Christchurch City Council

Camp Bay Foreshore Toilets

PRK 3706 BLDG 001 EQ2

Detailed Engineering Evaluation

Quantitative Assessment Report

Christchurch City Council

Camp Bay Foreshore Toilets

Quantitative Assessment Report

Prepared By
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Date: November 2012
Reference: 6-QUCC1.44
Status: Final

Summary

Camp Bay Foreshore Toilets
PRK 3706 BLDG 001 EQ2

Detailed Engineering Evaluation
Quantitative Report - Summary
Final

Background
This is a summary of the quantitative report for the building structure, and is based on the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011 and includes visual inspections and measurements taken during July and September of 2012, and calculations.

Key Damage Observed
Cracking of the exterior wall at the rear of the building.

Critical Structural Weaknesses
No critical structural weaknesses have been identified.

Indicative Building Strength
Based on the information available, and from undertaking a quantitative assessment, the structure's original capacity has been assessed to be 63% NBS, and is therefore not considered to be earthquake prone.

As the occupancy levels and duration is likely to be low, based on NZSEE guideline included in Figure 3.1, the building can be classified as a moderate risk building and its normal occupancy can be resumed provided that the water tank on the roof is adequately seismically restrained.

Recommendations
It is recommended that:

a) Strengthening works be carried out to increase the seismic capacity of the building to at least 67% NBS.
b) Further investigations are carried out to ensure that the water tank on the roof and its fixing can withstand a code design earthquake.
c) The cracking observed in the mortar joint in the rear exterior wall is repaired.
d) The maintenance issue of the corroded roof cladding is considered by CCC in the future.
e) The roof framing is checked to confirm if it is securely connected to the masonry block walls.

Contents

1 Introduction

Opus International Consultants Limited has been engaged by Christchurch City Council to undertake a detailed seismic assessment of the Camp Bay Foreshore toilet building located at Camp Bay Road, Purau, Banks Peninsula, following the Canterbury Earthquake Sequence since September 2010.

The purpose of the assessment is to determine if the building is classed as being earthquake prone in accordance with the Building Act 2004.

The seismic assessment and reporting have been undertaken based on the qualitative and quantitative procedures detailed in the Detailed Engineering Evaluation Procedure (DEEP) document (draft) issued by the Structural Engineering Society (SESOC) [3] [4].

2 Compliance

This section contains a brief summary of the requirements of the various statutes and authorities that control activities in relation to buildings in Canterbury at present.

2.1 Canterbury Earthquake Recovery Authority (CERA)

CERA was established on 28 March 2011 to take control of the recovery of Canterbury using powers established by the Canterbury Earthquake Recovery Act enacted on 18 April 2011. This act gives the Chief Executive Officer of CERA wide powers in relation to building safety, demolition and repair. Two relevant sections are:

Section 38 – Works

This section outlines a process in which the chief executive can give notice that a building is to be demolished and if the owner does not carry out the demolition, the chief executive can commission the demolition and recover the costs from the owner or by placing a charge on the owners' land.

Section 51 – Requiring Structural Survey

This section enables the chief executive to require a building owner, insurer or mortgagee to carry out a full structural survey before the building is re-occupied.

We understand that CERA require a detailed engineering evaluation to be carried out for all buildings (other than those exempt from the Earthquake Prone Building definition in the Building Act). CERA have adopted the Detailed Engineering Evaluation Procedure (DEEP) document (draft) issued by the Structural Engineering Society (SESOC) on 19 July 2011. This document sets out a methodology for both initial qualitative and detailed quantitative assessments.

It is anticipated that a number of factors, including the following, will determine the extent of evaluation and strengthening level required:

1. The importance level and occupancy of the building.

2. The placard status and amount of damage.

3. The age and structural type of the building.

4. Consideration of any critical structural weaknesses.

Christchurch City Council requires any building with a capacity of less than 34% of New Building Standard (including consideration of critical structural weaknesses) to be strengthened to a target of 67% as required under the CCC Earthquake Prone Building Policy.

