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| **SCHEDULE OF MAINTENANCE – PRESCRIBED ESSENTIAL BUILDING SERVICES** | **Section 206****Regulation 72** |
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 Form **46**

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| For: |  | *Building description* |

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|  |  |  |  | *Suburb/postcode* |

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| **Building Surveyor details:** |  |

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| Building Surveyor: |  | Category: | *BS* | *BSL* |

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| Address: |  | Phone No: |  |

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| Licence No: |  | Email address: |  |
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| **This Schedule is in relation to Building Surveyor Project No:** |  |  |

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| **This Schedule is in relation to Building Permit No:****Or Certificate of Likely Compliance No:** |  | **issued on:** |  | *Date:* |

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| **This Schedule is in relation to Occupancy Permit No:** |  | **issued on:** |  | *Date:* |

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| **PART 1**  | **Details of *essential building services*:** |

Regulation 72 of the *Building Regulations 2016* requires that the following ***essential building services*** are to be maintained.  *(Delete those not applicable and list the specific features or measures where provided for)*

“NCC” refers to National Construction Code provisions in Volume One (building features or measures) or Volume Three (plumbing features).

| **Table 1.1 BUILDING FIRE INTEGRITY**  | **Frequency of testing or inspection specified by the Director of Building Control:** |
| --- | --- |
| **Feature** | **NCC provisions for determining standard of performance** |
| Building elements *required* to satisfy prescribed *fire-resistance levels* | Section C, D1.12 | As prescribed in AS 1851 - 2012.  |
| Materials and assemblies *required* to have *fire hazard properties* | C1.10 | As prescribed in AS 1851 - 2012.  |
| Elements *required* to be *non-combustible*, provide fire protection, compartmentation or separation | C2.5 to C2.14, C3.3, C3.11,D1.7, D1.8, E1.3,G3.4 | As prescribed in AS 1851 - 2012.  |
| Wall-wetting sprinklers (including doors and windows *required* in conjunction with wall-wetting sprinklers) | C3.4, C3.8, C3.11, D1.7, D1.8,G3.8 | As prescribed in AS 1851 - 2012.  |
| Fire doors (including sliding fire doors and their associated warning systems) and associated *self-closing*, *automatic* closing and latching mechanisms | C2.12, C2.13, C3.4 to C3.8, C3.10, C3.11,D1.7, D1.8, D1.12 | As prescribed in AS 1851 - 2012.  |
| Fire windows (including windows that are *automatic* or permanently fixed in the closed position) | C3.4, C3.8, C3.11, D1.7 to D1.8 | As prescribed in AS 1851 - 2012.  |
| Fire shutters | C3.4, C3.5, D1.7, D1.8 | As prescribed in AS 1851 – 2012.  |
| Solid core doors and associated *self-closing*, *automatic* closing and latching mechanisms | C3.11 | As prescribed in AS 1851 - 2012.  |
| Fire-protection at service penetrations through elements *required* to be *fire-resisting* with respect to *integrity* or *insulation*, or to have a *resistance to the incipient spread of fire* | C3.12, C3.13, C3.15 | As prescribed in AS 1851 - 2012.  |
| Fire protection associated with construction joints, spaces and the like in and between building elements *required* to be *fire-resisting* with respect to *integrity* and *insulation* | C3.16 | As prescribed in AS 1851 - 2012.  |
| Smoke doors and associated *self-closing*, *automatic* closing and latching mechanisms | Specification C2.5, D2.6 | As prescribed in AS 1851 - 2012.  |
| Proscenium walls (including proscenium curtains) | H1.3 | Annual inspection for damage, deterioration or unauthorised alteration.  |

