

Waikato Local Authority Shared Services Ltd PO Box 1198 Cambridge Waikato

Waikato, Western / Bay of Plenty & Central North Island Region Territorial Authorities Incorporating:

Hamilton City Council ◆ Hauraki District Council ◆ Kawerau District Council ◆ Matamata / Piako District Council ◆ Opotiki District Council ◆ Otorohanga District Council ◆ Rotorua District Council ◆ Ruapehu District Council ◆ South

Waikato District Council ◆ Taupo District Council ◆ Tauranga City Council ◆

Thames Coromandel District Council ◆ Waikato District Council ◆ Waipa District Council ◆ Waitomo District Council ◆ Western Bay of Plenty District Council ◆ Whakatane District Council

IQP Guidance Framework

CC4	A	
SS1	Automatic sprinklers	Evidence of experience as a Sprinkler Systems Technician
		and
		Knowledge of NZS 4541, NZS 4515, AS 1851 and NFPA25
		and
		Knowledge of Building code clauses C1-C6, acceptable
		solutions and means of complying
		and either
		National certificate in fixed fire protection systems level 4, or;
		NZ certificate in mechanical engineering level 4, or ;
		NZ diploma in engineering level 6, or ;
		Equivalent relevant qualifications equal to the above. E.g.
		overseas qualifications
		AND
		Mandatory Building Act 2004 knowledge of:
		The Building Act 2004 - Section 3 , Section 8 'Meaning of
		Building' (An IQP should not undertake work that requires a
		building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111
		Compliance schedules Building Warrant of Fitness
		·
		Building Forms Regulations 2004
		Specified Systems Nations to Fix Section 124 nations
		Notices to Fix Section 124 notices Key roles of Owners IODs Territorial Authority Building
		Key roles of; Owners, IQPs, Territorial Authority, Building
		Consent Authority, The Courts
		Note this is not considering the requirements of the sprinkler standards



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SS1	Automatic system for fire suppression	Evidence of experience as a Sprinkler Systems Technician and Knowledge of NZS 4541, NZS 4515, AS 1851 and NFPA25 and; Knowledge of gas foam flood, or deluge systems. and;
		Knowledge of Building code clauses C1-C6 and acceptable solutions and means of complying and either National certificate in fixed fire protection systems level 4, or; NZ certificate in mechanical engineering level 4, or; NZ diploma in engineering level 6, or; Equivalent relevant qualifications equal to the above. E.g. overseas qualifications
		AND
		Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS2	Automatic or manual fire alarms	Evidence of experience with fire alarm, installation, testing, maintenance, and inspection and



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SS2	Automatic or manual fire alarms	Knowledge of NZS 4512, AS1851, NZS 4541, NZS 5263, NZS 4561 AS 2220 and Knowledge of the building code clause F7 Warning systems the acceptable solutions and means of complying and either National certificate in fire detection and alarm systems level 4, or; Equivalent relevant qualifications equal to the above. E.g. overseas qualifications. AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS3/1	Automatic doors	Evidence of experience as an installation and maintenance technician (note It is essential that the type of doors to be inspected is identified in the application) and Knowledge of NZS 4239, AS4085, AS4178, AS4290, AS5007 and Knowledge of building code clauses C1-C6, acceptable solutions and means of complying and either



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		Electrical service technician, or ;
		Electrical inspector, or ;
		Registered electrician, or ;
		Electrical engineer, or ;
		Equivalent relevant qualifications equal to the above. E.g.
SS3/1	Automatic doors	overseas qualifications.
		AND
		Mandatory Building Act 2004 knowledge
		Understand the Building Act 2004 section 3, sections 100-111
		Compliance schedules Building warrant of fitness
		Building Forms Regulations 2004
		Specified systems
		Notices to fix Section 124 notices
		Key roles of; Owners, IQPs, Territorial Authority, Building
		Consent Authority, The courts
SS3/2	Access controlled doors	Evidence of experience as an installation and maintenance
		technician (note It is essential that the type of doors to be
		inspected is identified in the application)
		and
		Knowledge of NZS 4239, AS4085, AS4178, AS4290, AS5007
		and
		Knowledge of building code clauses C1-C6, acceptable
		solutions and means of complying
		and either
		Electrical service technician, or ;
		Electrical inspector, or ;
		Registered electrician, or ;
		Electrical engineer, or ;
		Electrical engineer, or ; Equivalent relevant qualifications equal to the above. E.g. overseas qualifications.