2.2 Building Act

Several sections of the Building Act are relevant when considering structural requirements:

Section 112 - Alterations

This section requires that an existing building complies with the relevant sections of the Building Code to at least the extent that it did prior to the alteration. This effectively means that a building cannot be weakened as a result of an alteration (including partial demolition).

The Earthquake Prone Building policy for the territorial authority shall apply as outlined in Section 2.3 of this report.

Section 115 – Change of Use

This section requires that the territorial authority is satisfied that the building with a new use complies with the relevant sections of the Building Code 'as near as is reasonably practicable'.

This is typically interpreted by territorial authorities as being 67% of the strength of an equivalent new building or as near as practicable. This is also the minimum level recommended by the New Zealand Society for Earthquake Engineering (NZSEE).

Section 121 – Dangerous Buildings

This section was extended by the Canterbury Earthquake (Building Act) Order 2010, and defines a building as dangerous if:

1. In the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause injury or death or damage to other property; or
2. In the event of fire, injury or death to any persons in the building or on other property is likely because of fire hazard or the occupancy of the building; or
3. There is a risk that the building could collapse or otherwise cause injury or death as a result of earthquake shaking that is less than a 'moderate earthquake' (refer to Section 122 below); or
4. There is a risk that other property could collapse or otherwise cause injury or death; or

5. A territorial authority has not been able to undertake an inspection to determine whether the building is dangerous.

Section 122 – Earthquake Prone Buildings

This section defines a building as earthquake prone (EPB) if its ultimate capacity would be exceeded in a 'moderate earthquake' and it would be likely to collapse causing injury or death, or damage to other property.

A moderate earthquake is defined by the building regulations as one that would generate loads 33% of those used to design an equivalent new building.

Section 124 – Powers of Territorial Authorities

This section gives the territorial authority the power to require strengthening work within specified timeframes or to close and prevent occupancy to any building defined as dangerous or earthquake prone.

Section 131 – Earthquake Prone Building Policy

This section requires the territorial authority to adopt a specific policy for earthquake prone, dangerous and insanitary buildings.

2.3 Christchurch City Council Policy

Christchurch City Council adopted their Earthquake Prone, Dangerous and Insanitary Building Policy in 2006. This policy was amended immediately following the Darfield Earthquake on 4 September 2010.

The 2010 amendment includes the following:

1. A process for identifying, categorising and prioritising Earthquake Prone Buildings, commencing on 1 July 2012;
2. A strengthening target level of 67% of a new building for buildings that are Earthquake Prone;
3. A timeframe of 15-30 years for Earthquake Prone Buildings to be strengthened; and,
4. Repair works for buildings damaged by earthquakes will be required to comply with the above.

The council has stated their willingness to consider retrofit proposals on a case by case basis, considering the economic impact of such a retrofit.

If strengthening works are undertaken, a building consent will be required. A requirement of the consent will require upgrade of the building to comply 'as near as is reasonably practicable' with:

- The accessibility requirements of the Building Code.

- The fire requirements of the Building Code. This is likely to require a fire report to be submitted with the building consent application.

Where an application for a change of use of a building is made to Council, the building will be required to be strengthened to 67% of New Building Standard or as near as is reasonably practicable.

2.4 Building Code

The Building Code outlines performance standards for buildings and the Building Act requires that all new buildings comply with this code. Compliance Documents published by The Department of Building and Housing can be used to demonstrate compliance with the Building Code.

On 19 May 2011, Compliance Document B1: Structure was amended to include increased seismic design requirements for Canterbury as follows:

- increase in the basic seismic design load for the Canterbury earthquake region (Z factor increased to 0.3 equating to an increase of 36 – 47% depending on location within the region);

- Increased serviceability requirements.

2.5 Institution of Professional Engineers New Zealand (IPENZ) Code of Ethics

One of the core ethical values of professional engineers in New Zealand is the protection of life and safeguarding of people. The IPENZ Code of Ethics requires that:

Members shall recognise the need to protect life and to safeguard people, and in their engineering activities shall act to address this need.