| **Table 1.2 MEANS OF EGRESS** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| --- | --- |
| **Feature** | **NCC provisions for determining standard of performance** |
| Paths of travel to *exits* | D1.6 | Inspection every 3 months to ensure there are no obstructions and no alterations. |
| Discharge from *exits* (including paths of travel from *open spaces* to the public roads to which they are connected) | D1.7, D1.9 to D1.11, D2.12,G4.3, G4.6, G4.7 | Inspection every 3 months to ensure there are no obstructions and no alterations. |
| *Exits* (including *fire-isolated stairways* and ramps, non-*fire isolated stairways* and ramps, stair treads, balustrades and handrails associated with *exits*, and *fire-isolated passageways*) | D2.2, D2.3, D2.8 to D2.11,D2.13, D2.16, D2.17 | Inspection every 3 months to ensure there are no obstructions and no alterations. |
| Smoke lobbies to fire-isolated *exits* | D1.7, D2.6 | Annual inspection for damage, deterioration, or unauthorised alteration. |
| Open access ramps or balconies for fire-isolated *exits* | D2.19 to D2.23 | Annual inspection for damage, deterioration, or unauthorised alteration. |
| Doors (other than fire or smoke doors) in a *required exit*, forming part of a *required* exit or in a path of travel to a *required exit*, and associated *self-closing*, *automatic* closing and latching mechanisms | D1.6, D2.19 to D2.21, D2.23 | Inspection every 3 months to ensure doors are intact, operational and fitted with conforming hardware. |

| **Table 1.3 SIGNS**  | **Frequency of testing or inspection specified by the Director of Building Control:** |
| --- | --- |
| **Feature** | **NCC provisions for determining standard of performance** |
| *Exit* signs (including direction signs) | Specification D1.12,E4.5, E4.6, E4.8 | Every 6 months to AS/NZS 2293.2:1995. |
| Signs warning against the use of lifts in the event of fire | E3.3 | Annual Inspection to ensure the warning sign is in place and legible. |
| Warning signs on sliding fire doors and doors to non-*required* stairways, ramps and escalators | C3.6,Specification D1.12 | Annual inspection to ensure the warning sign is in place and legible. |
| Signs, intercommunication systems, or alarm systems on doors of fire-isolated *exits* stating that re-entry to a *storey* is available | D2.22 | Annual inspection to ensure the warning sign is in place and legible. |
| Signs alerting persons that the operation of doors must not be impaired | D2.23 | Annual inspection to ensure the warning sign is in place and legible. |
| Signs *required* on doors, in *alpine areas,* alerting people that they open inwards | G4.3 | Annual inspection to ensure the warning sign is in place and legible. |
| Fire order notices *required* in *alpine areas* | G4.9 | Annual inspection to ensure the warning sign is in place and legible. |
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| **Table 1.4 LIGHTING**  | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Emergency lighting | E4.2, E4.4 | Every 6 months to AS/NZS 2293.2 -1995. |
| Artificial lighting *required* to assist occupant movement and egress | F4.4, H1.7 | Inspection every 3 months.  |

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| **Table 1.5 FIRE FIGHTING SERVICES AND EQUIPMENT**  | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Fire hydrant system (including on-site pump set and fire-service booster connection) | E1.3 | As prescribed in AS 1851 - 2012.  |
| Fire hose reel system | E1.4 | As prescribed in AS 1851 - 2012.  |
| Sprinkler system | E1.5,G3.8,H1.2 | As prescribed in AS 1851 – 2012.  |
| Sprinkler system designed in accordance with AS 2118 as a residential or domestic system | E1.5 | As prescribed in AS 1851 – 2012. |
| Fire control centres (or rooms) | E1.8 | Annual inspection to ensure compliance of construction and contents with NCC. |
| Provisions for special hazards | E1.10 | As prescribed in AS 1851 - 2012.  |
| Portable fire extinguishers | E1.6 | Every 6 months as prescribed in AS 1851 - 2012.  |
| Fire blankets | - | Every 6 months as prescribed in AS 1851 – 2012.  |

| **Table 1.6 AIR HANDLING SYSTEMS** | **Frequency of testing or inspection specified by the Director of Building Control:** |
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| **Feature** | **NCC provisions for determining standard of performance** |
| Smoke hazard management systems: - | E2.2 |  |
| * *Automatic* air pressurisation systems for fire-isolated *exits*
 |  | As prescribed in AS 1851 - 2012.  |
| * Zone smoke control system
 |  | As prescribed in AS 1851 - 2012.  |
| * *Automatic* smoke exhaust system
 |  | As prescribed in AS 1851 - 2012.  |
| * *Automatic smoke and heat vents*
 |  | As prescribed in AS 1851 - 2012.  |
| * Air handling systems that do not form part of smoke hazard management system and which may unduly contribute to the spread of smoke
 |  | As prescribed in AS 1851 - 2012.  |
| * Miscellaneous air-handling systems covered by Sections 5 and 11 of AS/NZS 1668.1 serving more than one *fire compartment*
 |  | As prescribed in AS 1851 - 2012.  |
| * Other air-handling systems
 |  | As prescribed in AS 1851 - 2012.  |
| *Carpark* mechanical ventilation system | F4.11 | As prescribed in AS 1851 - 2012.  |
| *Atrium* smoke control system | Specification G3.8 | As prescribed in AS 1851 - 2012.  |

