

## SPECIFIED SYSTEMS

A building requires a Building Warrant of Fitness only if it contains one of a number of Specified Systems as defined under the Building Regulations. If your building does not contain any of the systems listed 1-13 below, then the building is not eligible to have a Compliance Schedule issued under Section 100 of the Building Act, and therefore is exempt from a Warrant of Fitness as defined under Section 108.

In some cases a building may be asked to produce a Warrant of Fitness, but cannot because it has no Specified Systems. There is no process for a Warrant of Fitness for a building with none of the systems listed 1-13 below, however FFP can inspect a building and produce a statement verifying the exemption in the event an insurer, bank, government body, territorial authority or prospective purchaser requires evidence of this.

If one or more of these systems do exist, FFP are able to undertake and manage the inspections as required to complete the Warrant of Fitness for you.

### *Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005 – Schedule 1*

- 1 Automatic systems for fire suppression (for example, sprinkler systems).
- 2 Automatic or manual emergency warning systems for fire or other dangers (other than a warning system for fire that is entirely within a household unit and serves only that unit).
- 3 Electromagnetic or automatic doors or windows (Automatic opening doors, access controlled doors or automatic fire doors or windows)
- 4 Emergency lighting systems.
- 5 Escape route pressurisation systems.
- 6 Riser mains for use by fire services.
- 7 Automatic back-flow preventers connected to a potable water supply.
- 8 Lifts, escalators, travellers, or other systems for moving people or goods within buildings.
- 9 Mechanical ventilation or air conditioning systems.
- 10 Building maintenance units providing access to exterior and interior walls of buildings.
- 11 Laboratory fume cupboards.
- 12 Audio loops or other assistive listening systems.
- 13 Smoke control systems.
- 14 Emergency power systems for, or signs relating to, a system or feature specified in any of [clauses 1 to 13](#).
- 15 Any or all of the following systems and features, so long as they form part of a building's means of escape from fire, and so long as those means also contain any or all of the systems or features specified in [clauses 1 to 6, 9, and 13](#):
  - (a) systems for communicating spoken information intended to facilitate evacuation; and
  - (b) final exits (as defined by clause A2 of the [building code](#)); and
  - (c) fire separations (as so defined); and
  - (d) signs for communicating information intended to facilitate evacuation; and
  - (e) smoke separations (as so defined).