

Compliance Schedule information - Important information required to confirm performance standards for specified systems

This document is intended to provide additional information on why there is a requirement for confirmation of performance standards for specified systems before a new or amended compliance schedule or any associated code compliance certificate (CCC) can be issued correctly.

Why is this now required?

As Auckland Council is an Accredited Building Consent Authority our processes are continually being reviewed and improved. As part of a recent audit it was discovered there were omissions in compliance schedule specified system details received at building consent stage which must now be addressed before the CCC can be issued. The approach to resolve this matter quickly and efficiently for the customer is by way of an amendment to the building consent. The CCC assessor can approve this amendment that is administrative in nature without the need for a formal amendment application process taking place. Auckland Council will ask you for further information through the request for information process in order to determine the correct performance standard for a specified system if required.

Why is it important to have correct performance standards for specified systems?

To enable a CCC to be issued, Auckland Council need to ensure the correct performance standards are shown on the building consent and certification documentation demonstrates that the installed or altered specified system meets this level of performance. It is important to have correct performance standards for each specified system listed on the compliance schedule. A compliance schedule with incorrect performance standards could mean that systems are not checked properly in the future.

What is a performance standard?

MBIE's [compliance schedule handbook](#) describes a performance standard as:

The level of performance a specified system was intended to meet, and to continue to meet, at the time it was designed and installed in a building.

The Building Act requires that a specified system must be inspected and maintained in order to ensure that it performs, and continues to perform, to that standard.

If a specified system is designed and installed to an Acceptable Solution, Verification Method, Standard or specific documentation, this will set the performance standard for that specified system. An example is the level required by NZS 4541 for sprinkler systems

There are some specified systems (such as sprinklers, fire alarms and hydrant risers) that have referenced standards (NZS4541, NZS4512 & NZS4510) that can be considered a performance standard as these documents describe how each system needs to perform to meet the building code. When referencing these standards is it required to contain the year, e.g. NZS4541:2013.

There are some specified systems (such as emergency lighting) that are often designed to a building code acceptable solution. When providing a performance standard from an acceptable solution, it is a required to reference the version and year of the document and the clauses of the acceptable solution that relate to system performance. This ensures that

an installed system does not need to be upgraded when there is an amendment to the acceptable solution at a later date that requires a higher level of building code compliance.

There are also some specified systems that require specific design by an appropriately qualified designer who provides the level of performance a specified system must achieve to meet the building code. There may be reference to technical literature or other design standards to detail this.

In the event there is no information to reference the level of performance a specified system requires (i.e. referenced standard or appropriate paragraphs in an acceptable solution or verification method) this will need to be detailed by the system designer to describe how the system is required to operate to ensure building code compliance (at the time the system was designed and installed to the building).

Why weren't correct performance standards provided with the issued building consent?

There are several reasons why this may occur; from incomplete design information, administrative error from the consent applicant to an overall misunderstanding in the wider industry of what constitutes as a performance standard. In addition, there is often confusion between performance standards and standards used for inspection and maintenance procedures on a compliance schedule, where these are sometimes referenced incorrectly.

Why can't Auckland Council provide these?

As Auckland Council are not designers, we are unable to provide this information. Where we believe the approved design documentation has provided an appropriate performance standard but has not been placed on the issued building consent document, the CCC Assessor will add this information to the request for further information letter for confirmation as part of the code compliance certificate process. If there is limited information available, it will be for the applicant to supply a performance standard.

What if I am unable to provide a performance standard for a system?

It is highly recommended you request the system designers / installers to assist with obtaining this information. In the event there is no referenced standard or appropriate clauses in an acceptable solution or verification method to reference the level of performance a system requires for building code compliance this will need to be detailed by the system designer.

Summary of this guidance:

- When applying for building consent, each Specified system must have a performance standard quoted that shows how the system meets the building code.
- Where a building consent has inadequate performance standard details, Council's CCC assessors will ask you for further information through the request for information process in order to determine the correct performance standard for a specified system. so that this information can be added to the compliance schedule via a simplified amendment process.
- When referencing performance standards, remember to include the year the standard was published or enacted.
- When referencing a building code acceptable solution include the version and year of the document and the clauses of the acceptable solution that relate to system performance
- Use the specified system designers, installers as your first point of advice if unsure about what performance standard is required.