



# WAIROA DISTRICT COUNCIL

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## INFORMATION SHEET 14

# BUILDING MAINTENANCE

All aspects of the building work are to be maintained as per the manufacturers/suppliers specifications and/or technical information, and the relevant New Zealand standards.

The following extract from the Building Code, Acceptable Solution B2/AS1, clause 2.0 details the requirements.

## DURABILITY

2.0 Maintenance

2.1 Normal maintenance

- 2.1.1 Normal maintenance is that work generally recognised as necessary to achieve the expected durability for a given building element. The extent and nature of that maintenance will depend on the material, or system, its geographical location and position within the building, and can involve the replacement of components subject to accelerated wear.
- 2.1.2 It is the responsibility of the person specifying the building element to determine normal maintenance requirements. These may be based on the manufacturer's recommendations and may also include periodic inspections of elements not readily observable without a specific effort (eg access to roof or subfloor spaces).
- 2.1.3 Basic normal maintenance tasks shall include but not be limited to:
- Where applicable, following manufacturers maintenance recommendations;
  - Washing down surfaces, particularly exterior building elements subject to wind driven salt spray;
  - Re-coating interior and exterior protective finishes;
  - Replacing sealant, seals and gaskets in joints;
  - Replacing valves, washers and similar high wear components in easily accessed service equipment and other building elements;
  - Cleaning and replacing filters in building services system;
  - The regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment; and The maintenance of signs for access, escape routes, emergency equipment and hazardous areas.

## COMMENT

Maintenance does not include such things as upgrading building elements to meet the demands of new technology or the increased environmental expectations of users.

