##### Building Inspections: 05 Site Services

##### [00:13] – Alan Turner

This section is all about the site services that might be on site. The obvious one is power, how it comes into the building, overhead or underground. Next one is water, it's almost always going to be underground, but it may be tank, so you need to check that.

Then you've got things like air conditioning services within the building. It could be heat pumps, it could be a ducted system. If it's a ducted system, it's going to need filter cleaning on an annual basis or more often.

##### [00:37]

Then you've got things like fire alarms, fire services, up to sprinklers. If you've got them, then they are captured under compulsory maintenance and you need to have them done as per the regulations.

There's no excuse for not having a fire system that's not working or not currently certified. In New Zealand, any fire services need to be certified and certified correctly and the appropriate documentation displayed for observation in a public space.

##### [01:06]

At the end of the day, generally all of these items require servicing by external professionals and the outcome of that should be the building having a what we call a warrant of fitness, which will record anything within the building, including the potable water coming out of the tap as being compliant.

Here in New Zealand, the requirements are a little more complex in that the individual services will need to have generally an annual certification.

During inspection if you see any issues with any of the services, it's important to escalate it the appropriate person.