoke detection throughout the building. The fire alarm in the other building should be inspected to ensure all devices in proper locations and functioning properly.

Both alarms should be monitored. The monitoring company should arrange the IQP to be called out upon alarm activation or defect to rectify any issues.

The owner should not silence and reset the alarm.

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found - education provided*

Aspen Lodge is a well-maintained property. They have long term and short-term guests stay at the property. After the visit by TCIT the property manager corrected faults with a down pipe and installed new heaters. They took advice from Fire and Emergency New Zealand and ordered wireless smoke detectors for the front building. They have supplied new boarding house agreements with all details filled in. The property has multiple shared living areas, one of which has a fireplace. Others have had heating installed but still may not meet healthy home standards. Education on healthy home heating standards and the requirements to meet them and completing tenancy agreement correctly was provided.

# Laneway Backpackers

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	30/08/2023
-----------------	------------

### Contents

Background ..... **Error! Bookmark not defined.**

Overview ..... **Error! Bookmark not defined.**

Building ..... **Error! Bookmark not defined.**

Fire safety systems present in the building ..... 1

Fire safety..... **Error! Bookmark not defined.**

Compliance schedule and building warrant of fitness..... 3

Recommendations ..... 3

Tenancy compliance ..... 3

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

Scope: Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

Purpose: to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

Method: The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Wellington council. The building was entered with express permission from the owner and lasted 1.5 hours.

Limitations: The inspection team could not gain access to the whole building. The inspection only took place within the first floor and foyer area of the building only. Level one is where the boarding house is located. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	Laneway Backpackers
<b>Address</b>	107 Manners Street
<b>City</b>	Wellington
<b>Owner</b>	The Wellington Company
<b>Year first constructed</b>	
<b>Levels</b>	8
<b>Occupancy</b>	471

## Fire safety

### *Fire safety systems present in the building*

<b>System</b>	<b>Description</b>
SS2- Emergency warning system	<ul style="list-style-type: none"><li>Type 4 alarm system throughout the building, Heat detectors in kitchen and bath rooms, MCP's ,</li></ul>

SS3/1 - Automatic doors	<ul style="list-style-type: none"> <li>• Access control to enter the building, the ground floor areas</li> </ul>
SS3/2- Access controlled doors	<ul style="list-style-type: none"> <li>• Same as SS 3/2</li> </ul>
SS3/3 - Interfaced fire or smoke doors	<ul style="list-style-type: none"> <li>• SS3/3 new mag locks/hold open devices installed but not on compliance schedule on site or BWoF</li> </ul>
SS4 - Emergency lighting	<ul style="list-style-type: none"> <li>• Illuminated self-contained exit signs / spitfire units</li> </ul>
SS6 - Riser mains	<ul style="list-style-type: none"> <li>• Hydrant Riser main is present in the stairwell</li> </ul>
SS9 - Mechanical ventilation	<ul style="list-style-type: none"> <li>• Throughout the building</li> </ul>
SS13 - Smoke Control	<ul style="list-style-type: none"> <li>• Smoke control units notes in first floor corridors</li> </ul>
SS14/2 - Signs for SS1-13	<ul style="list-style-type: none"> <li>• Signs re MCPs / lifts / fire doors</li> </ul>
SS15/2 - Final exits	<ul style="list-style-type: none"> <li>• Designated exit doors</li> </ul>
SS15/3 - Fire separations	<ul style="list-style-type: none"> <li>• Tagged fire doors as required</li> </ul>
SS15/4 - Exit signage	<ul style="list-style-type: none"> <li>• Signage to self-contained illuminated fittings</li> </ul>
SS15/5 - Smoke separations	<ul style="list-style-type: none"> <li>• Fire doors sighted were tagged (-/45/30 SM)</li> </ul>

## Fire safety

The retail shops on the ground level is protected by heat detectors and manual call points. The upper levels have smoke detection and manual call points throughout, including in the bedrooms. The alarm is monitored. It is not a Type 5 for the boarding house area of the building, it may have Type 5 features in the area with apartment units which was out of scope for this audit.

The means of escape is clear and well-signed, and there are two ways out from most areas.

There were some unprotected penetrations found but as it is difficult to determine which separations are fire rated, they may or may not be compliant. Some doors had locks removed and the gaps left behind will need to be addressed. Most doors have self-closers.

The building has a charged hydrant which appears in good order.

## Compliance schedule and building warrant of fitness

The building warrant of fitness (BWoF) was publicly displayed on the wall of the foyer and was dated 25/09/2023 meaning it was current.

The Form 12As issued by independent qualified persons (IQPs) were not sighted.

The specified systems seen during the inspection did not match those contained on the buildings compliance schedule. The following differences were noted:

Specified System	Compliance schedule	BWoF	Building
Interfaced fire or smoke doors (SS3/3)	The CS viewed onsite did not include SS3/3 however the CS provided by WCC before the inspection does include it.  Unsure if the building owner has a copy of this.	NA	SS3/3 new mag locks/hold open devices installed but not on compliance schedule

## Recommendations

Initial recommendations sent to Wellington City Council on 17 November 2023:

Specified System	Observation	Recommendation
SS3/3 – automatic or electromagnetic doors or windows	The compliance schedule for the building did not include the installed newly installed magnetic locks/hold open devices	WCC should work with the building owner to ensure the new hardware is appropriate for the installation, any required approval has been obtained (eg building consent) and ensure that the magnetic locks/hold open devices in the building are captured by the compliance schedule.

Additional and modified recommendations to be sent to Wellington City Council:

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found - this case is currently open*

This property has been found to be running a mixed used model offering a combination of short-stay accommodation and longer-term residential tenancies. The Tenancy Compliance team is currently working with the operator to ensure compliance.

Environment	This property was found to be maintained, reasonably clean and tidy and have house rules displayed.
Health and Safety	This property was found to meet general requirements relating to health and safety with some small improvements that could be made including unlocking a paraplegic toilet.
Fire Safety	Fire safety was found to be compliant with the RTA.
Healthy Homes Standards	<p>Heating, draught stopping, moisture ingress and ventilation standards were met at the time of Tenancy Compliance's visit to the premises.</p> <p>Insulation was not required due to there being levels above and below the accommodation. The premise was centrally heated and appeared to be adequately warm.</p> <p>Some work was needed to meet the drainage standard as rubbish needed to be cleared from the gutters.</p>

# Plum Lodge

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	19 September 2023
-----------------	-------------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 2
- Fire safety overview and observations ..... 3
- Compliance schedule and building warrant of fitness overview and observations ..... 3
- Recommendations ..... 4
- Tenancy compliance ..... 6

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ). The building was entered with express permission from the owner and lasted 1.5 hours.

**Limitations:** The inspection team could not gain access to any furnished bedrooms as these were all occupied. One bedroom was unoccupied, however this had been fire damaged and was in the process of being relined. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	Plum Lodge
<b>Address</b>	77 Bond Street Kingsland
<b>City</b>	Auckland
<b>Owner</b>	Bond Street Lodge Limited
<b>Year first constructed</b>	Unknown
<b>Levels</b>	4 – Boarding house occupied levels 1-3, fire exit was below building via stairwell. Owners flat was also below level 1.
<b>Occupancy</b>	TBC

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	Appears to be Type 4 emergency warning system located throughout the building – as no access could be obtained to the bedrooms, this was unable to be confirmed.
Emergency lighting (SS4)	Various through building in escape routes
Signs for SS1-13 (SS14/2)	SS 2/1: Signage showing how to operate a fire alarm call point SS 3/2: Sign showing automatic closing fire or smoke doors – a sign that the door must be kept closed is on every fire door in the house

Final exits (SS15/2)	Single designated means of escape via carpark beneath building. Lever handle free egress with snip lock
Fire Separations (SS15/3)	Various – 30 minute tagged fire doors. Fire rated concrete floors.
Exit signage (SS15/4)	Exit signage throughout exit route (excluding common lounges – refer below)
Smoke Separations (SS15/5)	Smoke stop doors

## Fire safety overview and observations

FENZ undertook an inspection of this building on 30 May 2023 and found various issues onsite.

Their inspection showed the alarm panel rigged with what they considered a ‘non-compliant’ resistor to isolate basement terminals. This may have been corrected by the September audit, however there was no access to the panel during this time to confirm this. The alarm is not monitored. There are instructions in permanent marker on the panel where to find the panel key and how to reset and silence the alarm.

There is a single means of escape from the upper levels containing the boarding house. This means of escape is compromised due to issues with the fire separations, including fire doors missing, not closing properly or being damaged. There are numerous unprotected service penetrations, and combustibles and obstructions (mattresses, furniture) in the means of escape.

The shared lounge areas had no SS15/4 signage in place. Lack of signage in these areas could hinder occupants exit in an emergency.

## Compliance schedule and building warrant of fitness overview and observations

A copy of the building warrant of fitness (BWoF) was not publicly displayed in a place in the building to which users of the building have ready access. Instead, it was displayed in the owners office, and would not have been possible for a building user to view adequately.

The BWoF was issued 21 December 2022 meaning that it was current. However, the displayed BWoF noted that “The inspection, maintenance & reporting procedure of the compliance schedule for the above building have been fully complied with during the *1 month* prior to the date stated below”

This change from “12 months” to “1 month” would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.

It is also noted that the BWoF includes other changes from the regulated Form 12 (eg occupancy is not recorded).

The compliance schedule (CS) did not comply with Section 103 of the Building Act 2004 as it did not contain any of the following:

- description of each of the specified systems covered by the compliance schedule, including a statement of the type and (if known) make of each specified system
- the performance standards for the specified systems
- the inspection, maintenance, and reporting procedures to be followed by independently qualified persons or other persons in respect of the specified systems.

If a compliance schedule does not detail the required procedures, it is not possible for the statement in both the Form 12A and the Form 12 (that all the procedures have been carried out) to be legitimately signed. In addition, in relation to lack of system descriptions, an IQP unfamiliar with the building could have difficulty confirming the extent and location of the specified systems impeding the ability for them to ensure the procedures are carried out completely and effectively.

The Form 12As issued by independent qualified persons (IQPs) were sighted and collectively covered all the specified systems of the compliance schedule from December 2022.

The specified systems seen during the inspection matched those contained on the buildings compliance schedule and BWoF.

## Recommendations

Sent to Auckland Council on 14 November 2023:

Specified System	Observation	Recommendation
BWoF	A copy of the BWoF was only found in the owners' office, meaning that it was not publicly displayed in a place in the building to which users of the building have ready access.	AC should engage with and educate the building owner of their obligations under Section 108(4) of the Building Act 2004.
BWoF	The displayed BWoF stated that: "The inspection, maintenance, and reporting procedures of the compliance schedule for the building above have been fully complied with during the <i>1 month</i> prior to the date stated below"  This change from "12 months" to "1 month" would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.	AC should contact the building owner to establish why the BWoF does not cover a full 12 months compliance, ensure any BWoF that does not comply with the legislative requirements is not displayed and ensure the owner is on track to providing a valid BWoF where possible.  In general, AC should consider the requirements under Section 108 of the Building Act 2004 and have a process in place to follow up with a building owner when they fail to supply or display a BWoF in accordance with S108(3)(b).
SS15/3 – Fire Separations	Between the entrance lobby and the office reception area a fire/ smoke separation has been removed at some stage during the building's life. Due to this removed	Fire and Emergency New Zealand (FENZ) have issued a dangerous building recommendation to AC.

Specified System	Observation	Recommendation
	<p>separation, it is highly likely the stairwell (vertical escape path) could become an irrespirable atmosphere quickly, making it unusable in the event of a fire on the ground floor.</p> <p>There are various fire separations throughout which appear unsealed or inappropriately sealed.</p>	<p>AC should consider the recommendations in this report and action them appropriately.</p>
SS15/4 – Signs	<p>The common lounges included no signage indicating to occupants the direction of escape from the room.</p>	<p>AC should review the property files to see whether past building consents or similar approvals required final exit signs and directional egress signs to be installed in the locations where they are missing. If the property file does not help in this respect, AC should assess whether the current lack of signage is causing a breach of section 116B of the Building Act 2004.</p> <p>In any case, AC should work with the owner to discuss the benefits of adding such signage.</p>
<p><b>General observation applying to the compliance schedule</b></p>	<p>The compliance schedule did not comply with Section 103 of the Building Act 2004. Under S103(1) a compliance schedule must:</p> <p><i>(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</i></p> <p><i>(b) state the performance standards for the specified systems; and</i></p> <p><i>(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.</i></p> <p>If a compliance schedule does not detail the required procedures, it is not possible for the statement in both the Form 12A and the Form 12 (that all the procedures have been carried out) to be legitimately signed. In addition, in relation to lack of system descriptions, an IQP unfamiliar with the building could</p>	<p>This observation and associated recommendations are captured by the ongoing follow-up process from AC TA Assessment carried out in 2022.</p>

Specified System	Observation	Recommendation
	have difficulty confirming the extent and location of the specified systems impeding the ability for them to ensure the procedures are carried out completely and effectively.	

Additional and modified recommendations to be sent to Auckland Council

Specified System	Observation	Recommendation	Change status
	NA	<b><i>No additional recommendations for this building</i></b>	<i>Eg 'new' 'modified' 'removed'</i>

## Tenancy compliance

*Tenancy assessment outcome: The case will be moved from General Assessment to Investigation.*

Multiple breaches of the Residential Tenancies Act were found during our site visit which will require further action, likely via an Improvement Notice. This was discussed with the owner/operator during the visit, and he indicated that he was willing to comply.

The boarding house does not meet the Healthy Homes heating standard, at minimum it will require a full Healthy Homes assessment to show where the property might be exempt. No Healthy Homes statement is provided to the tenants.

Maintenance is required in bathrooms to clean vents, remove mould (possibly paint mould affected areas as well), and repair any holes. The holes that need repairing, need to be repaired in line with fire safety standards.

The Tenancy Agreement needs to be reviewed and fully updated, there were also possible breaches of 17A requiring letting fee, and 18A security required.

The Boarding House rules were not displayed. There was no Fire Evacuation plan, the plan was sitting with FENZ to approve.

# The COH

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	13 September 2023
-----------------	-------------------

### Contents

Background .....	2
Overview .....	2
Building .....	2
Fire safety systems present in the building .....	2
Fire safety overview and observations .....	3
Compliance schedule and building warrant of fitness overview and observations .....	3
Recommendations .....	4
Tenancy compliance .....	5

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ). The building was entered with express permission from the owner and lasted 1 hour.

**Limitations:** The inspection team could not gain access to any bedrooms. The inspection took place within all common areas. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	The COH
<b>Address</b>	124 Symonds Street, Grafton
<b>City</b>	Auckland
<b>Owner</b>	Spence Group Limited
<b>Year first constructed</b>	1972
<b>Levels</b>	3
<b>Occupancy</b>	44 (22 double bedrooms)

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
SS2 Emergency warning system	Type 5: Type 4 smoke detection system for sleeping accommodation areas. Smoke detectors do not sound a general alarm or call the fire brigade, but sound a “hush”-able local alarm and alert building management. Heat detectors or sprinklers in the same areas sound a general alarm and call the fire brigade.
SS4 Emergency lighting system	Thorn Leopard LED3 and Mirage Plus Exit signs - Corridors upstairs, stairwell, entrance foyer, lounge, kitchen and rumpus room and above every door on the safe path exit route

SS 14/2 Signs relating to specified systems 1–13	<ul style="list-style-type: none"> <li>SS 2/1: Sign showing how to operate a fire alarm call point – 1 in entrance foyer and 1 at the beginning of each corridor on level 2 and 3</li> <li>SS 3/2: Sign showing and automatic closing fire or smoke door – a sign that the door must be kept closed is on every fire door in the house</li> </ul>
SS 15/2 Final exits	Single means of escape via front door. Lever handle free egress.
SS 15/3 Fire separations	Various – FRR -/60/60 tagged fire doors, windows. Fire rated walls/floors.
SS 15/4 Signs for communicating information to facilitate evacuation	Exit signage above all doors in exit routes
SS 15/5 Smoke separations	<ul style="list-style-type: none"> <li>Walls forming a protected path in a building</li> <li>Smoke stop door</li> <li>Smoke cell</li> </ul>

## Fire safety overview and observations

This building appeared in very good condition with a proactive manager and owner ensuring systems were well maintained.

The building has a Type 5 fire alarm system with hush buttons in the bedrooms. The alarm is monitored.

The fire separations appeared in order, although it was noted that the mechanical ventilation ducts into bedrooms may be unprotected penetrations. This could not be verified on site.

Fire doors are tagged and rated, and the self-closers were working.

The building has two means of escape which appeared unobstructed and well signed.

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the wall of the foyer and was issued 09 January 2023 meaning it was current. However, the displayed BWoF noted that “The inspection, maintenance & reporting procedure of the compliance schedule for the above building have been fully complied with during the *1 month* prior to the date stated below”

This change from “12 months” to “1 month” would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.

It is also noted that the BWoF has differences from the regulated Form 12 (eg occupancy is not recorded).

The Form 12 states that the compliance schedule and records are kept at 124 Terry Street, Blockhouse Bay. This is the location of the owners lead IQP, rather than onsite, as such, the current IQP records were not able to be viewed. There were numerous reports available on site issued by independent qualified persons (IQPs) which were sighted and collectively covered all the specified systems and procedures of the compliance schedule for the two years prior to the current lead IQP being engaged in late 2022.

The specified systems seen during the inspection matched those contained on the buildings compliance schedule and BWoF.