1.1 Giving Priority to the safety and well-being of the community and having regard to this principle in assessing obligations to clients, employers and colleagues.

1.2 Ensuring that responsible steps are taken to minimise the risk of loss of life, injury or suffering which may result from your engineering activities, either directly or indirectly.

All recommendations on building occupancy and access must be made with these fundamental obligations in mind.

3 Earthquake Resistance Standards

For this assessment, the building's earthquake resistance is compared with the current New Zealand Building Code requirements for a new building constructed on the site. This is expressed as a percentage of new building standard (%NBS). The loadings are in accordance with the current earthquake loading standard NZS1170.5 [1].

A generally accepted classification of earthquake risk for existing buildings in terms of %NBS that has been proposed by the NZSEE 2006 [2] is presented in Figure 1 below.

Description	Grade	Risk	%NBS	Existing Building Structural Performance
Low Risk Building	A or B	Low	Above 67	Acceptable (improvement may be desirable)
Moderate Risk Building	B or C	Moderate	34 to 66	Acceptable legally. Improvement recommended
High Risk Building	D or E	High	33 or lower	Unacceptable (Improvement required under Act)

Improvement of Structural Performance	
Legal Requirement	NZSEE Recommendation
The Building Act sets no required level of structural improvement (unless change in use) This is for each TA to decide. Improvement is not limited to 34%NBS.	100%NBS desirable. Improvement should achieve at least 67%NBS
	Not recommended. Acceptable only in exceptional circumstances
Unacceptable	Unacceptable

Figure 1: NZSEE Risk Classifications Extracted from table 2.2 of the NZSEE 2006 AISPBE Guidelines

Table 1 below compares the percentage NBS to the relative risk of the building failing in a seismic event with a 10% risk of exceedance in 50 years (i.e. 0.2% in the next year).

Table 1: %NBS compared to relative risk of failure

Percentage of New Building Standard (%NBS)	Relative Risk (Approximate)
>100	<1 time
80-100	1-2 times
67-80	2-5 times
33-67	5-10 times
20-33	10-25 times
<20	>25 times

3.1 Minimum and Recommended Standards

Based on governing policy and recent observations, Opus makes the following general recommendations:

3.1.1 Occupancy

The Canterbury Earthquake Order[1] in Council 16 September 2010, modified the meaning of "dangerous building" to include buildings that were identified as being EPB's. As a result of this, we would expect such a building would be issued with a Section 124 notice, by the Territorial Authority, or CERA acting on their behalf, once they are made aware of our assessment. Based on information received from CERA to date and from the DBH guidance document dated 12 June 2012 [6], this notice is likely to prohibit occupancy of the building (or parts thereof), until its seismic capacity is improved to the point that it is no longer considered an EPB.

3.1.2 Cordoning

Where there is an overhead falling hazard, or potential collapse hazard of the building, the areas of concern should be cordoned off in accordance with current CERA/territorial authority guidelines.

3.1.3 Strengthening

Industry guidelines (NZSEE 2006 [2]) strongly recommend that every effort be made to achieve improvement to at least 67%NBS. A strengthening solution to anything less than 67%NBS would not provide an adequate reduction to the level of risk.

It should be noted that full compliance with the current building code requires building strength of 100%NBS.

3.1.4 Our Ethical Obligation

In accordance with the IPENZ code of ethics, we have a duty of care to the public. This obligation requires us to identify and inform CERA of potentially dangerous buildings; this would include earthquake prone buildings.

[1] This Order only applies to buildings within the Christchurch City, Selwyn District and Waimakariri District Councils authority

4 Background Information

4.1 Building Description

The Camp Bay Foreshore toilet is a single storey, concrete masonry block structure with timber framed roof. It is located 106m inland from the beach on the road to the Camp Bay car park. The roof cladding consists of corrugated iron sheets. The building is located on level ground and the floor is a concrete slab on-grade.

The building has an overall footprint of 4.6m by 2.6m, with the roof covering over the central 2.6m by 2.6m area.