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		AND
SS3/2	Access controlled doors	Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS3/3	Interfaced fire or smoke	Evidence of experience as an installation and maintenance
-	doors	technician
		and
		Knowledge of NZS 4512, AS1851, NZS 4541, NZS 5263, NZS 4561 AS 2220
		and Knowledge of the building code clause F7 Warning systems
		the acceptable solutions and means of complying
		and
		National certificate in fire detection and alarm systems level 4, or ;
		Electrical service technician, or ;
		Electrical inspector, or ;
		Registered electrician, or ;
		Electrical engineer, or ;
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SS3/3	Interfaced fire or smoke doors	Equivalent relevant qualifications equal to the above. E.g. overseas qualifications AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS4	Emergency lighting systems	Evidence of experience as an installation, testing and maintenance technician and Knowledge of AS/NZS 2293, NZS 6742, NZS 6104, building code F6 Visibility in escape routes, acceptable solutions and means of complying and Electrical service technician, or; Electrical inspector, or; Registered electrician or; Diploma in electrics or electronics, or; Equivalent relevant qualifications equal to the above. E.g. overseas qualifications AND Mandatory Building Act 2004 knowledge of:



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SS4	Emergency lighting systems	The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS5	Escape route pressurisation systems	Evidence of experience in installation, design, commissioning, maintenance, and testing of systems and Knowledge of AS 1668. 1, NZS 3666, Building Code C1-6, acceptable solutions and means of compliance and either Registered fire engineer or; Mechanical engineer, or; Registered electrician, or; Electrical inspector, or
		Trade certificate or similar in heating ventilation and air conditioning or ; Equivalent relevant qualifications equal to the above. E.g. overseas qualifications AND
		Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness



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		Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS6	Riser mains	Evidence of experience in sprinkler installation, testing, maintenance, and inspection and Knowledge of NZS 4541, NZS 4515, AS 1851 and NFPA25 and Backflow Prevention and Knowledge of Building code clauses C1-C6 and acceptable solutions and means of complying and either National certificate in fixed fire protection systems level 4, or; NZ certificate in mechanical engineering level 4, or; NZ diploma in engineering level 6, or; Equivalent relevant qualifications equal to the above. E.g. overseas qualifications. AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts



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SS7	Automatic backflow preventers	Evidence of experience in installing, maintaining and testing backflow preventers and Knowledge of G12/AS1 backflow prevention, AS 2845.3 and either Registered plumber or; Completed apprenticeship in plumbing and certificate in backflow testing; or; Equivalent relevant qualifications equal to the above e.g. overseas qualifications AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS8	Passenger lifts, service lifts and escalators	Evidence of experience in installation, design, commissioning, maintenance, and testing of systems and Knowledge of NZS 4332, NZS4334, EN81, building code D1 and D2 and the acceptable solutions and means of compliance and Certificate of proficiency



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SS8	Passenger lifts, service lifts and escalators	and either Trade certificate in electrical, or; Equivalent relevant qualifications equal to the above e.g. overseas qualifications. AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS9	Mechanical ventilation or air conditioning systems	Evidence of experience in installation, design, commissioning, maintenance, and testing of systems and Knowledge of the building code C Clauses. Knowledge of NZS 4302, AS/NZS 4303, AS/NZS 3666, AS/NZS1668, AS/NZS 1905 Trade certificate in heating ventilation and air conditioning, or; National certificate in Heating Ventilation and Air Conditioning, or; Diploma in applied engineering refrigeration and air conditioning, or; Diploma in mechanical engineering level 6, or; Registered mechanical engineer, or; AND