## Recommendations

Sent to Auckland Council on 14 November 2023:

Specified System	Observation	Recommendation
BWoF	<p>The displayed BWoF stated that: “The inspection, maintenance, and reporting procedures of the compliance schedule for the building above have been fully complied with during the <i>1 month</i> prior to the date stated below”</p> <p>This change from “12 months” to “1 month” would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.</p> <p>It is also noted that the BWoF includes other changes from the regulated Form 12 (eg occupancy is not recorded).</p>	<p>AC should contact the building owner to establish why the BWoF does not cover a full 12 months compliance, ensure any BWoF that does not comply with the legislative requirements is not displayed and ensure the owner is on track to providing a valid BWoF where possible.</p> <p>In general, AC should consider the requirements under Section 108 of the Building Act 2004 and have a process in place to follow up with a building owner when they fail to supply or display a BWoF in accordance with S108(3)(b).</p>
SS15/3 – Fire separations	<p>It could not be verified that fire separations for the fresh air system or the extractor for the kitchen meet their performance requirements.</p> <p>The damper for the fresh are units are situated some distance from the wall and there are no passive fire identification labels against the wall (we did not have access into the rooms to see the other side).</p> <p>The kitchen extractors have no identification of passive fire separation; however this may be above the gib ceiling in the roof void.</p>	<p>AC should work with the building owner to determine whether the walls are fire separations and ensure specified systems are installed and operating as required by their relevant performance standards. The compliance schedule should be reviewed to ensure it covers all specified systems in the building and that these are adequately described with locations indicated where possible.</p>

Additional and modified recommendations to be sent to Auckland Council

Specified System	Observation	Recommendation	Change status
	NA	<b><i>No additional recommendations for this building</i></b>	<i>Eg 'new' 'modified' 'removed'</i>

## Tenancy compliance

*Tenancy compliance outcome: No further action is required.*

The boarding house has been tenanted following a full renovation in 2019, which included a change of use from an office building.

The visual assessment showed that the property is well maintained and has adequate means of heating/cooling and ventilation and showed no signs of non-compliance with Healthy Homes Standards. The property has an Automatic or Manual emergency warning system for fire.

The two breaches identified during the visit were minor and were dealt with verbally at the time. The approved fire evacuation scheme and the house rules were not displayed. The property manager/business owner said he would post the signage immediately.

# The Station Backpackers

## Boarding House Fire Safety and Landlord Compliance Report

<b>Inspection date</b>	<b>11 September 2023</b>
------------------------	--------------------------

### Contents

Background .....	2
Overview .....	2
Building .....	2
Fire safety systems present in the building .....	2
Fire safety overview and observations .....	3
Compliance schedule and building warrant of fitness overview and observations .....	3
Recommendations .....	4
Tenancy compliance .....	8

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Auckland Council. The building was entered with express permission from the owner and lasted 1.75 hours.

**Limitations:** The inspection team did not access level 7 as this was undergoing renovations and was generally deemed as out of scope as it was untenanted. Level 6 was also undergoing renovations, and has no boarding house occupants, however was briefly viewed. Although it is noted that there appeared to be free and unrestricted access by building occupants to levels 6 and 7 which could be of concern. Exterior fire escapes were not tested. Access was granted to two bedrooms – 107 and 206. No fire safety systems were tested during the inspection.

## Building

<b>Name</b>	The Station Backpackers
<b>Address</b>	131 Beach Road, Auckland Central
<b>City</b>	Auckland
<b>Owner</b>	Beach Road Hotel Limited
<b>Year first constructed</b>	Unknown – circa 1900
<b>Levels</b>	Seven
<b>Occupancy</b>	Unknown

## Fire safety systems present in the building

System	Description
SS 2 Automatic or manual emergency warning systems for fire	<ul style="list-style-type: none"><li>Type 3 run from Conventional Panel, with AA panel running supplementary smoke detectors in rooms.</li><li>Type 1 domestic in level 1 kitchen (9-volt battery)</li></ul>
SS3/2 Access Controlled Doors	<ul style="list-style-type: none"><li>Ground Floor front door</li><li>Level 6 – entrance from stairwell/lift to main floor</li></ul>
SS3/3 Interfaced Fire/Smoke Doors	<ul style="list-style-type: none"><li>Stairwell between G and 1</li><li>Levels 2 to 5 hallways</li></ul>

SS4 Emergency Lighting	<ul style="list-style-type: none"> <li>• Illuminated Exit Signs (level 5)</li> <li>• Emergency lighting throughout – dedicated circuit</li> </ul>
SS6 Riser Main	<ul style="list-style-type: none"> <li>• Charged riser as noted on 12a (although level 6 notes that it is a wet riser)</li> </ul>
SS13/3 Smoke Curtain	<ul style="list-style-type: none"> <li>• Ground floor outside lift shaft (no signage)</li> </ul>
SS14/2 Signs for SS1-13	<ul style="list-style-type: none"> <li>• Various</li> </ul>
SS15/2 Final exits	<ul style="list-style-type: none"> <li>• Designated exit doors</li> </ul>
SS15/3 Fire Separations	<ul style="list-style-type: none"> <li>• Concrete floor/ceilings Between levels</li> <li>• Fire doors (various)</li> </ul>
SS15/4 Exit signage	<ul style="list-style-type: none"> <li>• Non-illuminated throughout</li> <li>• Illuminated in places on level 5</li> </ul>
SS15/5 Smoke Separations	<ul style="list-style-type: none"> <li>• Various (locations not confirmed)</li> <li>• Smoke doors (various)</li> </ul>

## Fire safety overview and observations

The fire alarm has heat detection throughout. There is local sounding smoke detection only in the bedrooms. These are run off a separate alarm panel. When a smoke detector is activated, it gives a local alarm only and sends a defect signal to the IQP. Sometimes the IQP instructs the manager how to reset the alarm over the phone. While the system has benefits over domestic smoke alarms, it still may cause issues. As the building is not fully covered with smoke detectors, the alarm may not activate for smoldering fires (with little heat production) until the smoke enters each individual bedroom. This may limit the time occupants have to escape.

One detector was found covered by newspaper.

On the escape route some doors were found with deadbolts engaged. Although these were unlocked on request, there is no guarantee these will remain unlocked. Some escape routes lead to unstable metal platforms showing significant rust. The signage was clear and exit signs lit up when tested.

There are multiple unsealed slab penetrations in the basement. Other penetrations were found with more wires/cables than the applied fire stopping was rated for. The floors and stairwell appeared fire rated, but only one door was tagged as fire door. One smoke control door did not close properly. One fire door found with a broken jamb. Many smoke doors' intumescent strips are damaged. Many doors have been altered but it is difficult to determine whether these should be rated.

The building hydrant has some outlets which are difficult to access.

The smoke control mentioned on the compliance schedule was not assessed as it was unclear where this was located and what the performance requirements are.

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the wall of the entrance foyer, to the left of the reception desk and was issued 27 July 2021 meaning it was not current. Additionally, the displayed BWoF noted that "The inspection, maintenance, and reporting procedures of the compliance

schedule for the building above have been fully complied with during the 1 month prior to the date stated below”

This change from “12 months” to “1 month” would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.

Several Form 12As issued by independent qualified persons (IQPs) were sighted. However, not all specified systems seen within the building were covered by a 12A.

The specified systems seen during the inspection generally matched those contained on the buildings compliance schedule and BWoF. However, the compliance schedule did not include the following information as required by Section 103 of the building act 2004:

- description of each of the specified systems covered by the compliance schedule, including a statement of the type and (if known) make of each specified system
- the performance standards for the specified systems
- the inspection, maintenance, and reporting procedures to be followed by independently qualified persons or other persons in respect of the specified systems.

Due to the missing required detail on the compliance schedule, it would be impossible for the IQP’s to issue a legitimate Form 12a verifying that the appropriate inspection, maintenance, and reporting procedures of the compliance schedule have been fully complied with.

Although it was out of scope of this operation, it was noted that the following specified systems appeared to not be functioning at the time of the inspection:

- Passenger Lift – sign stated ground level is temporary closed. Doors did not open at ground level. Door sensor also appeared inoperable
- Service Lift – not operating. Appeared to be in this condition for some time.

## Recommendations

Initial recommendations sent to Auckland Council on 14 November 2023:

Specified System	Observation	Recommendation
BWoF	The displayed building warrant of fitness (BWof) expired on 27 July 2022 over 12 months before our inspection took place.	Auckland Council (AC) should contact the building owner to establish why the building doesn’t have a current BWof and ensure they are on track to providing one where possible.  In general, AC should consider the requirements under Section 108 of the Building Act 2004 and have a process in place to follow up with a building owner when they fail to supply and/or display the BWof in accordance with section 108.

Specified System	Observation	Recommendation
BWoF	<p>The displayed BWoF stated that:            “The inspection, maintenance, and reporting procedures of the compliance schedule for the building above have been fully complied with during the <i>1 month</i> prior to the date stated below”</p> <p>This change from “12 months” to “1 month” would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.</p>	<p>AC should contact the building owner to establish why the BWoF does not cover a full 12 months compliance, ensure any BWoF that does not comply with the legislative requirements is not displayed and ensure the owner is on track to providing a valid BWoF where possible.</p>
SS2 – Automatic or Manual emergency warning systems	<p>Due to lack of detail on the compliance schedule, we were unable to confirm what the performance standard of the installed system should have been, however the following observations were noted:</p> <ul style="list-style-type: none"> <li>• it appears some areas have had modifications to detectors at different times which impacts the systems compliance with NZS4512</li> <li>• at least one detector has been covered.</li> </ul>	<p>AC should work with the owner to establish the performance standards for the installed system and ensure it is operating as required by that standard.</p> <p>AC may want to consider whether the current state of emergency warning systems is causing a breach of section 116B of the Building Act 2004.</p>
S8/1 – Passenger carrying lifts	<p>At the time of the inspection, the lift did not access the ground floor. There was a sign in place advising this. Additionally, the door sensor appeared inoperable, which could cause injury to passengers.</p> <p>Due to the expired BWoF and lack of inspection records onsite, we were unable to confirm if maintenance of this system was being carried out and if this was a temporary issue.</p>	<p>AC should work with the building owner to ensure specified systems are operating as required by their relevant performance standards.</p>
SS8/2 – Platform, low-speed and service lifts	<p>The platform lift lobbies were in a state of disrepair. It appeared that the lift had been inoperable for a long time.</p>	<p>AC should work with the building owner to ensure specified systems are operating as required by their relevant performance standards.</p>

Specified System	Observation	Recommendation
	<p>Due to the expired BWoF and lack of inspection records onsite, we were unable to confirm if maintenance of this system was being carried out, although it was unlikely due to the condition</p>	
<p>SS15/2 – Final exits</p>	<p>Multiple issues with final exits:</p> <ul style="list-style-type: none"> <li>• some exits led to metal platforms with significant rust and did not feel stable to walk on</li> <li>• two exits located locked with dead locks, one on untenanted floor but active construction works happening.</li> </ul> <p>Due to the expired BWoF and lack of inspection records onsite, we were unable to confirm if maintenance of this system was being carried out, although it was unlikely due to the condition of some exits.</p>	<p>AC should review the current escape routes with a view to ensure that occupants can safely egress the building. This may involve engaging with the building owner to seek voluntarily remediation and if unsuccessful, AC may want to explore its options under building legislation (eg potential breach of section 116B of the Building Act 2004).</p>
<p>SS15/3 – Fire separations</p> <p>SS15/5 – Smoke separations</p>	<p>The compliance schedule did not state the locations of fire/ smoke separations. However, some appeared to be between floors and surrounding the stairwell where the following was observed:</p> <ul style="list-style-type: none"> <li>• there were multiple unsealed penetrations through floor/ ceiling separations</li> <li>• some penetrations within the building had been recently fire rated. However, non-compliant solutions had been used, eg. Protecta FR Putty cord, has a maximum cable bundle diameter of 50mm, but has been used in locations exceeding this diameter</li> <li>• no fire/ smoke doors had compliant tags on the door and jamb (noting that many of these doors would have been last</li> </ul>	<p>AC should work with the building owner to ensure specified systems are installed and operating as required by their relevant performance standards. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.</p>

Specified System	Observation	Recommendation
	<p>modified prior to the introduction of NZS 4232)</p> <ul style="list-style-type: none"> <li>• ground floor fire door had damaged jamb</li> <li>• at least one fire door has been modified and no intumescent strip installed</li> <li>• multiple stairway doors have damage to intumescent strips</li> <li>• the smoke control door for the lobby was obstructed by a computer screen, and when tested did not close completely</li> <li>• multiple rooms have modified doors, unknown if rooms are smoke or fire separations</li> <li>• multiple room doors have visible gaps between door and jamb or between jamb and framing. This could compromise the escape path in the event of fire. It is unknown if the rooms are smoke/fire separations.</li> </ul>	
<p><b>General observation applying to the compliance schedule</b></p>	<p>The compliance schedule did not comply with Section 103 of the Building Act 2004. Under S103(1) a compliance schedule must:</p> <p><i>(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</i></p> <p><i>(b) state the performance standards for the specified systems; and</i></p> <p><i>(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.</i></p> <p>If a compliance schedule does not detail the required procedures, it is not possible for the statement in both the Form 12A and the Form 12 (that all the procedures have been carried out) to be legitimately signed. In addition, in relation to lack of system descriptions, an IQP</p>	<p>This observation and associated recommendations are captured by the ongoing follow-up process from AC TA Assessment carried out in 2022.</p>

Specified System	Observation	Recommendation
	unfamiliar with the building could have difficulty confirming the extent and location of the specified systems impeding the ability for them to ensure the procedures are carried out completely and effectively.	

Additional and modified recommendations to be sent to Auckland Council

Specified System	Observation	Recommendation	Change status
	NA	<b><i>No additional recommendations for this building</i></b>	<i>Eg 'new' 'modified' 'removed'</i>

## Tenancy compliance

*Non-compliance found – case is progressing to investigation*

A high volume of breaches of the Residential Tenancies Act were uncovered during the site visit. These ranged between administrative, attempting to contract out of legislation, and physical issues. The lack of Building Warrant of Fitness and FENZ information available to TCIT at the time of assessment, meant that it was not possible to know if the smoke detection system, and ventilation system/s were in working order. There was no source of heating whatsoever through the property. Also of concern is the lack of any bonds lodged for the property, and the fact that four weeks bond is taken from the tenants.

# Lion Lodge

## Boarding House Fire Safety and Landlord Compliance Report

<b>Inspection date</b>	<b>19 September 2023</b>
------------------------	--------------------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 2
- Fire safety overview and observations ..... 3
- Compliance schedule and building warrant of fitness overview and observations ..... 3
- Recommendations ..... 4
- Tenancy compliance ..... 5

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Auckland Council. The building was entered with express permission from the owner and lasted 1 hour.

**Limitations:** The inspection team could not gain access to any bedrooms as these were all occupied. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	Lion Lodge
<b>Address</b>	533 Hibiscus Coast Highway, Orewa
<b>City</b>	Auckland
<b>Owner</b>	786 Holdings ANZ Limited
<b>Year first constructed</b>	1969
<b>Levels</b>	3
<b>Occupancy</b>	10

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
SS 2 Automatic or manual emergency warning systems for fire	Type 5 emergency warning system located throughout the building (on the Compliance Schedule)
SS 3/3 Interfaced fire or smoke doors or windows	Magnetic door hold open device on fire door on second floor
SS 4 Emergency lighting systems	Various throughout new part of building in escape routes
SS 14/2 Signs relating to specified systems 1–13	SS 2/1: Signage showing how to operate a fire alarm call point SS 3/2: A sign that the door must be kept closed is on 2 of 3 fire doors in the house

SS 15/2 Final exits	Two designated means of escape. Free egress with snip locks
SS 15/3 Fire separations	FRR -/60/30 minute tagged fire doors (although tags were not attached in all cases) Fire separation between old and new parts of building
SS 15/4 Signs for communicating information to facilitate evacuation	Exit signage throughout exit routes
SS 15/5 Smoke separations	Smoke stop doors

## Fire safety overview and observations

The building is a converted dwelling with an addition to the rear. The original building appears to have been in use as a boarding house since before 1992. The addition was added around 2016.

Although the compliance schedule lists a Type 5, the as-builts show heat detection throughout, with some smoke detectors in common areas directly connected to the panel, and smoke detectors in the bedrooms connected to various apartment modules, which will sound a local alarm only and a defect signal to the main panel. The staircases in the original dwelling and some of the rooms do not appear to have smoke detectors.

There is only one way out for most of the building, but as the building is smaller the travel distance is within reason. Exit lights have only been placed in the addition.

There do not appear to be fire separations in the original section, including between floors. The newer section is fire separated from the existing unit and has a rated staircase. Fire doors are incorrectly tagged (both tags on the jamb) or missing tags.

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the wall of the ground floor lobby in the new part of the building, and was dated 13/08/2023 meaning it was current.

However, the displayed BWoF noted that “The inspection, maintenance & reporting procedures of the compliance schedule for the above building have been fully complied with during the 4 *months* prior to the date stated below”

This change from “12 months” to “4 months” would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.

The Form 12 is also missing details of the Highest fire hazard category for building use as required on the regulated form.

The Form 12As issued by independent qualified persons (IQPs) were sighted and collectively covered all the specified systems and procedures of the compliance schedule.

The specified systems seen during the inspection generally matched those contained on the buildings compliance schedule and BWoF.

The compliance schedule requires reviewing to ensure it reflects the building. The occupancy of the whole building is at least 10 (based on the number of rooms). However, the compliance schedule states the occupancy is four. It appears this occupancy of four relates to the new part of the building only. It was noted that this discrepancy made it difficult for the owner and IQP to effectively understand what parts of the building were covered by the compliance schedule.

## Recommendations

Sent to Auckland Council on 14 November 2023:

Specified System	Observation	Recommendation
Compliance Schedule	The compliance schedule records the building occupancy as four, however the occupancy of the entire building is at least 10 (based on the number of rooms). Four would be the occupancy for the new part of the building which brought about the need for the compliance schedule. It was noted that this discrepancy made it difficult for the owner and IQP to effectively understand what parts of the building were covered by the compliance schedule.	AC should work with the building owner to update the compliance to accurately record the details for the whole building.
BWoF	The displayed BWoF stated that: “The inspection, maintenance, and reporting procedures of the compliance schedule for the building above have been fully complied with during the <i>4 months</i> prior to the date stated below”  This change from “12 months” to “4 months” would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.  It is also noted that the BWoF includes other changes from the regulated Form 12 (eg highest fire hazard category is not recorded).	AC should contact the building owner to establish why the BWoF does not cover a full 12 months compliance, ensure any BWoF that does not comply with the legislative requirements is not displayed and ensure the owner is on track to providing a valid BWoF where possible.  In general, AC should consider the requirements under Section 108 of the Building Act 2004 and have a process in place to follow up with a building owner when they fail to supply or display a BWoF in accordance with S108(3)(b).