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| **Table 1.7 AUTOMATIC FIRE DETECTION AND ALARM SYSTEMS** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Smoke and heat alarm system | Clause 3 of Specification E2.2a | As prescribed in AS 1851 - 2012.  |
| Smoke and heat detection system | Clause 4 of Specification E2.2a | As prescribed in AS 1851 - 2012.  |
| *Atrium* fire detection and alarm systems | Clause 4 of Specification G3.8 | As prescribed in AS 1851 - 2012.  |
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| **Table 1.8 OCCUPANT WARNING SYSTEMS** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining****standard of performance** |
| Sound system and intercom system for emergency purposes  | E4.9Clause 5 of Specification G3.8 | As prescribed in AS 1851 - 2012.  |
| Building occupant warning system | Clause 8 of Specification E1.5,Clause 6 of Specification E2.2a | As prescribed in AS 1851 - 2012.  |

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| **Table 1.9 LIFTS** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Stretcher facilities in lifts | E3.2 | Annual inspection to ensure compliance of facilities with NCC. |
| Emergency lifts | E3.4 | Periodic inspection as per manufacturer’s specification, however no less than annual inspection. |
| Passenger lift fire service controls | E3.7 | Periodic inspection as per manufacturer’s specification, however no less than annual inspection. |

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| **Table 1.10 STANDBY POWER SUPPLY SYSTEMS** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Standby power supply system | E3.4,Clause 6 of Specification G3.8 | Testing every 6 months to ensure auxiliary power is operable. |

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| **Table 1.11 NATURAL OR MECHANICAL VENTILATION**  | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Natural or mechanical ventilation  | F2.7, F4.5, F4.11, F4.12AS 1668.2 | As prescribed in the “Guidelines for the Control of Legionella in Regulated Systems” issued by the Director of Public Health under the *Public Health Act 1997* on 23 April 2012. |

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| **Table 1.12 ACCESS FOR PERSONS WITH A DISABILITY** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| For access for a person with a disability.  | Relevant parts of Volume One of the NCC | Inspection every 3 months to ensure no changes and continuing compliance. |

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| **Table 1.13 HOT WATER, WARM WATER AND COOLING WATER SYSTEMS** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Hot water, warm water and cooling water systems in buildings other than a system only serving a single *sole-occupancy unit* in a Class 2 or 3 building or Class 4 part | F2.7, F4.5, F4.11, F4.12AS 1668.2 | As prescribed in the “Guidelines for the Control of Legionella in Regulated Systems” issued by the Director of Public Health under the *Public Health Act 1997* on 23 April 2012. |

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| **Table 1.14 ENERGY EFFICIENCY** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| For the energy efficiency of the building. | Not less than the standard when built. | Annual inspection to ensure no changes and continuing compliance.  |

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| **Table 1.15 WATER EFFICIENCY** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| For the water efficiency of the building.  | Not less than the standard when built. | Annual inspection to ensure no changes and continuing compliance.  |

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| **Table 1.16 THE SAFETY OF OCCUPANTS OF PREMISES IN CASE OF BUSHFIRE, FLOOD, LANDSLIP OR COASTAL INUNDATION** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| In a bushfire-prone area, for the safety of occupants (includes firefighting water supply and access road).  | G 5.2Not less than the standard when built. | Annual inspection to ensure no changes and continuing compliance. |

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| **Table 1.17 BUILDING CLEARANCE AND FIRE APPLIANCE ACCESS** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Open space around large isolated buildings | C2.3, C2.4 | Annual inspection to ensure that unobstructed access to buildings and firefighting facilities are maintained. |
| Vehicular access around large isolated buildings | C2.3, C2.4 | Annual inspect to ensure clearances are maintained |

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| **Table 1.18 BUILDING USE AND APPLICATION** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Classification and use of building | A3.2 to A3.4 | Annual inspection to ensure that building is being used and occupied in accordance with its classification. |
| Occupancy hazard | E1.5, E1.6, E1.10 | Annual inspection to ensure that hazards do not exceed approved levels. |