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SS9	Mechanical ventilation or air conditioning systems	Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS10	Building maintenance units	Evidence of experience in installation, design, commissioning, maintenance, and testing of systems and Knowledge of BS6037 and unit standard 15757 Height Safety Advanced and either Trade certificate as a Fitter and Turner, or; Registered structural or mechanical engineer, or; CpEng engineer, or; Equivalent relevant qualifications equal to the above e.g. overseas qualifications. AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a



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SS10	Building maintenance units	building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS11	Laboratory fume cupboards	Evidence of experience in installation, design, commissioning, maintenance, and testing of systems and Knowledge of AS/NZS 2243, AS/NZS 3500, NZS 7203, building code F3 and either Electrical service technician, or; Registered Electrician, or; Registered Plumber, or; National certificate in heating ventilation and air conditioning, or; Diploma in building services level 6, or; Degree in mechanical engineering, or; Equivalent relevant qualifications equal to the above e.g. overseas qualifications AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004



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SS11	Laboratory fume cupboards	Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS12	Audio loops or other listening systems	Evidence of experience in installation, design, commissioning, maintenance, and testing of systems and Knowledge of NZS 4121, F7, AS1008 and G5 and either Registered radio serviceman, or; Registered electronics technician, or; Radio technician trade certificate, or; Registered electrician, or; Equivalent relevant qualifications equal to the above e.g. overseas qualifications. AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS13	Mechanical Smoke control systems	Evidence of experience in installation, design, commissioning, maintenance, and testing of systems and



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SS13	Mechanical Smoke control systems	Knowledge of NZS 4520, AS1682, AS1530, AS 1851-2005 and building code C Clauses and either Trade certificate in heating ventilation and air conditioning, or; Fire Engineer or; National certificate in Heating Ventilation and Air Conditioning, or; Diploma in applied engineering refrigeration and air conditioning, or; Diploma in mechanical engineering level 6, or; Registered mechanical engineer, or; Equivalent relevant qualifications equal to the above e.g. overseas qualifications. (Independent assessment may be required where there is insufficient qualification, experience) AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS14/1	Emergency power systems	Evidence of experience in installation, design, commissioning, maintenance, and testing of systems and



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SS14/1	Emergency power	Knowledge of NZS 6104, NZS 4121, NZS 6742, AS 1851-2005
	systems	and either
		Mechanical engineer, or ;
		Registered electrician/inspector, or ;
		Diesel engineer/mechanic, or ;
		Automotive engineer, or ;
		Equivalent relevant qualifications equal to the above e.g.
		overseas qualifications, or ;
		A grade automotive engineer
		AND
		Mandatory Building Act 2004 knowledge of:
		The Building Act 2004 - Section 3, Section 8 'Meaning of
		Building' (An IQP should not undertake work that requires a
		building consent as defined in Section 8), Section 40 Schedule
		1, Part 1 (1), Sections 100-111
		Compliance schedules Building Warrant of Fitness
		Building Forms Regulations 2004
		Specified Systems
		Notices to Fix Section 124 notices
		Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS14/2	Signs: including for	Evidence of experience in installation, design, commissioning,
	systems 1 – 13 and for	maintenance, and testing of signs
	communicating	and
	information intended to	Knowledge of the building code F8 and F8/AS1, C clauses,
	facilitate evacuation	D1/AS1
		AND
		Mandatory Building Act 2004 knowledge of:



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SS14/2	Signs: including for systems 1 – 13 and for communicating information intended to facilitate evacuation	The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS15/1	Systems for communicating spoken information intended to facilitate evacuation	Evidence of experience in the fire protection industry which may include installation, design, commissioning, maintenance, and testing of fire alarm system, along with evidence of suitable experience working with building regulations, specified systems and forms regulations and Thorough knowledge of Fire and Emergency NZ (Fire safety, evacuation procedures, and evacuation schemes) Regulations 2018 and Thorough knowledge of the specific requirements of AS1670.4 with regards to staged evacuation systems and intercommunication systems and Knowledge of NZS 4512, AS1851, NZS 4541, NZS 5263, NZS 4561 AS 2220 and either