Additional and modified recommendations to be sent to Auckland Council

Specified System	Observation	Recommendation	Change status
------------------	-------------	----------------	---------------

SS2	Although the compliance schedule lists a Type 5, the as-builts show heat detection throughout, with some smoke detectors in common areas directly connected to the panel, and smoke detectors in the bedrooms connected to various apartment modules, which will sound a local alarm only and a defect signal to the main panel. The staircases in the original dwelling and some of the rooms do not appear to have smoke detectors.	AC should work with the building owner to ensure that the building has sufficient detection systems throughout.  AC should also work with the building owner to amend the compliance schedule to accurately reflect the system installed within the building.  Clarity around performance standards (and locations) of specified systems will ensure that the building owner and IQP are properly able to maintain them.	New
-----	---	--	-----

## Tenancy compliance

*Tenancy compliance outcome: The case will progress to investigation.*

The boarding house was clean and in a generally good state of repair, with a few minor maintenance issues, it appeared to meet the healthy homes standards from a visual assessment.

There were individual heat pumps in all bedrooms, as the owner stated that the tenants use their bedrooms as their living spaces, rather than convening in a shared space. There was adequate ventilation/extraction in the shared kitchen, and the one shared bathroom that we viewed.

Any fire safety issues or concerns will be highlighted by FENZ and Auckland Council, respectively. Of note, was that there was no fire evacuation plan available, or on display, as required by the Residential Tenancies Act under Section 66I(1)(g).

After the owner/operator was unable to answer some of our questions, such as the status of the insulation, we sat down with him and requested to look at some of his documents. Following the review of one of the tenant's agreements, we identified several breaches that would require further investigation. Of concern, were prohibited transactions under Section 137, such as requiring the tenants to fix their tenancies to one year, and requiring them to give at least two weeks' notice to end their tenancy. Under Section 66I boarding house tenancies cannot be fixed, and tenants are only required to give 48 hours' notice to leave. We also noticed that this tenant was required to keep a shared area clean, which is the landlord's responsibility under the Act.

During the discussion with the owner/operator, he showed a willingness to comply with any notice or direction we issued him moving forward.

# City Garden Lodge

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	22/09/2023
-----------------	------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 2
- Fire safety..... 3
- Compliance schedule and building warrant of fitness..... 3
- Recommendations ..... 4
- Tenancy compliance ..... 5

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system. It is noted that this building is possibly out of scope as the building is only 2 stories in height, as the attic is not accessible and not part of the backpackers.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ). The building was entered with express permission from the owner and lasted 1 hours.

**Limitations:** The inspection team could not gain access to the attic as there is no access. The inspection only took place within common areas. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	City Garden Lodge
<b>Address</b>	25 St George Bay Road, Parnell
<b>City</b>	Auckland
<b>Owner</b>	Ganpati Holdings
<b>Year first constructed</b>	
<b>Levels</b>	2
<b>Occupancy</b>	13

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	<ul style="list-style-type: none"><li>Emergency warning system located throughout the building (manual call points and sounders)</li></ul>
Emergency lighting (SS4)	<ul style="list-style-type: none"><li>Some Emergency lighting located within the building</li></ul>
Signs for SS1-13 (SS14/2)	<ul style="list-style-type: none"><li>Signs re MCPs</li></ul>

Final exits (SS15/2)	<ul style="list-style-type: none"> <li>Final exits on ground level (Noted lock on doors but are not working and in the open position)</li> </ul>
Fire separations (SS15/3)	<ul style="list-style-type: none"> <li>Fire/smoke separation on first floor level, solid core door with seals and tags</li> </ul>
Exit signage (SS15/4)	<ul style="list-style-type: none"> <li>Exit signage above final exits and along escape routes.</li> </ul>
Smoke separations (SS15/5)	<ul style="list-style-type: none"> <li>Smoke seals noted on fire/smoke doors</li> </ul>

## Fire safety overview and observations

The building is in poor condition, and it is a fire safety risk.

The building has a manual fire alarm only. Domestic smoke alarms have been placed in some areas of the building. This is inadequate as the smoke alarms can be subject to tampering and are not maintained. There is a brigade connection. The third-floor attic space is unprotected and a fire there would unlikely be detected until it spread to the other floors.

There are no fire separations within the building, only smoke separations. None of the doors have tags. Various doors do not shut properly.

Two of the three fire escapes (outside stairs and platforms) from the second level are high risk due to rot and inadequate support and poor construction. Doors on the ground floor had faulty locks which may prevent people from getting out.

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the wall of the reception/office (The reception is usually locked) and was dated 29/11/2022 meaning it was current.

The Form 12As issued by independent qualified persons (IQPs) were sighted and collectively covered all the specified systems and procedures of the compliance schedule.

The compliance schedule HCS/93/00899 (WOF20436865) did not comply with Section 103 of the Building Act 2004 as it did not comply with Section 103 of the Building Act 2004.

Under S103(1) a 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.*

If a compliance schedule does not detail the required procedures, it is not possible for the statement in both the Form 12A and the Form 12 (that all the procedures have been carried out) to be legitimately

signed. In addition, in relation to lack of system descriptions, an IQP unfamiliar with the building could have difficulty confirming the extent and location of the specified systems impeding the ability for them to ensure the procedures are carried out completely and effectively.

The specified systems seen during the inspection matched those contained on the buildings compliance schedule HCS/93/00899 (WOF20436865) and BWoF.

## Recommendations

Sent to Auckland Council on 14 November 2023:

Specified System	Observation	Recommendation
SS2 – Automatic or manual emergency warning systems for fire or other dangers	There are significant areas that have little to no protection, including areas only protected by type 1 domestic smoke alarms. No access could be gained to the attic space to check that area for detection.	<p>AC should work with the building owner to ensure that the building has sufficient detection systems throughout.</p> <p>AC should also work with the building owner to amend the compliance schedule including a description (and location) of each specified system found within the building.</p> <p>Clarity around performance standards (and locations) of specified systems will ensure that the building owner and IQP are properly able to maintain them.</p>
SS15/2 – Final exits	<p>The building contains three fire escapes from the second storey. None of them appear to be very safe. The fire escape above the main entry is not in a useable state. The other two have significant structural issues.</p> <p>Two external ground level doors had faulty locks which required remediation.</p> <p>Other issues were also noted with the doors, such as no door handle to the shared bathroom. The door had a piece of worn cloth in place of a door handle, it was in poor condition and if it rips an occupant may not be able to exit the bathroom. Doors to the occupant’s rooms did not close well and may</p>	AC should work with the building owner to ensure that all final exits are safe, structurally sound and that door locking mechanisms are suitable for their relevant locations. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.

Specified System	Observation	Recommendation
	provide very little fire/smoke separation.	

Additional and modified recommendations to be sent to Auckland Council

Specified System	Observation	Recommendation	Change status
			Eg 'new' 'modified' 'removed'

## Tenancy compliance

*Assessment of compliance with the Residential Tenancies Act 1986 is currently ongoing.*

Environment	This property was found to have some maintenance issues; parts of the property were in poor condition and needed painting, deck repairs and patching of holes in walls. The premise was also not reasonably clean and tidy in some areas.
Health and Safety	Assessment of this remains ongoing.
Fire Safety	No fire evacuation procedures were displayed on ground floor. The fire evacuation procedure displayed on the first floor was outdated.
Healthy Homes Standards	Extractor fans in the ground floor and first floor bathrooms were found to be not working. This assessment remains ongoing as further information is needed in relation to the building's insulation.

# Cobham House

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	01/09/2023
-----------------	------------

### Contents

Background ..... **Error! Bookmark not defined.**

Overview ..... **Error! Bookmark not defined.**

Building ..... **Error! Bookmark not defined.**

Fire safety systems present in the building ..... 1

Fire safety..... **Error! Bookmark not defined.**

Compliance schedule and building warrant of fitness..... 2

Recommendations ..... 3

Tenancy compliance ..... 3

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

Scope: Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system. It is noted that this building is possibly out of scope as the building has no common areas for cooking or a lounge.

Purpose: to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

Method: The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Wellington council. The building was entered with express permission from the owner and lasted just over 1 hour.

Limitations: The inspection team could not gain access to any bedrooms. The inspection only took place within hallway and stairwell areas. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	Cobham House
<b>Address</b>	21 Manchester Terrace
<b>City</b>	Wellington
<b>Owner</b>	Manchester Terrace Ltd
<b>Year first constructed</b>	1960
<b>Levels</b>	3
<b>Occupancy</b>	41

## Fire safety

### *Fire safety systems present in the building*

<b>System</b>	<b>Description</b>
SS2 - Emergency warning system	<ul style="list-style-type: none"><li>Type 2 throughout the building with type 1 domestic smoke detectors in bedrooms and corridors</li></ul>

SS4 - Emergency lighting	<ul style="list-style-type: none"> <li>Emergency lighting located within the building</li> </ul>
SS14/2 - Signs for SS1-13	<ul style="list-style-type: none"> <li>Signs re MCPs</li> </ul>
SS15/2 - Final exits	<ul style="list-style-type: none"> <li>final exits on ground level</li> </ul>
SS15/3 - Fire separations	<ul style="list-style-type: none"> <li>Noted fire rated doors tagged with smoke seals (-/60/30 SM)</li> </ul>
SS15/4 - Exit signage	<ul style="list-style-type: none"> <li>Exit signage above final exits and along escape routes.</li> </ul>
SS15/5 - Smoke separations	<ul style="list-style-type: none"> <li>Smoke seals noted on fire/smoke doors</li> </ul>

## Fire safety

The fire alarm has manual call points, although not at every exit. The wires required for alarm monitoring have been cut – this audit did not include a check of building records to determine whether this was approved with a building consent. There are domestic smoke alarms in the corridors and in the bedrooms. Domestic smoke alarms are generally not maintained and any defects due to tampering or battery depletion will not be automatically signaled to the panel and may remain unnoticed for extended periods. Alerting all occupants to a fire in the building depends solely on someone activating a call point.

There is a 20m dead end corridor on levels 1 and 2. The means of escape are clearly indicated.

The fire separations appear in good order. However, the bedroom doors are not fitted with self-closers.

## Compliance schedule and building warrant of fitness

The building warrant of fitness (BWoF) was publicly displayed on the wall of the inside the main entry and was dated 15/03/2024 meaning it was current.

The Form 12As issued by independent qualified persons (IQPs) were not sighted.

The specified systems seen during the inspection matched those contained on the buildings compliance schedule and BWoF.

Note : this building is due to be demolished

## Recommendations

Initial recommendations sent to Wellington City Council on 17 November 2023:

Specified System	Observation	Recommendation
SS 2 - Emergency warning system	Domestic type Smoke detectors were found in some cases to not working or missing.	WCC should work with the building owner to ensure all smoke detectors are in place and working as required. This may be able to be achieved with voluntary compliance. However, if the owner is unwilling to comply, WCC may want to consider using its powers under 116B, 164 and 165 of the Building Act 2004.

Additional and modified recommendations to be sent to Wellington City Council:

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found - this case is currently open*

Environment	<p>This property was found to be maintained with some improvement that could be made relating to cleanliness as there was rubbish in the living area that needed to be removed.</p> <p>House rules were displayed in the kitchen/dining area only, these could be displayed on every level of the premise to help ensure they are observed.</p>
Health and Safety	This property was found to meet general requirements relating to health and safety excluding fire safety.
Fire Safety	<p>The fire alarms in the corridors were more than three metres from each bedroom but evidence was provided following the site visit showing that there are smoke alarms in every bedroom.</p> <p>There were no fire evacuation procedures displayed, this is a breach of the RTA that requires these to be on display at all times.</p>
Healthy Homes Standards	Heating, drainage, draught stopping, moisture ingress and ventilation standards were met at the time of Tenancy Compliance's visit to the premises. There is no shared living room so fixed heaters are provided in every bedroom, these are 2.4 kilowatt heaters that meet the required capacity for each bedroom.



# Esplanade

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	07/09/2023
-----------------	------------

### Contents

Background ..... **Error! Bookmark not defined.**

Overview ..... **Error! Bookmark not defined.**

Building ..... **Error! Bookmark not defined.**

Fire safety systems present in the building ..... **Error! Bookmark not defined.**

Fire safety overview and observations ..... **Error! Bookmark not defined.**

Compliance schedule and building warrant of fitness overview and observations ..... **Error! Bookmark not defined.**

Recommendations ..... 3

Tenancy compliance ..... 4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three storeys or greater without a sprinkler system.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Queenstown Lakes District Council (QLDC). The building was entered with express permission from the owner and lasted an hour.

**Limitations:** Regarding the two-storey building on the street frontage (referred to as the 'front building'), the communal areas were inspected (living, dining, kitchen, gents' bathroom), but access was not gained to any of the bedrooms. The inspection of the other two-storey building (referred to as the 'rear building') was limited to the corridor and kitchen only (ie no access was gained to any of the bedrooms). No fire safety systems (eg emergency warning systems) were tested during the inspection apart from some domestic smoke alarms and emergency lighting.

It is noted that this building was out of scope of Operation Magazine as it was not a 3-storey building.

## Building

<b>Name</b>	Esplanade
<b>Address</b>	31 Frankton Rd
<b>City</b>	Queenstown
<b>Owner</b>	Millennium and Copthorne Hotels NZ Ltd
<b>Year first constructed</b>	1950
<b>Levels</b>	2 buildings each with 2 levels (currently CS only covers the front building)
<b>Occupancy</b>	57 maximum (to accommodate staff from three nearby hotels)

## Fire safety systems present in the front building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	<ul style="list-style-type: none"><li>Listed as Type 2 on CS but identified as old Type 1 bell and battery system with additional domestic smoke alarms in reception, bedrooms and stairwells</li></ul>
Emergency lighting (SS4)	<ul style="list-style-type: none"><li>Dedicated emergency luminaires and internally illuminated exit signs</li></ul>

Signs for SS1-13 (SS14/2)	<ul style="list-style-type: none"> <li>• Signs re MCPs</li> </ul>
Final exits (SS15/2)	<ul style="list-style-type: none"> <li>• Designated exit doors</li> </ul>
Exit signage (SS15/4)	<ul style="list-style-type: none"> <li>• Internally illuminated and non-internally illuminated signage</li> </ul>
Smoke Separations (SS15/5)	<ul style="list-style-type: none"> <li>• Old Georgian-wired glazed doors with brush seals – located at bottom of internal stairs</li> </ul>

## Fire safety overview and observations

The building audited has an occupant load of 5.

The fire alarm is not monitored and consists of manual call points only with no smoke or heat detectors. The system is very old, the sounder is a bell. Domestic smoke alarms are installed in sleeping areas. Due to the low bed count this is acceptable although it is unclear whether there is a robust testing and maintenance regime for the smoke alarms – generally the IQP will not look after these.

The means of escape is clear and properly signed. There are no apparent issues with the fire separations.

## Compliance schedule and building warrant of fitness overview and observations

The current building warrant of fitness (BWoF) was publicly displayed on the wall of the reception area of the front building. The BWoF expires 01/07/2024.

The Form 12As issued by independent qualified persons (IQPs) were sighted and did not collectively cover all the specified systems and procedures of compliance schedule CS0093. The 12A for SS15/5 (smoke separations) was missing.

The specified systems seen during the inspection matched those contained on the building's compliance schedule and BWoF, however, CS0093 currently only covers the front building.

## Recommendations

Initial recommendations sent to Queenstown Lakes District Council on 9 November 2023:

Specified System	Observation	Recommendation
SS2 – Automatic or manual emergency warning systems	The rear building is not currently covered by CS0093. Several specified systems were sighted SS2 (general sounding Type 2 manual fire alarm and domestic smoke alarms), SS4 (emergency lighting), SS14/2 (signs to MCPs), SS15/2 (final exits) and SS15/4 (exit signage).	QLDC needs to work with the owner to amend the current compliance schedule to capture these specified systems.

Specified System	Observation	Recommendation
SS15/5 - smoke separations	12A not sighted for SS15/5.	QLDC should review documentation to confirm 12A has been received for SS15/5 (smoke separations).
SS2 – Automatic or manual emergency warning systems	No alarm system was present in the front building communal dining/kitchen area.	QLDC should review the current emergency warning system with a view to ensuring the whole building has adequate cover. QLDC may want to consider its options under building legislation (eg potential breach of section 116B of the Building Act 2004) and engaging with the building owner to seek voluntarily remediation.
SS4 – Emergency lighting systems	No bulb was present in the external emergency light to the front building's fire escape stair.	QLDC should work with the building owner to ensure the bulb is replaced and test that emergency light is working.
SS2 – Automatic or manual emergency warning systems	Installed domestic smoke alarms which are past their expiry date should be replaced.	QLDC should work with the building owner to ensure any expired smoke alarms are replaced.

Additional and modified recommendations to be sent to Queenstown Lakes District Council

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Non-compliance found with the Residential Tenancies Act 1986-enforcement action issued.*

TCIT did find breaches of the Residential Tenancies Act 1986 relating to 78 Park Street, Queenstown (address of the staff accommodation known as Esplanade):

- Section 66l(1)(a) Landlord of a boarding house failing to comply to comply with requirements in respect of buildings, health and safety.
- HHS r8 Heating
- HHS r13 Ceiling Insulation
- HHS r15 Underfloor insulation

- HHS r23 Extraction fans
- HHS r26 Unreasonable gaps and holes.
- HHS r27 Drainage.
- HHS r28 Moisture Barrier

The landlord has provided evidence since our visit that they have remedied non-compliant underfloor insulation, and they have installed a ground moisture barrier.

They have advised TCIT and provided photos of the smoke alarms they have replaced in the accommodation shared areas since the joint BSA/TCIT/QLDC visit. Also advised general maintenance will be addressed.

To address other non-compliance of the bathroom extraction fans and the roof and guttering issues, top up of ceiling insulation requires approval once they have 3 quotes from the Hotel board.

A warning letter was issued as the property needs to be compliant with healthy homes standards and that we will revisit in 6 months to follow this up.