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| **Table 1.19 EMERGENCY EVACUATION PROCEDURES** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC provisions for determining standard of performance** |
| Emergency control organisation and procedures | AS 3745-2002 and AS 4083-1997 for Class 9a and 9c buildings | As provided in the relevant Standards. |

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| **Table 1.20 ON-SITE WASTEWATER MANAGEMENT SYSTEMS** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC (Volume Three) provisions for determining standard of performance** |
| On-site wastewater management systems | F1.2;*or* The Certificate of Accreditation issued by the Director of Building Control. | As prescribed in the relevant Certificate of Accreditation issued by the Director of Building Control; *and*As prescribed in the Plumbing Permit issued by the relevant Permit Authority. |

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| **Table 1.21 TESTABLE BACKFLOW PREVENTION DEVICES** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC (Volume Three) provisions for determining standard of performance** |
| Testable Backflow Prevention Devices | B1.2 | As prescribed in AS 2845.3 - 2010 |

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| **Table 1.22 THERMOSTATIC MIXING VALVES AND TEMPERING VALVES** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC (Volume Three) provisions for determining standard of performance** |
| Thermostatic mixing valves and tempering valves installed in early childhood centres, primary and secondary schools, hospitals and nursing homes, or similar facilities for people with disabilities, young people, elderly people or sick people | B2.2  | Thermostatic mixing valves, annually; Tempering valves, as prescribed in AS 4032.3 - 2004. |

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| **Table 1.23 ON-SITE LIQUID TRADE WASTE PRE-TREATMENT EQUIPMENT** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC (Volume Three) provisions for determining standard of performance** |
| On-site liquid trade waste pre-treatment equipment | F2.2*and*The TasWater Guidelines | As prescribed by the relevant Permit Authority; *or*As prescribed in the Trade Waste consent from the Network Utility Operator.  |
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| **Table 1.24 OTHER PLUMBING INSTALLATIONS, FEATURES OR MEASURES** | **Frequency of testing or inspection specified by the Director of Building Control:** |
| **Feature** | **NCC (Volume Three) provisions for determining standard of performance** |
| A swimming pool discharge management system | - | As determined by the relevant Permit Authority. |
| A private drinking water supply for a Class 1b building or Class 2 to 9 building | B1.2 | As determined by the relevant Permit Authority. |
| A pump station, whether domestic or commercial, a wet well or pump-out toilet | C1.2 | As determined by the relevant Permit Authority. |
| Plumbing work that involves a performance solution or alternative solution | - | As determined by the relevant Permit Authority. |
| A unique plumbing product | - | As determined by the relevant Permit Authority. |

| **Table 1.25 OTHER SAFETY FEATURES** | **Frequency of testing or inspection specified by the Director of Building Control:** |
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| **Feature** | **NCC provisions for determining standard of performance** |
| Glazed assemblies | B1.4,F1.13 | Annual Inspection to ensure no changes and that replacement complies with standard of performance. |
| Balconies | Part B1 | Annual inspection to ensure that deterioration of the balcony has not occurred. |
| Balustrades and barriers | Part B1,D2.16 | Annual inspection to ensure that balustrades and barriers are in place and check for damage and deterioration. |
| Swimming pool safety fencing | G1.1 | Annual inspection to ensure that barriers, safety fencing and gates are in place and check for damage and deterioration. |
| Refrigerated chambers, strong rooms and vaults | G1.2 | Inspection every 3 months to ensure safety devices are in place and operable. |
| Bushfire protection measures | G5.2 | Annual inspection to ensure continuing compliance. |

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| **PART 2** | * **Performance Solutions, or**
* **Other features or measures specified by the building surveyor as an *essential building service*:**
 |
| **Feature or Measure***(List specific features)* | **Provisions for determining standard of performance** | **Frequency of testing or inspection specified by the Building Surveyor:** |
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 *Signed: Date: Schedule No.*

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| Building Surveyor: |  |  |  |  |  |

**Explanatory Notes:**

* **The relevant building surveyor is to list all the prescribed essential building services of the building on this Maintenance Schedule.**
* **This Schedule is provided to the owner (or permit applicant) with a copy to the Permit Authority and the builder.**
* **The owner is to maintain the features or measures listed in the Schedule.**
* **The Schedule is to be attached to the Occupancy Permit issued for this building.**
* **For alterations or additions to the building, a building surveyor is to update and consolidate the Schedule.**
* **The Owner may be required to produce this schedule and provide evidence that the listed maintenance has been carried out.**