

FREQUENTLY ASKED BWOFF QUESTIONS

1. Why do I need to complete this?

A Building Warrant of Fitness (BWoF) is a building owner's annual statement confirming the specified systems in the compliance schedule for their building have been maintained and checked for the previous 12 months, in accordance with the compliance schedule.

The compliance schedule must identify each specified system and remain up to date for the life of the building. It must describe the expected standard of performance and how each specified system will be monitored and maintained to ensure it continues to perform correctly.

Once maintenance and checks are completed, a Certificate of Compliance (Form 12A) may be issued for a BWoF. This certificate is used as verification that the inspection and maintenance procedures under the compliance schedule have been carried out.

2. What are the consequences of not doing this?

Under the Building Act 2004, building owners may be fined or prosecuted if they fail to meet their responsibilities. This includes a fine of up to \$20,000 if they fail to obtain a compliance schedule; fail to supply the council with a BWoF; display a false or misleading BWoF; or display a BWoF not in accordance with section 108 of the Act.

If a building owner fails to obtain a compliance schedule, an additional fine of \$2,000 per day may be imposed until one is in place. Territorial Authorities can also issue instant fines ranging from \$250 to \$1,000.

3. What is being checked?

Access controlled doors typically have a locking device that restricts movement through the door to authorised personnel only. They require regular inspections to ensure occupants are not prevented from leaving the building without the use of swipe cards, keys, or other security devices in the event of an emergency, such as a fire.

4. How often is this required?

Although a BWoF is required annually, the frequency of checks for a specified system is stipulated in the building's compliance schedule, and checks may be required more frequently. The compliance schedule must identify each specified system and remain up to date for the life of the building. It must describe the expected standard of performance and how each specified system will be monitored and maintained to ensure it continues to perform correctly.

The Building Consent Authority or Territorial Authority may increase the frequency of IQP inspections depending on the risk within the occupancy or use of the building.

5. Will this affect my building functioning and staff onsite whilst being carried out?

No. As your security BWoF partner Optic Security Group will fit in with your schedule. Our skilled technicians are experienced in carrying out maintenance & checks without disrupting your business operations.

6. How do I arrange for my inspection?

Contact our Service Team directly

Call - 09 950 9990

Email - service@opticsecuritygroup.com

or Complete the form on our website

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