# Essex House

## Boarding House Fire Safety and Landlord Compliance Report

<b>Inspection date</b>	<b>10/10/2023</b>
------------------------	-------------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 2
- Fire safety overview and observations ..... 3
- Compliance schedule and building warrant of fitness overview and observations ..... 3
- Recommendations ..... 3
- Tenancy compliance ..... 4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Christchurch City Council. The building was entered with express permission from the owner and lasted 1 hour.

**Limitations:** The team inspected all levels of the building including corridors, stairwells and a selection of rooms that were accessible at the time. Areas included the ground floor communal kitchen and both lounges, room #6 (single berth) room #10 (single berth), 1<sup>st</sup> floor laundry and shared bathroom, room #14 (single berth), room #16 (single berth), women's wing kitchenette and room #21 (single berth), 2<sup>nd</sup> floor communal kitchen and lounge, unisex bathroom, room #33 (single berth), room #37 (single berth) and room #44 (single berth).

No fire safety systems were tested during the inspection. Any wedges or blocks holding open fire doors were removed by FENZ at time of inspection.

## Building

<b>Name</b>	Essex House
<b>Address</b>	62 Essex Street
<b>City</b>	Christchurch
<b>Owner</b>	Essex property Ltd
<b>Year first constructed</b>	Unknown
<b>Levels</b>	3
<b>Occupancy</b>	68 as per compliance schedule 52 rooms onsite with confirmed 49 max occupancy

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	Type 4 emergency warning system located throughout the building (MCPs with smoke detection and localized heat detectors to wet areas)

Emergency lighting (SS4)	Illuminated exit signage and dedicated spitfire units on escape paths and changes of level
Mechanical ventilation (SS9)	Ventilation & extraction system interfaced with SS2
Signs for SS1-13 (SS14/2)	Signs re MCPs
Final exits (SS15/2)	Designated exit doors
Fire separations (SS15/3)	Tagged fire doors located throughout building incl resident rooms (eg -/60/30sm) 1 <sup>st</sup> floor laundry and 2 <sup>nd</sup> floor unisex bathroom (eg -/60/60sm)
Exit signage (SS15/4)	Illuminated exit signage and illuminated directional exit signage

## Fire safety overview and observations

The fire alarm has heat detectors and manual call points throughout, with supplementary smoke detectors in the bedrooms. It is monitored.

There are two ways out from most area, which are well indicated.

Some door self-closers have been removed, and some are slow to shut the door. Some doors are found wedged open.

## Compliance schedule and building warrant of fitness overview and observations

The building does not currently have a warrant of fitness (BWof) and is operating under a building warrant of fitness report and declaration (B-Rad).

The 12A for SS/2 & SS/4 systems (dated 10/08/2023) along with the specified system report and declaration (S-Rad) for the SS/9 system (dated 17/08/2023) were displayed on the wall of the ground floor corridor adjacent to the communal kitchen and living areas. After education from CCC staff, the building manager also displayed the B-Rad in this location.

The Form 12As issued by independent qualified persons (IQPs) were sighted and did not collectively cover all the specified systems and procedures of the compliance schedule WOF/2020/2081. The 12A for SS9 mechanical ventilation was unable to be provided as the owners of the building had gone into receivership and inspections had been missed. An S-Rad had been provided in lieu of the required 12A.

The specified systems seen during the inspection matched those contained on the buildings compliance schedule WOF/2020/2081 and B-Rad.

## Recommendations

Sent to Christchurch City Council on 7 November 2023:

Specified System	Observation	Recommendation
SS15/3 - Fire separations	Numerous fire/ smoke doors located throughout the building had self-closers which were either disconnected, damaged, or held open with wedges or bricks. Despite these issues, the IQP issued a 12A for SS15/3 on 13/08/23.	<p>The issues identified with the fire separations need to be remedied.</p> <p>The building owner requires education so they can understand the importance of not wedging open fire doors.</p> <p>Further investigation needs to be undertaken by CCC or the South Island IQP panel as to why the IQP issued a Form 12A despite issues with the fire doors.</p>
SS15/3 - Fire separations	Numerous fire door signs were faded and require replacing as per NZS4520:2010. This should have been observed by the IQP at the time.	<p>The issues identified with the fire door signs need to be rectified.</p> <p>Further investigation needs to be undertaken by CCC or the South Island IQP panel as to why the IQP issued a Form 12A despite issues with the fire doors.</p>
General	The last site audit by CCC was in September 2019.	<p>MBIE recommend that TAs undertake more frequent audits of buildings which have a higher perceived risk. MBIE's view is that undertaking on-site audits is a fundamental activity of the BWoF system.</p> <p><i>It is noted that MBIE are currently following up on this recommendation separately.</i></p>

Additional and modified recommendations to be sent to Christchurch City Council:

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found-enforcement action issued*

The company, Essex Property Limited is currently in receivership and being managed by the liquidator Baker Tilly Staples Rodway Auckland Limited. The operation of the facility is very professional and the liquidators were willing to engage with the Tenancy Compliance and Investigations Team, FENZ, Council and work with MBIE to ensure the property is compliant and meets all health and safety requirements.

The property appears to be well maintained, however failed to meet the healthy homes standards in relation to extractor fans in two bathrooms.

Essex Lodge has recently upgraded and added a third storey to the premises. A discussion with Steve from Baker Tilly Staples Rodway Auckland Limited has confirmed they were unaware the property was not compliant with their extractor fan requirements. They were aiming to have an electrician install one in the ground level bathroom and put in an electrical socket to make the other extractor fan operational before Christmas. The property is cleaned three days per week, and all shared facilities are well maintained and clean.

All smoke alarms are hardwired, and fire evacuation procedures are prominently displayed.

No further investigation is required, however a reassessment in 6 to 18 months time may be required.

# The Flaming Kiwi Backpackers

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	05/09/2023
-----------------	------------

### Contents

Background .....	<b>Error! Bookmark not defined.</b>
Overview .....	<b>Error! Bookmark not defined.</b>
Building .....	<b>Error! Bookmark not defined.</b>
Fire safety systems present in the building .....	<b>Error! Bookmark not defined.</b>
Fire safety overview and observations .....	<b>Error! Bookmark not defined.</b>
Compliance schedule and building warrant of fitness overview and observations .....	<b>Error! Bookmark not defined.</b>
Recommendations .....	3
Tenancy compliance .....	4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three storeys or greater without a sprinkler system.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Queenstown Lakes District Council (QLDC). The building was entered with express permission from the owner and lasted 40 minutes.

**Limitations:** The team inspected all levels of the building and a selection of rooms that were accessible at the time. Rooms included the kitchen, living and dining areas, Room 3 (8-berth), Room 6 (4-berth) and Room 9 which was one of three standalone cabins (each 3-berth). With the exception of domestic smoke alarms, no other fire safety systems were tested during the inspection.

## Building

<b>Name</b>	Flaming Kiwi Backpackers
<b>Address</b>	39 Robins Road
<b>City</b>	Queenstown
<b>Owner</b>	The Flaming Kiwi Ltd
<b>Year first constructed</b>	2002
<b>Levels</b>	3
<b>Occupancy</b>	55 maximum

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	<ul style="list-style-type: none"><li>Type 4 (MCPs with smoke detection and localised heat detection to wet areas) with a single supplementary Type 1 (domestic long-life battery-operated smoke alarm) installed in the lower-level kitchen</li></ul>
Interfaced fire doors (SS3/3)	<ul style="list-style-type: none"><li>2 fire doors on electro-magnetic hold-openers (between office and b/packers and between bottom of stairs and kitchen)</li></ul>
Emergency lighting (SS4)	<ul style="list-style-type: none"><li>Dedicated emergency luminaires and 'Spitfire' single point light (bottom of stairs)</li></ul>

Signs for SS1-13 (SS14/2)	<ul style="list-style-type: none"> <li>Signs re MCPs</li> </ul>
Final exits (SS15/2)	<ul style="list-style-type: none"> <li>Designated exit doors</li> </ul>
Fire separations (SS15/3)	<ul style="list-style-type: none"> <li>Tagged fire doors (-/30/30 sm)</li> </ul>
Exit signage (SS15/4)	<ul style="list-style-type: none"> <li>Non-internally illuminated</li> </ul>

## Fire safety overview and observations

There is only one way out from the second level with 20 beds. The travel distance to a final exit is short, but early detection and warning are key to ensure no one is trapped. The interior stairs to the (walk-out) basement are not fire separated from the remainder of the building, lacking a fire door at the ground level. The stairwell between the first and ground level is fire separated.

The alarm is not brigade connected. It is a Type 4: manual call points and smoke detectors throughout the building. The alarm panel key is left in the panel permanently. The manager resets the alarm himself with no call out to the service technician. There is a risk the alarm will be disabled by the manager or an unauthorized person accessing the panel.

The exit signage is clear.

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the reception counter. The BWoF expires 24/12/2023.

The Form 12As issued by independent qualified persons (IQPs) were sighted and collectively covered all the specified systems and procedures of the compliance schedule CS0331.

The specified systems seen during the inspection matched those contained on the building's compliance schedule.

## Recommendations

Initial recommendations sent to Queenstown Lakes District Council on 9 November 2023:

Specified System	Observation	Recommendation
		Nil

Additional and modified recommendations to be sent to Queenstown Lakes District Council

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

*For other organisations (EG FENZ to notify Building Owner):*

1. *Have the fire alarm monitored by a certified remote receiving center*
2. *Contract the service technician to attend when the alarm is activated or goes into defect,*
3. *Add a fire door to fire separate the basement and ground floor.*

## **Tenancy compliance**

*Non-compliance found with the Residential Tenancies Act 1986 - enforcement action issued*

The owner of Flaming Kiwi Backpackers, who was operating the property is very professional and willing to engage with TCIT. All suggestions and recommendations given to Flaming Kiwi Backpackers have been taken up. The property appears to be well maintained and is compliant with Healthy homes standards. Flaming Kiwi Backpackers has recently upgraded several of their facilities and has supplied a quote for jobs being undertaken during our site visit, including installing two heat pumps, 5.5 kilowatts and the other 8 kilowatts. Also installing eight extraction fans to in the property. Including three in the lower floor kitchen and five in the bathrooms.

The property manager also supplied Tenancy agreements that have their required statements completed and some details filled in. Also, included with the tenancy agreements were evacuation procedures, related to fire action notices escape plans and maintaining the evacuation scheme. Lastly in the Tenancy agreement was a copy of the boarding house rules, evidence of insulation was also Supplied. The date of insulation was the 01-09-2023 with R value of R 4.0 and the total area of 82 square meters.

We did not identify any concerns from our assessment in relation to the Landlord's obligation to meet the healthy homes standards, fire safety standards or maintenance at the property. Any issues that were found have been rectified.

# Franklyn Village

## Boarding House Fire Safety and Landlord Compliance Report

<b>Inspection date</b>	<b>12/08/2023</b>
------------------------	-------------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 2
- Fire safety overview and observations ..... 3
- Compliance schedule and building warrant of fitness overview and observations ..... 3
- Recommendations ..... 3
- Tenancy compliance ..... 4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Nelson City Council. The building was entered with express permission from the owner and lasted 2 hours.

**Limitations:** The inspection team did not gain access to all bedrooms but were able to view 2 sleeping areas. The inspection only took place within the main common areas. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	Franklyn Village
<b>Address</b>	47 Franklyn Street
<b>City</b>	Nelson City
<b>Owner</b>	Franklyn Village Ltd
<b>Year first constructed</b>	Barton House 1940 – Franklyn Halls 1960
<b>Levels</b>	Barton House 2 – Franklyn Halls 6 levels with Basement and single apartment on level 6
<b>Occupancy</b>	Max 341 – Current 230

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	Type 5 emergency warning system located throughout the buildings
Automatic Doors (SS3/1)	Automatic Doors at the main entry with manual override switch

Emergency lighting (SS4)	Illuminated self-contained exit signs / spitfire units
Passenger Lift (SS8/1)	2 Passenger lifts in Franklyn Halls
Signs for SS1-13 (SS14/2)	Signs re MCPs / lifts / Auto door override
Final exits (SS15/2)	Multiple final exits (Both Buildings)
Fire separations (SS15/3)	Fire rated walls between corridors / bedrooms/ stairwells / hallways and safe paths
Exit signage (SS15/4)	Illuminated exit and directional signage throughout
Smoke separations (SS15/5)	Smoke doors at each end of corridors of buildings

## Fire safety overview and observations

The two interconnected buildings each have their own fire alarm panel. The panel for Franklyn House is wired as a mimic panel of the Barton House panel. Some detectors have been isolated yet this does not show up on the panel as such. Both panels are monitored. There is smoke detection throughout, heat detection in areas prone to false alarms: kitchens, bathrooms, laundry rooms. The bedrooms have both a heat and a smoke detector (both conventional), as well as a hush button and a sounder. These are all connected to the relay in each room to act as a Type 5 system.

It is possible to escape in at least two separate directions from most areas in the building. Not all signs have internal illumination.

The buildings are both concrete construction, including inside walls. There are some unprotected penetrations in the riser shafts. Some penetrations have a collar fitted on one side only ie, incomplete. One staircase is not fire rated from the ground floor. Some doors have signage indicating them as smoke doors but are tagged as fire doors.

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the wall of the lobby area of the main entrance. The BWoF had an upcoming expiry of 25/08/2023, but the council were aware of this.

The Form 12As issued by independent qualified persons (IQPs) were not sighted.

The specified systems seen during the inspection matched those contained on the buildings compliance schedule and BWoF.

## Recommendations

Sent to Nelson City Council on 21 November 2023:

Specified System	Observation	Recommendation
SS 2 - Automatic or manual emergency warning systems	The inspection found that there were missing and damaged smoke alarm units in the main lounge/ dining area where they had been removed during remediation work to the leaking roof. The building manager also verbally confirmed that these had been removed but were due to be re installed once the roof work had been completed.	NCC should work with the building owner to ensure that the necessary work is undertaken to the alarm/smoke detectors to ensure the system continues to perform to the performance standard. We recommend NCC engage with the building owner to seek voluntarily remediation and if unsuccessful, NCC may want to explore its options under building legislation (eg potential breach of section 116B of the Building Act 2004).
SS 15/3, SS 15/5 Fire and smoke separations	It was noted during the inspection that many of the fire /smoke separation doors did not have door tags installed denoting what the doors were rated to and many of the doors were missing smoke seals. Some of these may be missing due to the age of the building.	NCC should work with the building owner to establish what doors are fire / smoke rated and determine if they are required to be tagged and have smoke seals installed. If work is required, we recommend NCC engage with the building owner to seek voluntarily remediation and if unsuccessful, NCC may want to explore its options under building legislation (eg potential breach of section 116B of the Building Act 2004).

Additional and modified recommendations to be sent to Nelson City Council:

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*No issues found relating to the Residential Tenancies Act 1986.*

The company, Franklyn Village Limited, operating the facility was very professional and willing to engage with the Tenancy Compliance and Investigations Team. All suggestions and recommendations that have been given to Franklyn Village during previous engagements have been taken up.

The property appears to be well maintained and is compliant with the Healthy Homes Standards.

Franklyn Village has recently upgraded several of their shared facilities, including toilets, and has a schedule to upgrade facilities including heating and upstairs shared kitchen. The property is professionally cleaned, and all shared facilities are well maintained and clean.

All smoke alarms are hardwired, and fire evacuation procedures are prominently displayed.

# Innbetween Lodge

## Boarding House Fire Safety and Landlord Compliance Report

<b>Inspection date</b>	<b>12/08/2023</b>
------------------------	-------------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 2
- Fire safety overview and observations ..... 3
- Compliance schedule and building warrant of fitness overview and observations ..... 3
- Recommendations ..... 3
- Tenancy compliance ..... 4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Nelson City Council. The building was entered with express permission from the owner and lasted 1 hour.

**Limitations:** The inspection only took place within the common areas. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	Innbetween Lodge
<b>Address</b>	335 Trafalger Street
<b>City</b>	Nelson
<b>Owner</b>	Trott Wayne Bostwick
<b>Year first constructed</b>	1910
<b>Levels</b>	3
<b>Occupancy</b>	136

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
SS2 - Emergency warning system	<ul style="list-style-type: none"><li>Type 4f emergency warning system located throughout the building</li></ul>
SS3/3 - Interfaced fire or smoke doors	<ul style="list-style-type: none"><li>Fire/Smoke rated door sets with electromagnetic door holders located throughout the building</li></ul>
SS4 -Emergency lighting	<ul style="list-style-type: none"><li>Illuminated exit signage above final exits and along escape routes. Emergency lighting located throughout the building</li></ul>
SS14/2 - Signs for SS1-13	<ul style="list-style-type: none"><li>Signs re MCPs</li></ul>
SS15/2 - Final exits	<ul style="list-style-type: none"><li>3 final exits on basement level</li></ul>

SS15/3 - Fire separations	<ul style="list-style-type: none"> <li>Noted on the attached layout as part of the CS not inspected</li> </ul>
SS15/4 - Exit signage	<ul style="list-style-type: none"> <li>Illuminated exit signage above final exits and along escape routes.</li> </ul>
SS15/5 - Smoke separations	<ul style="list-style-type: none"> <li>Smoke seals noted on fire/smoke doors</li> </ul>

## Fire safety overview and observations

The fire alarm has manual call points and smoke detection throughout. It is not monitored.

There is one means of escape from the first floor, the rest of the building has two or more directions of escape. One manual call point in the basement lounge was covered by a poster.

The staircase is fire separated and there were no apparent unsealed penetrations. One hold open device on a door needed repair. Not all fire/smoke doors have tags.

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the wall of the reception and was dated 25/02/2024 meaning it was current.

The Form 12As issued by independent qualified persons (IQPs) were not sighted.

The specified systems seen during the inspection matched those contained on the buildings compliance schedule and BWoF.