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SS15/1	Systems for communicating spoken information intended to facilitate evacuation	National Certificate in Fire Detection and Alarm Systems, or National Certificate in Fire Detection and Alarm Systems (testing), or National Certificate in Fire Protection Systems Technology (inspection and testing), or Equivalent relevant qualifications equal to the above. E.g. overseas qualifications. AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS15/2	Final exits	Evidence of experience in the fire protection industry which may include in passive fire installations, maintenance, and inspections and Evidence of a thorough working knowledge, and suitable experience of working with of NZSS 1900 chapter 5, Clause D1 NZBC and approved documents. Clause C2 NZBC and approved documents. NZS 4121 and Thorough knowledge of Fire and Emergency NZ (Fire safety, evacuation procedures, and evacuation schemes) Regulations 2018



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SS15/2	Final exits	and either National certificate in passive fire, or; Fire engineer, or; Equivalent relevant qualifications equal to the above. E.g. overseas qualifications. AND Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS15/3	Fire separations	Evidence of experience in the fire protection industry which may include in passive fire installations, maintenance, and inspections and Thorough knowledge of Fire and Emergency NZ (Fire safety, evacuation procedures, and evacuation schemes) Regulations 2018 and • Knowledge of building code C clauses, D1 and D1/ AS1 NZS 4121, NZS 1900 and either National certificate in passive fire, or; Fire engineer, or;



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SS15/3	Fire separations	Equivalent relevant qualifications equal to the above. E.g. overseas qualifications. AND
		Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS15/4	Signs for communicating information intended to facilitate evacuation	Evidence of experience in installation, design, commissioning, maintenance, and testing of signs and Evidence of a thorough working knowledge of NZSS 1900
		chapter 5 and approved documents Clause C2 NZBC as they relate to exit and evacuation signage. and Knowledge of the building code F8 and F8/AS1, C clauses,
		D1/AS1 AND
		Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111



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SS15/4	Signs for communicating information intended to facilitate evacuation	Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS15/5	Smoke separations	Evidence of experience in the fire protection industry which may include in passive fire installations, maintenance, and inspections and Thorough knowledge of Fire and Emergency NZ (Fire safety, evacuation procedures, and evacuation schemes) Regulations 2018 and Knowledge of building code C clauses, D1 and D1/ AS1 NZS 4121, NZS 1900 and National certificate in passive fire, or; Fire engineer, or; Equivalent relevant qualifications equal to the above. E.g. overseas qualifications.



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Waikato, Western / Bay of Plenty & Central North Island Region Territorial Authorities Incorporating:

Hamilton City Council ◆ Hauraki District Council ◆ Kawerau District Council ◆ Matamata / Piako District Council ◆ Opotiki District Council ◆ Rotorua District Council ◆ Ruapehu District Council ◆ South

Waikato District Council ◆ Taupo District Council ◆ Tauranga City Council ◆

SS15/5	Smoke separations	AND
		Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts
SS16	Cable Cars	Evidence of work experience associated with the installation/maintenance/testing of cable cars and Evidence of experience in passenger lift maintenance and inspection procedures. Electrical registration, or trade certificate in fitting, turning, machining, welding. and Thorough knowledge of NZS 5270: 2005 and Standard NZS 5270:2005; Practical and written evidence of inspections and maintenance having previously being carried out utilizing this standard, that include some or all the following Machinery and machinery space Runway (tracks) Car Landing doors Operation



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Waikato District Council ◆ Taupo District Council ◆ Tauranga City Council ◆

SS16	Cable Cars	 Clearances (car/platforms, car/runway, crush hazards – end clearances between car & fixed objects Landings Visual checks Check of maintenance records AND
		Mandatory Building Act 2004 knowledge of: The Building Act 2004 - Section 3, Section 8 'Meaning of Building' (An IQP should not undertake work that requires a building consent as defined in Section 8), Section 40 Schedule 1, Part 1 (1), Sections 100-111 Compliance schedules Building Warrant of Fitness Building Forms Regulations 2004 Specified Systems Notices to Fix Section 124 notices Key roles of; Owners, IQPs, Territorial Authority, Building Consent Authority, The Courts