## Recommendations

Sent to Nelson City Council on 21 November 2023:

Specified System	Observation	Recommendation
SS 2 - Automatic or manual emergency warning systems	The inspection found that there was a manual call point covered by a poster.	NCC should work with the building owner to ensure all manual call points are clearly visible and unobstructed. We recommend NCC engage with the building owner to seek voluntarily remediation and if unsuccessful, NCC may want to explore its options under building legislation (eg potential breach of section 116B of the Building Act 2004).
SS3/3 – Interfaced fire or smoke doors or windows	The inspection found that there was a one hold open device that needed repair.	NCC should work with the building owner to ensure all hold open devices are operating in accordance with their performance standard. We recommend NCC engage with the building

Specified System	Observation	Recommendation
		owner to seek voluntarily remediation and if unsuccessful, NCC may want to explore its options under building legislation (eg potential breach of section 116B of the Building Act 2004).
SS 15/3, SS 15/5 Fire and smoke separations	It was noted during the inspection that some of the fire /smoke separation doors did not have door tags installed denoting what the doors were rated to. Some of these may be missing due to the age of the building.	NCC should work with the building owner to establish what doors are fire / smoke rated and determine if they are required to be tagged and have smoke seals installed. If work is required, we recommend NCC engage with the building owner to seek voluntarily remediation and if unsuccessful, NCC may want to explore its options under building legislation (eg potential breach of section 116B of the Building Act 2004).

Additional and modified recommendations to be sent to Nelson City Council:

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found-enforcement action issued.*

The property appears to be compliant with all five healthy homes standards at the time of the assessment. Although it is questionable whether the downstairs bar/lounge area would require complying with the heating standard. The landlord indicated this may be going back to an on-license bar, which it has been in the past. The landlord to be advised if this does not occur then it will need to meet the requirements of the heating standard as it is the larger main living room in the house.

Currently there are two other main living rooms in the house on level 2 and level 3 which do comply with the heating standard.

It was observed at the time of the assessment that the tenants were using the shared living space as the main living rooms on the floor in which their boarding rooms were located.

If a decision is made to not become a licensed bar, this area with the non-operational bar may be seen as the main living room. Therefore, it will be required to be compliant with the healthy homes heating standard.

A warning has been issued for a failure to provide tenants with tenancy agreement and accompanying statements including a healthy homes standards and insurance statement.

The Tenancy Compliance and Investigations team intend to complete a reassessment in 6 to 12 months' time.

# Lifestyle on Delta

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	20/09/2023
-----------------	------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 2
- Fire safety..... 3
- Compliance schedule and building warrant of fitness..... 3
- Recommendations ..... 3
- Tenancy compliance ..... 4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Auckland Council. The building was entered with express permission from the owner and lasted 1 hour.

**Limitations:** The team inspected all levels of the building and a selection of rooms that were accessible at the time. Rooms included the 1<sup>st</sup> floor kitchen/living area, 2<sup>nd</sup> floor laundry, Room #5 (double bed/ensuite), Room #18 (double bed/ensuite). With the exception of selected emergency lighting units, no other fire safety systems were tested during the inspection.

## Building

<b>Name</b>	Lifestyle on Delta
<b>Address</b>	52 Delta Avenue, New Lynn
<b>City</b>	Auckland
<b>Owner</b>	WFT Property Limited
<b>Year first constructed</b>	2022
<b>Levels</b>	3
<b>Occupancy</b>	64 persons maximum

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	<ul style="list-style-type: none"><li>Type 5 for accommodation (MCPs with smoke detectors and heat detection to wet areas, silencers in rooms, interfaced with automatic doors (SS3), mechanical ventilation (SS9) and final exits (SS15/2), brigade connected).</li></ul>
Access control doors (SS3/2)	<ul style="list-style-type: none"><li>Ground floor lobby</li></ul>
Interfaced fire or smoke doors (SS3/3)	<ul style="list-style-type: none"><li>Located in hallways of accommodation areas</li></ul>

Emergency lighting (SS4)	<ul style="list-style-type: none"> <li>• Illuminated exit signage / spitfires</li> </ul>
Riser mains (SS6)	<ul style="list-style-type: none"> <li>• Charged riser</li> </ul>
Signs for SS1-13 (SS14/2)	<ul style="list-style-type: none"> <li>• Signs re MCPs / lifts</li> </ul>
Final exits (SS15/2)	<ul style="list-style-type: none"> <li>• Designated exit doors</li> </ul>
Fire separations (SS15/3)	<ul style="list-style-type: none"> <li>• Tagged fire doors (eg -/60/30 sm)</li> </ul>
Exit signage (SS15/4)	<ul style="list-style-type: none"> <li>• Illuminated directional exit signs</li> </ul>
Smoke separations (SS15/5)	<ul style="list-style-type: none"> <li>• Smoke doors to individual rooms (eg -/-/-sm)</li> </ul>

## Fire safety overview and observations

This is a newly constructed building (2022).

There is a Type 5 alarm installed in the building. The alarm is monitored.

There are numerous unprotected service penetrations in the fire separations, including under the stairs. Some tags are already coming loose from the fire doors.

There is only one means of escape, which is the only way out for the 64 boarding house occupants across two levels. Signage is clear. There are combustibles in the vertical escape path.

Emergency lighting in the 1<sup>st</sup> floor kitchen failed a test.

## Compliance schedule and building warrant of fitness overview and observations

The compliance schedule statement was publicly displayed on the wall of the main entry. The compliance schedule statement expires on 16/12/2023.

The Form 12As issued by independent qualified persons (IQPs) were not sighted as the building is still operating within the first 12 months under the compliance schedule statement WOF21647003.

The specified systems seen during the inspection matched those contained on the buildings compliance WOF21647003.

## Recommendations

Sent to Auckland Council on 14 November 2023:

Specified System	Observation	Recommendation
SS15/3 – Fire Separations	<p>There are various fire separations throughout which appear unsealed or inappropriately sealed.</p> <p>These were observed in the ground floor electrical cupboards and 1<sup>st</sup> floor kitchen extracts.</p>	AC should work with the building owner to ensure that the fire separations are appropriately sealed to comply with the relevant performance standards. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.

Additional and modified recommendations to be sent to Auckland Council

Specified System	Observation	Recommendation	Change status
Emergency lighting (SS4)	Emergency lighting in 1 <sup>st</sup> floor kitchen failed a test.	AC should work with the building owner to ensure specified systems are operating as required by their relevant performance standards.	New

## Tenancy compliance

*Minor issues relating to the Residential Tenancies Act 1986 (the RTA) found.*

Environment	This property was found to be maintained, reasonably clean and tidy and have house rules displayed.
Health and Safety	This property was found to meet general requirements relating to health and safety under the RTA
Fire Safety	Fire safety was found to be compliant with the RTA.
Healthy Homes Standards	Insulation, heating, drainage, draught stopping, moisture ingress and extractor fan standards were found to be compliant with the healthy homes standards at the time of Tenancy Compliance's visit to the premises.
Other concerns identified	During the visit it was found that the Landlord was not using a tenancy agreement containing all required boarding house clauses in accordance with section 66C of the RTA. This issue has been discussed with the Landlord.

# Parnell Lodge

## Boarding House Fire Safety and Landlord Compliance Report

<b>Inspection date</b>	<b>14/09/2023</b>
------------------------	-------------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 3
- Fire safety..... 3
- Compliance schedule and building warrant of fitness..... 3
- Recommendations ..... 3
- Tenancy compliance ..... 4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ). Auckland council did not attend the inspection. The building was entered with express permission from the owner and lasted 0.5 hours.

**Limitations:** Access was limited to ground floor office, ground floor hallway, 1<sup>st</sup> floor hallway and 2<sup>nd</sup> floor hallway. Room #2 (2-berth) was also accessed by the team. No other areas of the building were accessible.

With the exception of some domestic smoke alarms, no other fire safety systems were tested during the inspection. The testing and visual checking of systems was restricted by access and time constraints.

It is noted that this building was out of scope of Operation Magazine as it was being used for emergency housing (WINZ) and each room was self-contained with no common areas.

## Building

<b>Name</b>	Parnell Lodge
<b>Address</b>	400 Parnell Road
<b>City</b>	Auckland
<b>Owner</b>	The Anglican Diocese
<b>Year first constructed</b>	1914
<b>Levels</b>	3
<b>Occupancy</b>	Unknown – property had a maximum of 16 self-contained rooms

## Fire safety systems present in the building

System	Description
Emergency warning system (SS2)	<ul style="list-style-type: none"><li>• emergency warning system located throughout the building with MCPs</li><li>• Type of system unknown / domestic smoke alarms present in hallways and in the one accommodation room the team had access to.</li></ul>
Emergency lighting (SS4)	<ul style="list-style-type: none"><li>• Emergency lighting in hallways</li></ul>
Exit signage (SS15/4)	<ul style="list-style-type: none"><li>• Self-adhesive exit signage</li></ul>

## Fire safety overview and observations

Fire and Emergency New Zealand have written a letter to the building owner 7 July 2023 listing their concerns with this property. Not all the issues had been remedied at the time of this site visit.

Fire alarm: the fire alarm system is not adequate to provide early warning and detection. It consists of manual call points only, and these are not located in every location. The alarm is not monitored. An alarm activation (not automatic) will sound the alarm but will not call out the fire service. Some smoke protection is provided with domestic smoke alarms however these do not appear to be maintained and are prone to tampering. There were several missing at the time of inspection.

Means of escape: The escape route led through the manager's apartment, and the door was found locked. One of the final exits was obstructed by construction materials.

Fire separations: There are openable windows from the bedrooms to the corridor, which would compromise the means of escape if a fire started in one of the bedrooms.

While not a specified system it is noted that fire extinguishers present onsite had been tested Jan/Feb 2023.

## Compliance schedule and building warrant of fitness overview and observations

There is currently no BWoF or compliance schedule for this property. A Form 12A for SS/2 emergency warning system was on display in the main office on the wall.

Auckland council have issued a NTF in relation to the lack of BWoF and FENZ have issued multiple dangerous building notices for the property.

## Recommendations

Sent to Auckland Council on 14 November 2023:

Specified System	Observation	Recommendation
Compliance schedule/BwoF	There is currently no BWoF or compliance schedule for this property. A 12A for SS2	AC should continue to work with the building owner to resolve the NTF and ensure that the

Specified System	Observation	Recommendation
	<p>Emergency Warning System was on display in the main office on the wall but it was unclear what type of alarm system was present through the building.</p> <p>Various compliance issues were noted in this building, however, we have been advised that Auckland Council have issued a NTF in relation to the lack of BWoF, and FENZ have issued at least one dangerous building notice for the property.</p>	<p>building has a compliance schedule and a current BWoF.</p>

Additional and modified recommendations to be sent to Auckland Council

Specified System	Observation	Recommendation	Change status
SS15/2 – Final exits	<p>Secondary escape path for 2<sup>nd</sup> floor was through managers accommodation unit which was lockable.</p> <p>One of the final exits was obstructed by construction materials.</p>	<p>AC should work with the building owner to ensure that all final exits are safe, structurally sound and that door locking mechanisms are suitable for their relevant locations. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.</p>	New
SS15/3 – Fire separations	<p>There are openable windows from the bedrooms to the corridor, which would compromise the means of escape if a fire started in one of the bedrooms.</p>	<p>AC should work with the building owner to ensure that the fire separations are appropriately sealed to comply with the relevant performance standards and that the escape route is not obstructed. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.</p>	New

## **Tenancy compliance**

This property was found to be mixed use with no boarding house tenancies in place.

Two residential tenancies were in place at the time of the Tenancy Compliance and Investigations Team visit. The tenants both lived in self-contained units.

The Landlord was provided with information and advice pertaining to their obligations under the Residential Tenancies Act 1986 including what their boarding house obligations would be should they take on tenants in the part of the property with shared facilities.

# Pilmuir House Hostel

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	13/10/2023
-----------------	------------

### Contents

Background ..... **Error! Bookmark not defined.**

Overview ..... **Error! Bookmark not defined.**

Building ..... **Error! Bookmark not defined.**

Fire safety systems present in the building ..... 1

Fire safety..... **Error! Bookmark not defined.**

Compliance schedule and building warrant of fitness..... 2

Recommendations ..... 3

Tenancy compliance ..... 3

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

Scope: Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

Purpose: To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

Method: The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Hutt City council. The building was entered with express permission from the owner and lasted 1.5 hours.

Limitations: The inspection team could not gain access to all areas including “café” food provider. The inspection only took place within all common areas and 2 bed rooms. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	Pilmuir House Hostel
<b>Address</b>	67 A Pilmuir Street, Boulcott
<b>City</b>	Lower Hutt
<b>Owner</b>	Y Central Inc
<b>Year first constructed</b>	1964
<b>Levels</b>	6
<b>Occupancy</b>	178

## Fire safety

### *Fire safety systems present in the building*

<b>System</b>	<b>Description</b>
SS2 - Emergency warning system	<ul style="list-style-type: none"><li>Emergency warning system consisting of manual call points, heat detectors, interconnected smoke detectors. Both Heat and smoke detectors in a line are in each of the units .</li></ul>

SS3/1 - Automatic Doors	<ul style="list-style-type: none"> <li>Automatic Doors at the main entry with manual override switch</li> </ul>
SS4 - Emergency lighting	<ul style="list-style-type: none"> <li>Illuminated self-contained exit signs / spitfire units</li> </ul>
SS7 - Back flow preventer	<ul style="list-style-type: none"> <li>Not sighted</li> </ul>
SS8/1 - Passenger Lift	<ul style="list-style-type: none"> <li>2 Passenger lifts</li> </ul>
SS9 - Mechanical Ventilation	<ul style="list-style-type: none"> <li>Located within the "Café" area</li> </ul>
SS14/2 - Signs for SS1-13	<ul style="list-style-type: none"> <li>Signs re MCPs / lifts / Auto door override</li> </ul>
SS15/2 - Final exits	<ul style="list-style-type: none"> <li>final exits at the main entry and both stair wells</li> </ul>
SS15/3 - Fire separations	<ul style="list-style-type: none"> <li>Fire rated walls between corridors / bedrooms/ stairwells / hallways and safe paths</li> </ul>
SS15/4 - Exit signage	<ul style="list-style-type: none"> <li>Illuminated exit and directional signage throughout</li> </ul>
SS15/5 - Smoke separations	<ul style="list-style-type: none"> <li>Smoke doors at each end of corridors of building giving access to stairwells with limited or no seals/brushes or door tags</li> </ul>

## Fire safety

There are manual call points and smoke detection throughout, with additional heat detection in the bedrooms to allow for local sounding smoke detectors The alarm is monitored.

The means of escape are in both directions and clearly signed.

There were some small, unprotected service penetrations found. The risers were not accessible. Various older doors were stickered as smoke or fire doors but were not tagged. One door leading into a staircase was fitted with a hook to keep it open. There is one large duct from the commercial kitchen into the common corridor that should be fitted with a fire damper or otherwise rated, but it was not possible to determine this during the audit.

It was not possible to access the basement due to asbestos, and the commercial kitchen could not be accessed either as they were doing food prep (hygiene).

## Compliance schedule and building warrant of fitness

The building warrant of fitness (BWoF) was publicly displayed on the wall of the foyer and was dated 31/08/2023 meaning it was not current.

The Form 12As issued by independent qualified persons (IQPs) were not sighted.

The specified systems seen during the inspection matched those contained on the buildings compliance schedule and BWoF.

## Recommendations

Initial recommendations sent to Hutt City Council on 20 November 2023:

Specified System	Observation	Recommendation
BWoF	The displayed building warrant of fitness (BWoF) expired on 31 August 2023.	HCC should contact the building owner to establish why the building doesn't have a current BWoF and ensure they are on track to providing one where possible.  In general, HCC should consider the requirements under Section 108 of the Building Act 2004 and have a process in place to follow up with a building owner when they fail to supply and/or display the BWoF in accordance with section 108.
SS15/3 – Fire separations SS15/5 - Smoke separations	There are some small penetrations through fire separations which have not been appropriately sealed.  In addition, there are various older doors stickered as smoke or fire doors but not tagged.  One door leading into a staircase was fitted with a hook to keep it open.	HCC should work with the building owner to ensure the existing fire and smoke separations comply with the relevant performance standards and that fire doors are not wedged open. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.

Additional and modified recommendations to be sent to Hutt City Council:

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found-this assessment is ongoing.*

Environment	This property was found to be maintained, reasonably clean and tidy and have house rules displayed.
-------------	---

Health and Safety	This property was found to meet general requirements relating to health and safety under the RTA
Fire Safety	Fire safety was found to be compliant with the RTA.
Healthy Homes Standards	<p>This property was found to be exempt from ceiling insulation requirements due to its concrete construction, further information is required relating to the underfloor.</p> <p>Heating, drainage, draught stopping and moisture ingress were met at the time of Tenancy Compliance's visit to the premises.</p> <p>Bathrooms were found to have no extractor fans meaning the premise was not compliant with ventilation standards.</p>

# Princes Court

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	20/09/2023
-----------------	------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 2
- Fire safety..... 3
- Compliance schedule and building warrant of fitness..... 3
- Recommendations ..... 4
- Tenancy compliance ..... 6

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Auckland Council. The building was entered with express permission from the owner and lasted 1 hour.

**Limitations:** The team inspected all levels of the building and a selection of rooms that were accessible at the time. Rooms included the kitchen, hallways, stairwells, shared bathroom, Flat #15 (living area/kitchen – 4 individual bedrooms were not accessible), Flat #8 (living area/kitchen – 4 individual bedrooms were not accessible). No fire safety systems were tested during the inspection.

## Building

<b>Name</b>	Princes Court
<b>Address</b>	11 Princes Street, Otahuhu
<b>City</b>	Auckland
<b>Owner</b>	Global Urban Developments Ltd
<b>Year first constructed</b>	Circa 1980
<b>Levels</b>	3
<b>Occupancy</b>	50 Rooms – 60 person Max

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	Type 3 alarm (heat detectors and manual call points throughout) with supplementary smoke detection.
Emergency lighting (SS4)	Illuminated self-contained exit signs / unit in hallway leading to lobby
Signs for SS1-13 (SS14/2)	Signs re MCPs

Final exits (SS15/2)	Designated exit doors
Exit signage (SS15/4)	Illuminated exit and self-adhesive exit signage

## Fire safety overview and observations

The building has a Type 3 alarm (heat detectors and manual call points throughout) with supplementary smoke detection. It is not monitored. The building manager says he checks the source of the alarm and silences it at the panel if there is no sign of fire, and then calls the IQP to reset the alarm. However, anyone can silence or tamper with the alarm as the panel key is kept in the panel lock tied to a string at the panel.

The fire separations appeared undamaged. Doors in fire separations were self-closing, with one or two doors not closing fully. Doors were stickered as smoke doors but did not have any tags. However, no fire collars/penetration protection were observed in electrical store cupboard on 1<sup>st</sup> floor. In addition, the 1<sup>st</sup> floor stairwell door wedges itself on stairs to the 2<sup>nd</sup> floor.

In some communal areas the directional signage for means of escape was partially missing or confusing (e.g., arrows pointing the opposite direction). The exit stairs from the roof were obstructed with combustibles.

Although not strictly fire related, signage for lifts were only present and observed on the 1<sup>st</sup> floor

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the wall of the reception area. The BWoF expires on 04/11/2023.

The displayed BWoF noted that “The inspection, maintenance & reporting procedure of the compliance schedule for the above building have been fully complied with during the 9 months prior to the date stated below”. This change from “12 months” to “9 months” would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.

The Form 12As issued by independent qualified persons (IQPs) were sighted and collectively covered all the specified systems and procedures of the compliance schedule 200310104.

The specified systems seen during the inspection did not match those contained on the buildings compliance schedule 200310104. The following differences were noted:

Compliance schedule	BWoF	Building
NA	NA	Smoke separations (SS15/5) lobby/hallway doors and level 2 stairwell doors

Additionally, the compliance schedule did not comply with Section 103 of the Building Act 2004.

Under S103(1) a 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.*

If a compliance schedule does not detail the required procedures, it is not possible for the statement in both the Form 12A and the Form 12 (that all the procedures have been carried out) to be legitimately signed. In addition, in relation to lack of system descriptions, an IQP unfamiliar with the building could have difficulty confirming the extent and location of the specified systems impeding the ability for them to ensure the procedures are carried out completely and effectively.

## Recommendations

Sent to Auckland Council on 14 November 2023:

Specified System	Observation	Recommendation
BWoF	<p>The displayed BWoF stated that: “The inspection, maintenance, and reporting procedures of the compliance schedule for the building above have been fully complied with during the 9 months prior to the date stated below”</p> <p>This change from “12 months” to “9 months” would make the Form 12 invalid as the form no longer has the same effect as the prescribed form.</p>	<p>AC should contact the building owner to establish why the BWoF does not cover a full 12 months compliance, ensure any BWoF that does not comply with the legislative requirements is not displayed and ensure the owner is on track to providing a valid BWoF where possible.</p> <p>In general, AC should consider the requirements under Section 108 of the Building Act 2004 and have a process in place to follow up with a building owner when they fail to supply or display a BWoF in accordance with S108(3)(b).</p>
SS14/2 – Signs	Lift signage was missing from levels G and 2.	AC should work with the building owner to ensure appropriate signage for the lift should be installed to comply with the relevant performance standard.
SS15/3 – Fire separations	<p>No fire door tags were present.</p> <p>Ground floor fire door not closing – door mechanism appears to be incorrectly installed.</p> <p>No fire collars/penetration protection observed in electrical store cupboard on 1<sup>st</sup> floor.</p>	AC should work with the building owner to ensure specified systems are installed and operating as required by their relevant performance standards. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.

Specified System	Observation	Recommendation
SS15/4 - Signs	Multiple Illuminated directional exit signage in stairwells point in wrong direction (direct to upper floors), other directional signage was missing altogether.	AC should work with the building owner to ensure that exit signage is reviewed and changed where applicable to direct occupants to the relevant final exit and comply with the relevant performance standards. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.
SS15/5 – Smoke separations	Smoke separations were found in the lobby/ hallway doors and level 2 stairwell doors. However, the compliance schedule did not include SS15/5.  No fire door tags were present, and limited seals on smoke separation doors.	AC should work with the building owner to review the building against the issued compliance schedule, amend where necessary and ensure that all systems are performing to their performance standards.

Additional and modified recommendations to be sent to Auckland Council

Specified System	Observation	Recommendation	Change status
SS15/3 – Fire separations	1 <sup>st</sup> floor stairwell door wedges itself on stairs to 2 <sup>nd</sup> floor.	AC should work with the building owner to ensure specified systems are installed and operating as required by their relevant performance standards. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.	New

## Tenancy compliance

*Assessment of compliance with the Residential Tenancies Act 1986 (the RTA) is currently ongoing.*

Environment	This property was found to be reasonably maintained, clean and tidy and have house rules displayed at the time of the visit.
Health and Safety	This property was found to meet general requirements relating to health and safety under the RTA
Fire Safety	Further evidence that smoke alarms are in good working order is being sought.

Healthy Homes Standards	<p>Further information relating to underfloor insulation, drainage, extractor fans is being sought.</p> <p>Heating, draught stopping, moisture ingress and ceiling insulation standards were met at the time of Tenancy Compliance's visit to the premises.</p>
-------------------------	---

# Railway Lodge

## Boarding House Fire Safety and Landlord Compliance Report

<b>Inspection date</b>	<b>22/09/2023</b>
------------------------	-------------------

### Contents

- Background ..... 2
- Overview ..... 2
- Building ..... 2
- Fire safety systems present in the building ..... 2
- Fire safety..... 3
- Compliance schedule and building warrant of fitness..... 3
- Recommendations ..... 4
- Tenancy compliance ..... 4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ). The building was entered with express permission from the owner and lasted 1 hour.

**Limitations:** The inspection team could not gain access to any bedrooms, or shops below the boarding house. The inspection only took place within common areas of the boarding house. No fire safety systems (eg emergency warning systems) were tested during the inspection.

## Building

<b>Name</b>	Railway Lodge
<b>Address</b>	35 Moa Street (59-87 Station Road)
<b>City</b>	Auckland
<b>Owner</b>	Remson Holdings Ltd
<b>Year first constructed</b>	Unknown
<b>Levels</b>	3
<b>Occupancy</b>	30

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	<ul style="list-style-type: none"><li>Emergency warning system located throughout the boarding house (Manual call points/smoke alarms/heat detectors and sounders)</li></ul>
Emergency lighting (SS4)	<ul style="list-style-type: none"><li>Exit signage above final exits and along escape routes. Emergency lighting located throughout the building</li></ul>
Signs for SS1-13 (SS14/2)	<ul style="list-style-type: none"><li>Signs re MCPs</li></ul>
Final exits (SS15/2)	<ul style="list-style-type: none"><li>Final exit on to Moa Street</li></ul>

Fire separations (SS15/3)	<ul style="list-style-type: none"> <li>• Fire separations were noted within the renovated area which were installed after a recent fire in the boarding house – this included new fire rated doors with seals and door tags</li> </ul>
Exit signage (SS15/4)	<ul style="list-style-type: none"> <li>• Some illuminated exit signage above final exits and along escape routes</li> </ul>
Smoke separations (SS15/5)	<ul style="list-style-type: none"> <li>• Noted within the renovated area which were installed after a recent fire in the boarding house new fire rated doors with seals and door tags</li> </ul>

## Fire safety overview and observations

Smoke detection was installed in this building after a fatal fire occurred in 2019. The fire alarm is monitored. There is heat detection throughout with supplementary smoke detection. It is assumed that smoke detection extended to bedrooms. However, as there was no access to the bedrooms during this inspection this could not be confirmed.

The single internal staircase is not fire separated from the remainder of the building. Fire and smoke could easily travel throughout the building in the event of a fire potentially blocking ways out.

There are two windows, each to serve a separate section of the building, that appear to function as fire escapes. One window is not suitable as it does not open fully, there is no protection from falling and it looks at risk of collapse if walked on. The other window is fitted with stairs and handrails. The means of escape are not clearly indicated.

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the wall of the Main entry off Moa Street and was dated 30/11/2022 meaning it was current.

The Form 12As issued by independent qualified persons (IQPs) were sighted and collectively covered all the specified systems and procedures of the compliance schedule.

The compliance schedule TCS/94/01885 (WOF20439477) did not comply with Section 103 of the Building Act 2004 as it did not comply with Section 103 of the Building Act 2004.

Under S103(1) a 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.*

If a compliance schedule does not detail the required procedures, it is not possible for the statement in both the Form 12A and the Form 12 (that all the procedures have been carried out) to be legitimately signed. In addition, in relation to lack of system descriptions, an IQP unfamiliar with the building could

have difficulty confirming the extent and location of the specified systems impeding the ability for them to ensure the procedures are carried out completely and effectively.

The specified systems seen during the inspection matched those contained on the buildings compliance schedule TCS/94/01885 (WOF20439477) and BWoF.

## Recommendations

Sent to Auckland Council on 14 November 2023:

Specified System	Observation	Recommendation
SS15/3 - fire separations SS15/5 - smoke separations	The single internal staircase is not fire separated from the remainder of the building. Fire and smoke could easily travel throughout the building, blocking ways out.	AC should work with the building owner to review the building against the issued compliance schedule, amend where necessary and ensure that all systems comply with the relevant performance standards.  AC should work with the building owner to ensure that the building has sufficient fire and smoke separations taking into consideration whether the current lack of fire separations is causing a breach of section 116B of the Building Act 2004.
SS15/2 - final exits	There are two windows, each serving a separate section of the building, that appear to function as fire escapes. One escape route through a window is not suitable as it does not open fully, there is no protection from falling and looks at risk of collapse if walked on. The other window is fitted with stairs and handrails. The means of escape are not clearly indicated.	AC should work with the building owner to ensure that the building has sufficient means of escape from fire taking into consideration whether the current fire escapes are causing a breach of section 116B of the Building Act 2004.

Additional and modified recommendations to be sent to Auckland Council

Specified System	Observation	Recommendation	Change status
			Eg 'new' 'modified' 'removed'

## Tenancy compliance

*Non-compliance found with the Residential Tenancies Act 1986 (the RTA)-enforcement action issued.*

A warning was issued to address issues found with maintenance and compliance with the healthy homes standards, compliance has now been achieved.

Environment	<p>Issues relating to the Landlord's obligation to maintain the property in accordance with section 66(1)(b) of the RTA were identified during the visit. Peeling paint, a missing door knob and gaps in the ground floor common area ceiling were sighted.</p> <p>The property was found to be reasonably clean and tidy and have house rules displayed.</p>
Health and Safety	<p>This property was found to meet general requirements relating to health and safety under the RTA</p>
Fire Safety	<p>Fire safety was found to be compliant with the RTA.</p>
Healthy Homes Standards	<p>There was no heating provided in the main living room and no extractor fan in the third floor bathroom as required under section 66(1)(bb) of the RTA.</p> <p>Insulation, drainage, draught stopping and moisture ingress standards were met at the time of Tenancy Compliance's visit to the premises.</p>

# Tahuna Pod Hostel

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	08/09/2023
-----------------	------------

### Contents

Background .....	Error! Bookmark not defined.
Overview .....	Error! Bookmark not defined.
Building .....	Error! Bookmark not defined.
Fire safety systems present in the building .....	Error! Bookmark not defined.
Fire safety overview and observations .....	Error! Bookmark not defined.
Compliance schedule and building warrant of fitness overview and observations	<b>Error! Bookmark not defined.</b>
Recommendations .....	3
Tenancy compliance .....	4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three storeys or greater without a sprinkler system.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Queenstown Lakes District Council (QLDC). The building was entered with express permission from the owner and lasted an hour.

**Limitations:** Communal areas (open-plan kitchen/dining/lounge on 1<sup>st</sup> floor and bathrooms on 1<sup>st</sup> and 2<sup>nd</sup> floors) were inspected, and access was only gained to Rooms 4 (8-berth), 6 (2-berth) and 9 (12-berth).

## Building

<b>Name</b>	Tahuna Pod Hostel
<b>Address</b>	11 Henry St
<b>City/Town</b>	Queenstown
<b>Owner</b>	Trojan Holdings
<b>Year first constructed</b>	1987
<b>Levels</b>	3
<b>Occupancy</b>	90 maximum (for staff working on nearby ski fields)

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	<ul style="list-style-type: none"><li>Type 5 - automatic fire alarm system with enhanced smoke detection and manual call points</li></ul>
Emergency lighting (SS4)	<ul style="list-style-type: none"><li>Internally illuminated exit/directional signs and external emergency floodlight above external stair to 1<sup>st</sup> floor</li></ul>
Signs for SS1-13 (SS14/2)	<ul style="list-style-type: none"><li>Signs re MCPs</li></ul>
Final exits (SS15/2)	<ul style="list-style-type: none"><li>Designated exit doors (hinged)</li></ul>
Fire separations (SS15/3)	<ul style="list-style-type: none"><li>Tagged fire doors (-/60/60sm)</li></ul>

Exit signage (SS15/4)	<ul style="list-style-type: none"> <li>Signage generally is affixed to internally illuminated luminaires, but there are few signs that are non-internally illuminated</li> </ul>
-----------------------	--

## Fire safety overview and observations

The means of escape are sufficient and well maintained.

The internal staircase is not separated from the remainder of the building.

The alarm is a Type 5, with hush buttons on each floor level, but it is not monitored.

## Compliance schedule and building warrant of fitness overview and observations

The current building warrant of fitness (BWoF) is publicly displayed in the 1<sup>st</sup> floor lobby. The BWoF expires on 28/11/2023.

The Form 12As issued by the independent qualified persons (IQPs) were sighted and collectively cover all the specified systems and procedures of the compliance schedule.

The specified systems seen during the inspection did not match those contained on CS0423 and the BWoF. Backflow preventers (SS7) were not sighted and the installed mechanical ventilation systems to the drying room (ground floor), kitchen (1<sup>st</sup> floor) and communal bathrooms (1<sup>st</sup> and 2<sup>nd</sup> floors) were not captured on the current compliance schedule.

## Recommendations

Initial recommendations sent to Queenstown Lakes District Council on 9 November 2023:

Specified System	Observation	Recommendation
SS4 – Emergency lighting systems SS9 – Mechanical ventilation or air conditioning systems	<p>The following systems were noted in the building but not the compliance schedule:</p> <ul style="list-style-type: none"> <li>roof-mounted floodlight which illuminates the egress route via the external stair from the 1<sup>st</sup> floor</li> <li>Mechanical ventilation (SS9) to kitchen, bathrooms, sleeping areas and drying room</li> </ul>	QLDC needs to work with the owner to amend the current compliance schedule to accurately reflect all installed specified systems.

Additional and modified recommendations to be sent to Queenstown Lakes District Council

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Accommodation not a boarding house but sits within the scope of the Act. Non-compliance with the Residential Tenancies Act 1986 was found – enforcement action issued.*

The Tenancy Compliance and Investigations Team (TCIT) issued a warning letter with recommendations regarding the current healthy homes standard breaches and with feedback to the Landlord regarding their Service tenancy template.

The following breaches of the Residential Tenancies Act 1986 – Residential Tenancies (Healthy Homes Standards) Regulations 2019 have been recorded:

- Healthy Homes Standard r8 - heating standard.
- Healthy Homes Standard r26 – unreasonable gaps and holes.
- Healthy Homes Standard r 27 - drainage.
- Section 13A(1CA)-(CB) – Non-compliance with healthy homes compliance statement
- Section 13A(2)- Non-compliance with insurance statement
- Section 66C(1)(h)- The tenancy agreement does not contain a copy of the fire evacuation procedures that relate to this property.

TCIT has given information and education regarding boarding house and service tenancy agreements including compulsory statement. The Landlord is currently renovating this property and remedying the healthy homes standards breaches found at our site visit.

It would be appropriate to follow up with a reassessment for the healthy homes standards and Service tenancy agreements amendments within the next 6-12 months.

# The Grand Hotel

## Boarding House Fire Safety and Landlord Compliance Report

<b>Inspection date</b>	<b>28/09/2023</b>
------------------------	-------------------

### Contents

Background .....	2
Overview .....	2
Building .....	2
Fire safety systems present in the building .....	3
Fire safety overview and observations .....	3
Compliance schedule and building warrant of fitness overview and observations .....	3
Recommendations .....	4
Tenancy compliance .....	9

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ). Invercargill city council staff were present at start of inspection but did not attend for the full duration. The building was entered with express permission from the owner and lasted 1.5 hours.

**Limitations:** The team inspected all levels of the building and a selection of rooms that were accessible at the time. Areas included the 1<sup>st</sup> floor corridors, common lounge, dining room and commercial grade kitchen (currently used by the tenants for residential purposes), 2<sup>nd</sup> floor corridors, laundry and kitchenette, 3<sup>rd</sup> floor corridors, laundry and kitchenette and stairwell exits. Room #2-25 (double bed/ensuite), Room #3-72 (single bed/ensuite). With the exception of the lift emergency phone (which failed), no other fire safety systems were tested during the inspection.

## Building

<b>Name</b>	The Grand Hotel
<b>Address</b>	76 Dee Street
<b>City</b>	Invercargill
<b>Owner</b>	Strathvale Investments Ltd
<b>Year first constructed</b>	1890
<b>Levels</b>	4 (Ground, 1-3) <i>Stairs leading up from level 3 which appear to contain a storage room/roof access were inaccessible</i>
<b>Occupancy</b>	200 persons max (75 rooms, mixture of double and single, + additional rooms behind 1 <sup>st</sup> floor kitchen) Manager confirmed 43 current tenants

The Grand Hotel occupied an area of the ground floor of the building and the entirety of levels 1-3. The ground floor of the building also contained various other tenancies, including a dance school, hairdresser, massage parlor, Dominos pizza, and drycleaners.

## Fire safety systems present in the building

System	Description
Emergency warning system (SS2)	Emergency warning system located throughout the building (MCPs/smoke/heat detectors/heat detectors in wet areas) CS notes this as a Type 3 system but possible Type 4
Automatic doors (SS3/1)	Grd floor entrance
Access control doors (SS3/2)	Grd floor entrance
Passenger lift (SS8/1)	Passenger lift with signage
Signs for SS1-13 (SS14/2)	Signs re MCPs / lifts
Final exits (SS15/2)	Designated exit doors
Exit signage (SS15/4)	Self-adhesive directional exit signs

## Fire safety overview and observations

The alarm has heat detection, smoke detection and manual call points. It is almost a Type 5, but the first floor is fitted with domestic smoke alarms. Wiring ducts to a detector had a garden hose zip tied to it. The alarm is monitored.

It is possible to escape in two separate directions from most areas. Signage is not clear in all areas. There is rubbish storage around escape routes and stairwells. One final exit is obstructed by a motorcycle parked outside it. One means of escape is blocked by a fridge. There are a lot of combustibles in the means of escape, including furniture, shopping carts, boxes, clothes racks. Some manual call points are not visible and inaccessible due to items being stored.

The smoke control doors are not self-closing, or not closing properly, and seals are lacking. There were some unprotected openings in the fire separations. The walls between tenancies are solid concrete.

Worksafe have issued notices to the building with regards to a diesel spill from the boiler.

The basement is in a bad state of repair with damaged partitions, and water leakage throughout (electrical hazard). Some external walls have plywood covering up openings.

LPG cylinders are being stored inside. There are 2 1000L diesel residue tanks permanently placed right outside to the building, next to unprotected areas.

Two smoke extract systems were found on the first-floor kitchen and in Dominos, that were not on the compliance schedule. There was construction going on which did not appear to be consented.

The emergency phone for the lift was out of order.

## Compliance schedule and building warrant of fitness overview and observations

As referenced above, the building included various other tenancies on the ground floor. The fire alarm panel referenced these tenancies, however the compliance schedule had no reference, so it could not be confirmed if these areas were covered by any aspects of the compliance schedule.

The building warrant of fitness (BWoF) was publicly displayed on the wall of the main reception/foyer area. The BWoF expires 17/02/2024. The BWoF included all details as required on the regulated Form 12.

The Form 12As issued by independent qualified persons (IQPs) were sighted and collectively covered all the specified systems and procedures of the compliance schedule WOF/1999/51.

The specified systems seen during the inspection did not match those contained on the buildings compliance schedule WOF/1999/51. The following differences were noted:

<b>Specified System</b>	<b>Compliance schedule</b>	<b>BWoF</b>	<b>Building</b>
Automatic fire alarm system (SS2)	Type 3		Type 4 (almost type 5)
Emergency lighting (SS4)		Listed on BWoF with supporting 12A	Not sighted during inspection (unclear if CS covers multiple tenancies)
Backflow (SS7)		Listed on BWoF with supporting 12A	Not sighted during inspection (unclear if CS covers multiple tenancies)
Mechanical ventilation (SS9)		Not listed on compliance schedule WOF/1999/51 or BWoF	Mechanical ventilation systems sighted in 1 <sup>st</sup> floor kitchen, 1 <sup>st</sup> floor dining area and grd floor service area
Emergency power for a system (SS14/1)		Listed on BWoF with supporting 12A	Not sighted during inspection (unclear if CS covers multiple tenancies)
Fire separations (SS15/3)		Listed on BWoF with supporting 12A	Fire doors with visible gaps sighted
Smoke separations (SS15/5)		Listed on BWoF with supporting 12A	Smoke separations with visible gaps sighted

## **Recommendations**

Sent to Invercargill City Council on 7 November 2023:

Specified System	Observation	Recommendation
N/A	<p>The building, collectively known as 'The Grand' included multiple tenancies along the ground floor. However, the compliance schedule only appeared to reference the hotel/ boarding house. In addition, some specified systems (eg SS4, SS7, SS14/1) listed on the compliance schedule were not found within the accommodation section, and other systems were clearly installed throughout all tenancies, eg the fire alarm panel covered all tenancies.</p>	<p>Invercargill City Council (ICC) should work with the building owner to amend the compliance schedule to clearly detail the areas of the building covered by the compliance schedule and ensure that all specified systems located within are captured on it in accordance with section 103 of the Building Act 2004.</p> <p>Including relevant approved plans, drawings, specifications can assist all interested parties in maintaining ongoing compliance in accordance with the specified systems detailed on the compliance schedule.</p>
N/A	<p>The entire building had a strong aroma of diesel. This was attributed to a leak in the boiler's diesel tank and had been an ongoing issue for many months.</p> <p>The diesel was being progressively drained out of the building into open tanks down to the neighbouring alleyway. Aside from this being a dangerous fire safety risk within the building, it was also noted that these tanks were located directly next to utility network systems which can pose an environmental risk.</p>	<p>ICC/WorkSafe/FENZ to continue to work through diesel storage/boiler issues currently under WorkSafe hazardous substance notice.</p> <p>Given the extent that this is affecting the building (diesel fumes throughout all floors of the building) as well as potential contamination of SW/drainage network systems this is considered a critical issue.</p>
N/A	<p>A section of the building located on the first floor behind the commercial grade kitchen was converted to bedrooms with ensuites. It is unknown whether this change of use had been approved by council but it is presumed that it was not due to the non-compliant SS2 system (which only had the original heat detectors in the bedrooms rather than smoke detectors), the bathrooms without extract systems and the obstructed escape route through this area.</p>	<p>ICC to consider its options and engage with the building owner to remedy. Exploring potential breaches of section 114 and 116B of the Building Act 2004.</p> <p>This is a critical issue which needs to be addressed.</p>

Specified System	Observation	Recommendation
SS2 – Automatic or manual emergency warning systems	The building contained a possible Type 4 automatic fire alarm system with modified heat, smoke, and manual call points (MCP). However, the compliance schedule noted that this system was a Type 3.	<p>ICC should work with the building owner to amend the compliance schedule to ensure that all specified systems located within are captured correctly on it and in accordance with section 103 of the Building Act 2004.</p> <p>Further education with the building owner may be required to ensure ongoing compliance of all specified systems within the building.</p>
SS2 – Automatic or manual emergency warning systems	An MCP located on the first floor was blocked by scaffolding.	Scaffolding should be modified or removed to ensure occupants can access the MCP in the event of a fire.
SS4 - Emergency lighting	<p>Emergency lighting was listed on the compliance schedule as well as a clear description of the locations. Additionally, a Form 12A for this system issued by the IQP was sighted. Despite this, no emergency lighting was viewed within the building at the detailed locations or any other location.</p> <p>There may have been emergency lighting systems within the neighbouring tenancies, although this was not viewed.</p>	ICC should work with the building owner to amend the compliance schedule to ensure that all specified systems located within are captured correctly on it and in accordance with section 103 of the Building Act 2004.
SS7 – Backflow prevention devices	<p>Two backflow prevention devices were detailed on the compliance schedule and a Form 12A issued by the IQP was sighted. However, no backflow devices were viewed within the building.</p> <p>These may have been located within the neighbouring tenancies, although this was able to be determined.</p>	ICC should work with the building owner to amend the compliance schedule to ensure that all specified systems located within are captured correctly on it and in accordance with section 103 of the Building Act 2004.
SS8/1 – Passenger carrying lifts	FENZ tested the lift emergency communication system which failed. The last annual test for this was in January 2023 by the IQP.	It is recommended that ICC review the annual test report and verify if this aspect was tested by the IQP as required by <a href="#">NZS4332:1997</a> (being the standard required by the compliance schedule).

Specified System	Observation	Recommendation
		<p>If testing of all aspects is not being undertaken in accordance with the compliance schedule, ICC should consider its options under section 108 of the Building Act 2004.</p>
<p>SS9 – Mechanical ventilation or air conditioning system</p>	<p>The commercial kitchen on level 1 included kitchen extract systems which would be considered as an SS9 system, even if this system is not being used in a commercial capacity at this time.</p> <p>It is also worth noting that other tenancies not viewed as part of this inspection (eg Dominos) likely have an SS9 system installed which should be included on this compliance schedule.</p>	<p>ICC should work with the building owner to amend the compliance schedule to ensure that all specified systems located within are captured correctly on it and in accordance with section 103 of the Building Act 2004.</p>
<p>SS14/1 – Emergency power for a specified system in any of specified systems 1–13</p>	<p>This was listed on the compliance schedule, and a Form 12A issued by the IQP was sighted. However, no emergency power systems were viewed within the building.</p> <p>These may have been located within the neighbouring tenancies, although this was able to be determined.</p> <p><i>We also believe that it is highly unlikely that an SS14/1 system would be installed in this building. However, due to the lack of detail on the compliance schedule it cannot be confirmed what this system is related to.</i></p>	<p>ICC should work with the building owner to amend the compliance schedule to ensure that all specified systems located within are captured correctly on it and in accordance with section 103 of the Building Act 2004.</p>
<p>SS15/2 – Final exits</p>	<p>Ground floor service area (referred to as basement) exit pathway is of questionable safety. In addition, the rear final exit was bolted shut at the time of inspection and was difficult to unlock. There was also a motorcycle outside this door blocking the escape route, and the final gate outside was locked,</p>	<p>Given that this area is used both as a fire escape route and as an exit pathway for the neighbouring children’s dance school, further investigation and remediation is recommended.</p> <p>ICC should engage with the building owner to bring these escape routes into compliance and provide further education to the building owner to ensure that they understand their obligations to ensure adequate means of escape and ensure</p>

Specified System	Observation	Recommendation
	<p>meaning that the use of this route as an escape was compromised.</p> <p>The escape route from level 1 via the west stairwell was compromised by a clothing rack within the hallway area. Anecdotally, the occupants of this space were not aware that this door led to the nearest exit, which could prove disastrous in an evacuation scenario.</p>	<p>the procedures of their compliance schedule are being undertaken.</p>
<p>SS15/3 – Fire separations</p> <p>SS15/5 – Smoke separations</p>	<p>Fire and smoke doors are an older type and as noted in the table above there were visible gaps around multiple doors.</p>	<p>Fire &amp; smoke separations should be reviewed to ensure they are providing adequate separation and meeting the requirements of section 116B.</p>
<p>SS15/3 – Fire separations</p> <p>SS15/5 – Smoke separations</p>	<p>The compliance schedule details the owner as the responsible party for IMR procedures of these systems.</p>	<p>ICC should with the owner and establish if they are undertaking their required inspections appropriately.</p> <p>They may require additional education to ensure that they understand the requirements of their compliance schedule.</p> <p>Ensure sufficient inspection, maintenance and reporting procedures are recorded on the compliance schedule, alongside clear plans and specifications to assist a building owner to maintain their systems appropriately.</p> <p>We recommend that an IQP should be undertaking at least annual inspections of these systems. Additionally, remedial work should be undertaken to make these systems compliant.</p>
<p>SS15/4 – Signs</p>	<p>The compliance schedule details the owner as the responsible party for IMR procedures of these systems.</p>	<p>ICC should engage with the owner and establish if they are undertaking their required inspections appropriately.</p> <p>They may require additional education to ensure that they understand the requirements of their compliance schedule.</p>

Specified System	Observation	Recommendation
		Ensure sufficient inspection, maintenance and reporting procedures are recorded on the compliance schedule, alongside clear plans and specifications to assist a building owner to maintain their systems appropriately.
SS15/4 – Signs	Ground floor exit and directional signs are starting to peel off the wall.	Exit and direction signs should be correctly adhered/fastened to the wall.

Additional and modified recommendations to be sent to Invercargill City Council

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found – case is progressing to investigation*

Environment	<p>This property did not demonstrate compliance with the Landlord’s obligation to maintain the property. Issues noted include:</p> <ul style="list-style-type: none"> <li>• Multiple water leaks coming from the roof guttering.</li> <li>• External paint was flaking/no existent in areas.</li> <li>• Barge boards were rotten.</li> <li>• External fire escapes were rusted.</li> <li>• The emergency call function in elevator was disconnected.</li> <li>• Holes in some internal walls.</li> <li>• There were no latches on some internal windows.</li> <li>• There were damaged soffits near the middle of the building.</li> <li>• There was a leaking and damaged diesel boiler system.</li> </ul>
Health and Safety	<p>We identified some concerns relating to the building facilities including:</p> <ul style="list-style-type: none"> <li>• 9kg LPG bottles kept inside some rooms.</li> <li>• An area behind the commercial kitchen was used as residential living without approval from council.</li> <li>• Some fire escape routes were blocked or locked.</li> <li>• Smoke doors have gaps around them.</li> <li>• The lifts emergency phone was not working.</li> <li>• Diesel was leaking into the soil close to the building with a noticeable smell entering the building.</li> </ul>
Fire Safety	<p>Our assessment did not demonstrate compliance with the smoke alarm regulations and fire safety regulations as. Smoke alarms are not within 3 metres</p>

	<p>of each bedroom door, or in every room where a person sleeps. This was in the area behind the commercial kitchen on the 1<sup>st</sup> floor. This area was not consented for residential use and only had heat detectors. 10 year smoke alarms installed in the areas without smoke alarms before the Tenants were able to be moved out of the non-consented living spaces.</p>
Healthy Homes Standards	<p>This property was found to be non compliant with the healthy homes standards:</p> <ul style="list-style-type: none"><li>• There was no heating in the main living room/s of the property.</li><li>• There were no extractor fans in bathrooms of the property.</li><li>• the drainage system had issues with efficiently draining storm water and efficiently draining surface water.</li><li>• There were unreasonable draughts in the building as some windows had unreasonable gaps around them.</li></ul>

# The Last Resort

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	07/09/2023
-----------------	------------

### Contents

Background .....	<b>Error! Bookmark not defined.</b>
Overview .....	<b>Error! Bookmark not defined.</b>
Building .....	<b>Error! Bookmark not defined.</b>
Fire safety systems present in the building .....	<b>Error! Bookmark not defined.</b>
Fire safety overview and observations .....	<b>Error! Bookmark not defined.</b>
Compliance schedule and building warrant of fitness overview and observations .....	<b>Error! Bookmark not defined.</b>
Recommendations .....	3
Tenancy compliance .....	4

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three storeys or greater without a sprinkler system.

**Purpose:** to check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Queenstown Lakes District Council (QLDC). The building was entered with express permission from the owner and lasted 30 minutes.

**Limitations:** Communal areas (open-plan kitchen/dining/living and bathrooms) were inspected and access was gained to front External Room (2-berth), plus Rooms 2 (4-berth) and 4 (2-berth). No fire safety systems were tested during the inspection apart from some domestic smoke alarms (Type 1).

## Building

<b>Name</b>	The Last Resort
<b>Address</b>	6 Memorial St
<b>City</b>	Queenstown
<b>Owner</b>	Memorial Shotover Partnership
<b>Year first constructed</b>	Unknown
<b>Levels</b>	3
<b>Occupancy</b>	Mixed use: accommodation (6 Memorial St) and commercial (17 Shotover St) 2 separate buildings on one section 18 maximum for accommodation (6 Memorial St)

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	<ul style="list-style-type: none"><li>Type 2 (MCPs located throughout the building) with supplementary domestic smoke alarms (by owner)</li></ul>
Signs for SS1-13 (SS14/2)	<ul style="list-style-type: none"><li>Signs re MCPs</li></ul>

Final exits (SS15/2)	<ul style="list-style-type: none"> <li>Designated exit doors</li> </ul>
Fire separations (SS15/3)	<ul style="list-style-type: none"> <li>Tagged fire doors to laundry and bedrooms (-/30/30 sm)</li> </ul>
Exit signage (SS15/4)	<ul style="list-style-type: none"> <li>Non-internally illuminated exit/directional signs</li> </ul>

## Fire safety overview and observations

This is an older building.

The fire alarm consists only of manual call points and is not monitored. There are domestic smoke alarms in the bedrooms. The alarm panel is in an inaccessible location for the fire service.

The means of escape allow for evacuation in two separate directions and exits are clearly signed.

Fire separated walls are damaged with entire sections of plasterboard missing. Doors are tagged and shut properly.

## Compliance schedule and building warrant of fitness overview and observations

An expired building warrant of fitness (BWoF) was publicly displayed on the wall of the 2<sup>nd</sup> floor reception area at the time of the inspection. However, this was replaced with the current BWoF during the inspection. The BWoF expires 10/05/2024.

The Form 12As issued by independent qualified persons (IQPs) were sighted and collectively covered all the specified systems and procedures of compliance schedule CS0270.

The specified systems seen during the inspection matched those contained on the building's compliance schedule.

## Recommendations

Initial recommendations sent to Queenstown Lakes District Council on 9 November 2023:

Specified System	Observation	Recommendation
SS2 – Automatic or manual emergency warning systems	No domestic smoke alarms were present in the front External Room (2-berth).	QLDC should work with the building owner to ensure the building adequate protection for the early warning of fire.
SS15/2 - final exits	It was observed that a reticulated gas meter was installed in a position encroaching on the front porch which could potentially compromise the existing final exit	QLDC should work with the building owner to ensure that the risk in the vicinity of the final exit is remediated and that the seal the wall penetrations are appropriately sealed.

Specified System	Observation	Recommendation
	via this porch. There was also a wall-mounted instant gas water heater close to this porch positioned directly above a gully trap, where the wall penetrations for the wastewater pipes were unsealed.	

Additional and modified recommendations to be sent to Queenstown Lakes District Council

Specified System	Observation	Recommendation	Change status
SS15/3	Fire separated walls are damage with entire sections of plasterboard missing. Doors are tagged and shut properly.	QLDC should work with the building owner to ensure the building has adequate fire and smoke separations	New

For other organisations (EG FENZ to notify Building Owner):

The fire alarm should be upgraded to include smoke detection and monitoring. Damaged walls and other fire separation penetrations need to be repaired.

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found-enforcement action issued*

The general maintenance of property is not good as there are holes in the soffit, no window catch in downstairs unit shower and there is a hole in a wall in the laundry area. The upstairs shower has double shower cubicles, but one is blocked off. QLDC has issued a notice to fix, for smoke alarms and fire doors. Bottom front unit missing smoke alarm, FENZ stated they would rectify issue during visit. Missing downpipe and blocked guttering.

In regard to mechanical ventilation, the downstairs unit at the front of the property has no extraction fan in the shower. Does not appear to have ventilation fans in the upstairs bathroom. There is no extraction fan in the kitchen for the reticulated gas stove. There are none of the required statements in the current tenancy agreement supplied by the property manager.

Given the age and stage of the building and that the property manager indicates this is only for a short term stay no longer than six months, also, that they do regular inspections of the property. A warning has been issued in regards to the healthy homes standards requirements and maintenance as well as creating a compliant tenancy agreement as long as they have completed their notice to fix with Queenstown Lakes District Council and that they are compliant with all fire and emergency regulations.

# Wigram Lodge

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date: 10 October 2023

### Contents

Background ..... 2

Overview ..... 2

Building ..... 3

Fire safety systems present in the building ..... 3

Fire safety systems present in the building ..... **Error! Bookmark not defined.**

Compliance schedule and building warrant of fitness overview and observations ..... 3

Recommendations ..... 4

Tenancy compliance ..... 5

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three stories or greater without a sprinkler system.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Christchurch City Council. The building was entered with express permission from the owner and lasted 1.25 hours.

**Limitations:** The inspection only took place within most common areas, consisting of two accommodation buildings; including two ground floor lounge areas, hallways, stairwells, four communal kitchens, one communal laundry. A total of four bathroom and toilet spaces were viewed as an indication of all similar spaces. One unoccupied bedroom was also viewed.

No fire safety systems (eg emergency warning systems) were tested during the inspection, with the exception of a single type 1 smoke alarm.

## Building

<b>Name</b>	Wigram Lodge
<b>Address</b>	15 Sioux Avenue, Wigram
<b>City</b>	Christchurch
<b>Owner</b>	Wigram Lodge (2001) Ltd
<b>Year first constructed</b>	Unknown
<b>Levels</b>	3
<b>Occupancy</b>	203 (203 single rooms including managers house on site) – C/S notes occupancy as 102

## Fire safety systems present in the building

<b>System</b>	<b>Description</b>
SS2 emergency warning system	Type 3 Automatic fire alarm system activated by heat detectors and manual call points. Type 1 domestic smoke alarms in bedrooms (building manager confirmed that these were located throughout)
SS4 Emergency lighting System	Emergency lighting system to AS 2293 Part 1 and 3 - At change of levels and in the escape routes required by F6/AS1 Various makes and models of systems due to building alterations over the years
SS14/2 Signs for SS1-13	Signs for MCP's, Lift
SS15/2 – Final Exits	All final exit points on escape routes giving direct access to a safe path
SS15/3 – Fire separations	Fire separations protecting a means of escape - FRR of 45minutes for the building between all floors and between suites and safe paths
SS15/4 – Signs	Illuminated exit signs above doors
SS15/5 – Smoke Separations	Various smoke doors throughout property – not all tagged so unable to verify

## Fire safety overview and observations

There are heat detectors throughout the building. The detector in the kitchen has grease built up. The system is not monitored. There are domestic smoke alarms, one was tested and found not to work.

It is possible to escape in two separate directions from most areas. Not all the signage is internally lit.

## Compliance schedule and building warrant of fitness overview and observations

The building warrant of fitness (BWoF) was publicly displayed on the wall in numerous places throughout the buildings, including the main office and near most entrances and was dated 20 April 2023 (with an expiry of 1 May 2024) meaning it was current.

The Form 12As issued by independent qualified persons (IQPs) were not sighted while on site, however were provided in advance by Christchurch City Council, and collectively covered all the specified systems and procedures of the compliance schedule.

The specified systems seen during the inspection did not match those contained on the buildings compliance schedule. The following differences were noted:

Specified System	Compliance schedule	BWoF	Building
SS2 – Automatic or manual emergency warning systems	Type 3 Automatic fire alarm system activated by heat detectors and manual call points to NZS 4512	SS2.1 – Emergency warning systems for fire or other dangers	The one bedroom that we were able to view included a Type 1 domestic smoke alarm. The building manager confirmed that these are located in every bedroom and are checked every 6 months (although the one we viewed had a flat battery).  CCC staff member confirmed that they do not record Type 1 alarms on their compliance schedules, although they are required to be recorded in all cases (except a single household unit) where they exist in a building.
SS9 – Mechanical ventilation or air conditioning systems	N/A	N/A	Appeared to be located in the bathrooms within the building. This was discussed with the CCC staff member on site who confirmed that it would need to be looked into.

## Recommendations

Sent to Christchurch City Council on 7 November 2023:

Specified System	Observation	Recommendation
SS2 - Automatic or manual emergency warning systems	The compliance schedule detailed the building warning system as “Type 3 Automatic fire alarm system activated by heat detectors and manual call points to NZS 4512”. However, the inspection found that there were also Type 1 domestic smoke alarm units installed in various locations throughout the building. The building manager also verbally confirmed that these were located in each residential unit.	Emergency warning systems are required to be listed on a compliance schedule.  MBIE recommend that CCC review the compliance schedule and ensure that the emergency warning systems (including Type 1) located in the building are accurately included.
SS9 – Mechanical ventilation or	The compliance schedule did not include reference to a mechanical ventilation system. However, the bathrooms throughout both	A bathroom/ toilet extract system serving multiple facilities is considered as a SS9 system where the system is required to be installed for the purposes of the Building

Specified System	Observation	Recommendation
air conditioning systems	buildings appeared to include interconnected ducting systems which are classified as an SS9 system.	Code and/or part of the system passes through a fire separation and could spread fire or smoke to other firecells  MBIE recommend that CCC review the compliance schedule and ensure that the mechanical ventilation systems located in the building are included where required.

Additional and modified recommendations to be sent to Christchurch City Council:

Specified System	Observation	Recommendation	Change status
NA	None	NA	NA

## Tenancy compliance

*Non-compliance with the Residential Tenancies Act 1986 found-enforcement action issued*

Wigram Lodge is compliant with the healthy homes standards, and is in very good condition given its age and character. Both Property Managers we collaborated with during the assessment and subsequent enquiries were proactive in ensuring compliance with the Residential Tenancies Act 1986. They outlined their ongoing, proactive approach to compliance and took immediate action to rectify issues identified. Issues identified were a failure to provide full healthy homes statements, insulation statements were provided only and there was no extractor fan in a ground floor kitchen. An extractor fan has now been installed in the downstairs kitchen.

Previous Tenancy Compliance and Investigations Team engagements with the Lodge have also been positive and the managers have been positive and proactive. The Property Manager has a positive and engaged approach to compliance, they have asserted that smoke alarms have been replaced, and that the healthy homes statement sections which have been highlighted as needing attention will be actioned. A warning was issued for minor breaches of the Residential Tenancies Act 1986.

# YWCA Hamilton

## Boarding House Fire Safety and Landlord Compliance Report

Inspection date	19/10/2023
-----------------	------------

### Contents

Background .....	2
Overview .....	2
Building .....	2
Fire safety systems present in the building .....	2
Fire safety overview and observations .....	3
Compliance schedule and building warrant of fitness overview and observations .....	4
Recommendations .....	4
Tenancy compliance .....	7

## Background

Following the recent tragedy at Loafers Lodge in Wellington, a decision was made to inspect properties meeting a similar profile throughout New Zealand to identify and address any immediate fire safety concerns. The visits would also be used to inform any future work to strengthen fire safety in boarding houses.

## Overview

**Scope:** Inspect boarding houses in New Zealand that are three storeys or greater without a sprinkler system. Although the main hostel building is four storeys, the building is out of scope as it is sprinklered.

**Purpose:** To check compliance with Residential Tenancy Act 1986 (RTA) and the Building Act 2004 (BA) in relation to fire safety and landlord tenancy obligations.

**Method:** The inspection was led by staff from Building and Tenancy and was supported by Fire and Emergency New Zealand (FENZ) and Hamilton City Council (HCC). The building was entered with express permission from the owner and lasted 1.5 hours.

**Limitations:** There are several buildings of varying ages on the site, basically consisting of two blocks and there are two active compliance schedules (CS 668 and CS 669). CS 668 covers the single-storey building of offices with a four-room accommodation wing (three twin and one single) – hereafter referred to as 'Block A'. Whilst CS 669 covers an L-shaped block (hereafter referred to as 'Block B') that consists of the main four-storey hostel (at the rear of the property) which is connected via a two-level link to the older two-storey hostel, and the single-storey commercial kitchen, chapel and hall which is located closest to the Pembroke Street frontage. All floors with accommodation were inspected and this included one typical single room (currently vacant), typical communal lounge/ kitchen/dining/ bathroom/ laundry. A cursory look of the offices was undertaken. The commercial kitchen, chapel and hall were not included in the inspection of the premises. No fire safety systems were tested during the inspection, other than the release mechanism to some of the fire doors on electro-magnetic hold-open devices.

## Building

<b>Name</b>	YWCA Hamilton
<b>Address</b>	28 Pembroke St
<b>City</b>	Hamilton
<b>Owner</b>	YWCA (Young Women's Christian Association)
<b>Year first constructed</b>	Block A = unknown; Block B = 1973 (main 4-storey hostel) and unknown for remaining buildings
<b>Levels</b>	Block A = 1; Block B = 4, 2 and 1
<b>Occupancy</b>	Block A = 40; Block B = unknown (but total of 70 rooms on site available to rent, either single or twin)

## Fire safety systems present in the building

### CS 668 (for Block A):

<b>System</b>	<b>Description</b>
Emergency warning system (SS2)	Type 3F (heat detection with MCPs, enhanced with smoke detection), interfaced with SS3/3 fire door on electro-magnetic hold-open device
Interfaced fire doors (SS3/3)	1 x electro-magnetic hold-open device on -/30/30 door, interfaced with SS2
Emergency lighting (SS4)	Internally illuminated exit signage
Signs for SS1-13 (SS14/2)	Signs re MCPs and stair lift
Final exits (SS15/2)	Designated exit doors
Fire separations (SS15/3)	Tagged fire door (-/30/30)
Exit signage (SS15/4)	Internally illuminated exit signs

**CS 669 (for Block B):**

<b>System</b>	<b>Description</b>
Fire suppression systems (SS1)	Type 7 (sprinklers with MCPs, smoke detection and localised heat detection to wet areas) interfaced with SS2
Emergency warning system (SS2)	Type 7 (sprinklers with MCPs, smoke detection and localised heat detection to wet areas) interfaced with SS1 and SS3/3
Access-controlled doors (SS3/2)	Not sighted (but noted an external swipe card reader to the main hostel entry door which had a free handle to egress the building)
Interfaced smoke doors (SS3/3)	Smoke doors on electro-magnetic hold-open devices interfaced with SS2
Emergency lighting (SS4)	Dedicated emergency luminaires, 'Spitfire' single-point lights and internally illuminated exit signage
Signs for SS1-13 (SS14/2)	Signs re sprinklers and MCPs
Final exits (SS15/2)	Designated exit doors
Fire separations (SS15/3)	Not sighted (but sighted non-functioning sliding fire doors on fusible links which according to the hostel manager previously separated the two-level link from the main hostel building)
Exit signage (SS15/4)	Internally illuminated and non-internally illuminated signs
Smoke separations (SS15/5)	Old Georgian-wired glazed doors without brush seals (on electro-magnetic hold-open devices) – located at both ends of each corridor to protect the two stairwells

**Fire safety overview and observations**

There are two older buildings. One building is fully sprinklered with smoke detection throughout, and the other building only has heat detection with supplementary smoke detection in the bedrooms. There is no brigade connection.

Service penetrations have not been fire stopped. A sprinkler pipe has been run through Georgian wired glass – indicative of a fire rated partition – with a large gap around the penetration. Not all doors are fitted with self-closers and some maintenance needs to be done on minor damage and lack of smoke seals.

There were no major issues with the means of escape.

## Compliance schedule and building warrant of fitness overview and observations

The current BWoF for CS 668 was displayed on the wall adjacent to the office reception counter. Whilst the current BWoF for CS 669 was displayed on the wall within the reception lobby adjacent to the hostel office.

The Form 12As issued by independent qualified persons were not sighted and it cannot be confirmed that they collectively covered all the specified systems and procedures of both CSs.

Bearing in mind that the CSs were provided post the inspection and not all the buildings on the site were inspected, those specified systems sighted during the inspection did not fully align with those contained on the CSs and BWoFs.

For CS 668, it currently includes SS15/5 (smoke separations), which was not evident, and the installed SS3/3 (interfaced fire door) had been omitted.

For CS 669, SS3/2 (access-controlled doors), SS7 (backflow preventers), SS9 (mechanical ventilation or air-conditioning) and SS15/3 (fire separations) were all included in the CS but could not be confirmed as being installed.

## Recommendations

Sent to Hamilton City Council on 24 November 2023:

Specified System	Observation	Recommendation
<b>YWCA Hamilton – 28 Pembroke Street – General findings</b>		
Compliance Schedule	Although the compliance schedules contained some site-specific information and had attached ‘marked-up’ floor plans and other relevant documents (eg fire alarm certificates of completion, lift declaration), the compliance schedules were not accurate and required greater level of detail to assist those who carry out inspection, maintenance and reporting procedures.	HCC should engage with the building owner to review and amend both compliance schedules under section 107 of the Building Act with a focus on providing a greater level of accuracy and specificity to descriptions of each specified system.
<b>YWCA Hamilton – 28 Pembroke Street – CS 668</b>		

<p>SS3/3 Interfaced fire or smoke doors or windows</p>	<p>An SS3/3 system was installed in this building but not detailed on the compliance schedule.</p>	<p>HCC should review the building's property file to see if the relevant building consent was obtained for the interfaced doors. If no such record is found, HCC should consider requiring the owner to apply for a certificate of acceptance.</p> <p>In addition, HCC should follow their relevant processes to ensure that this specified system is recorded on the compliance schedule and that ongoing IMR procedures are followed.</p>
<p><b>YWCA Hamilton – 28 Pembroke Street - CS 669</b></p>		
<p>SS2 – Emergency warning systems for fire or other dangers</p>	<p>The compliance schedule states that the fire alarm is a type 4F and not connected to a remote receiving centre. However, the certificate of completion attached to the compliance schedule states that there is an NZ Fire Service Connection.</p>	<p>HCC should review the building's property file to confirm if this system should include a remote connection and update the compliance schedule to reflect this.</p> <p>Additionally, verification of connection will be required as MBIE have reason to believe that it is not.</p>
<p>SS3/2 – Access-controlled doors</p>	<p>The compliance schedule details SS3/2 as being located “Throughout the building creating separation from common areas”. However, the site inspection noted no access control doors installed.</p> <p>The compliance schedule also detailed the performance standard for these doors as “NZS 4239: 1993 Automatic sliding doors assemblies” which is not an appropriate standard for this system (if installed).</p> <p>NOTE: A single external swipe card reader was sighted for access into the main hostel. However, this has a free handle egress out, so would not be considered as an SS3/2 system.</p>	<p>HCC should review the building's property file and engage with the building owner to confirm if an SS3/2 system should be installed in the property.</p> <p>Following this, the compliance schedule should be updated by either removing reference to SS3/2 or adding further specifics around this system.</p>
<p>SS7 – Backflow Prevention Devices</p>	<p>The compliance schedule references a backflow prevention device in the fire sprinkler cabinet. This system forms part of the SS1 system and should not be detailed separately.</p>	<p>HCC should review and update the compliance schedule by either removing reference to SS7 or adding further specifics around this</p>

		system if it is not a part of the fire sprinkler system.
SS9 – Mechanical Ventilation	The compliance schedule detailed mechanical ventilation systems as ‘throughout the building and amenities area’. However, no SS9 system was confirmed as being on site.	<p>HCC should review the building's property file and engage with the building owner to confirm if and where an SS9 system is installed in the property.</p> <p>Following this, the compliance schedule should be updated by either removing reference to SS9 or adding further specifics around this system.</p>
SS15/2 – Final Exits	A corridor door was fitted with a keyed lock, and an external escape route was in poor condition. Both could compromise the means of escape in a fire.	HCC should work with the building owner to ensure that all final exits are safe, structurally sound and that door locking mechanisms are suitable for their relevant locations. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.
SS15/3 – Fire Separations	<p>The compliance schedule details various fire rated walls, floors and doors, including specific separations for the kitchen ceiling, and doors between the kitchen and dining room. However, during inspection these were not clear.</p> <p>Non-functioning sliding fire doors on fusible links were sighted. The hostel manager stated that these previously separated the two-level link from the main hostel building.</p>	<p>HCC should work with the building owner to review and update the compliance schedule with a focus on adding further specifics around this system and its location.</p> <p>HCC should also work with the building owner and review the property file to confirm if the sliding fire doors should be operational. If this is the case, HCC should work with the building owner to ensure that the fire separations are appropriately sealed to comply with the relevant performance standards. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.</p>
SS15/5 – Smoke Separations	While smoke separations were detailed on the compliance schedule, the locations of specific smoke separations could not be confirmed. Additionally, it was observed that the age of the building likely did not require specific smoke separation. However, there were	HCC should work with the building owner to review the building against the issued compliance schedule, amend where necessary and ensure that all systems are performing to their relevant

	<p>locations which could be considered as smoke separated (stairwells, between corridors, etc.) where the separations were compromised:</p> <ul style="list-style-type: none"> <li>• One smoke stop door was not closing properly</li> <li>• Smoke stop door signs were either missing or unreadable</li> <li>• A sprinkler pipe has been run through georgian wired glass – indicative of a smoke/ fire rated partition – with a large gap around the penetration.</li> </ul>	<p>performance standards. If the owner is unwilling to remedy voluntarily, consider options under section 116B of the Building Act 2004.</p>
--	--	--

## Tenancy compliance

### *Non-compliance found-enforcement action issued*

The YWCA General Manager has been open to participating in this process and has taken on board feedback provided. The site visit was pre-arranged and had her full support.

The site visit undertaken on the 19 October 2023 identified some concerns regards extractor fans and ceiling insulation in the four level main accommodation buildings. These concerns have been raised to the Board of the YWCA and an intention to remediate these concerns has been expressed by the Board. Work is expected to be undertaken in the New Year on installing extractor fans in the kitchens and bathrooms on all four levels.

The one store building on the same site will also have some remediation work completed. Ceiling insulation and a kitchen extractor fan will be installed. The intention is to demolish this building long-term and that process will be undertaken once building/resource consent is granted by the Hamilton City Council. In the meantime, there is an intention to undertake necessary remediation regards ceiling insulation and the installation of the kitchen fan, venting to the exterior. The kitchen fan will require resource consenting from Heritage NZ and HCC to have completed.

A warning was issued highlighting the concerns identified – breaches were:

- RTA s45(1A) – Landlord’s failure to meet obligations in relation to insulation
- RTA s66I (4) – Landlord of boarding house failing to meet obligations in relation to insulation
- Healthy Homes Standards regulation 13 – Ceiling Insulation
- Healthy Homes Standards regulation 23 – Extractor Fans

The expectation is that the remediation process will be completed by February 2024.