We have no information regarding the foundation. However, based on the site inspection, it was concluded that the concrete slab is likely to have a concrete edge beam all around, along with slab thickening at the internal masonry wall locations.

The masonry walls are 2.2m-2.5m high, comprising of 20 series block and topped with a 20 series bond beam. The walls are reinforced at the corners only, with no horizontal bars identified other than in the top bond beam. It was assumed that only the corner cells and the bond beam are filled.

The roof structure consists of timber rafters and purlins as the primary support system. The roof is monosloped with no gable or hip ends. The roof structure is secured to the masonry walls via a timber plate bolted along the top of the masonry bond beam and timber posts down along the filled corner cells.

We are unaware of the date of construction.

4.2 Survey

Inspections were undertaken by Opus International Consultants during July and September 2012.

4.3 Original Documentation

No construction drawings or design calculations were provided at the time of this assessment.

4.4 Primary Gravity Structure

The main gravity resisting system is the internal and external concrete masonry walls and the timber roof rafters are supported by the masonry walls.

4.5 Lateral Load Resisting Structure

The lateral load resisting elements are the partially filled and reinforced concrete masonry walls. The seismic load of the roof is transferred to the bond beams at the top of the concrete masonry walls through cast in bolts. The roof is not considered sufficient to act as a diaphragm. The seismic loading arising from roof and the self weight of the walls is transferred into the foundation through both the in-plane and out-of-plane bending and shear of the walls.

4.6 Non Structural Elements

There is a water tank on the roof at the rear of the building. Its dimensions were not taken during the time of inspection. The connection between the water tank and the roof is unclear.

5 General Observations

The building appears to have withstood the Canterbury earthquake sequence post September 2010 in a satisfactory manner.

Step cracking to the mortar joint was observed on the exterior wall at the rear of the building. The step cracking does not cross the end cell and this is consistent with the observation that only the end cells are filled and reinforced. The cracking on the structure should have no effect on the gravity and lateral load resisting capacity of the structure.

It was also noted that there was corrosion to the roof cladding and the connections between the roof framing and the masonry block walls.

There is a water tank located on the roof at the rear of the building. The water tank was not closely inspected during the inspection. The seismic restraint detail (if any) is not known but it appears that there is not sufficient restraint to this water tank.

6 Detailed Seismic Assessment

The detailed seismic assessment has been based on the NZSEE 2006 [2] guidelines for the "Assessment and Improvement of the Structural Performance of Buildings in Earthquakes" together with the "Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings in Canterbury, Part 2 Evaluation Procedure" [3] draft document prepared by the Engineering Advisory Group on 19 July 2011, and the SESOC guidelines "Practice Note – Design of Conventional Structural Systems Following Canterbury Earthquakes" [5] issued on 21 December 2011

6.1 Assessment

A summary of the structural performance of the building is shown in the following tables. Note that the values given represent the worst performing elements in the building, as these effectively define the building's capacity. Other elements within the building may have significantly greater capacity when compared with the governing elements. This will be considered further when developing the strengthening options.

Table 2: Summary of Seismic Performance

Structural Element/System	Description/Discussion	% NBS based on calculated capacity
Masonry walls in-plane bending and shear	Assumption made for minimum reinforcement	>100%NBS
Corner masonry block out-of-plane bending and shear	Assumption made for minimum reinforcement	63%NBS
Connections of roof to masonry bond beam	Assumption made for minimum bolt size	>100%NBS
Unfilled masonry blocks out-of-plane capacity		86%NBS
Top bond beam	Assumption made for minimum reinforcement	100%NBS

6.2 Discussion of Results

The building has a calculated seismic capacity of 63% NBS as limited by the corner masonry block. As the capacity is over 33% NBS it is not classed as an earthquake prone building however it is classed as a moderate risk building.

No critical structural weaknesses were identified for this structure.

6.3 Limitations and Assumptions in Results

The results have been reported as a %NBS and the stated value is that obtained from our analysis and assessment. Despite the use of best national and international practice in this analysis and assessment, this value contains uncertainty due to the many assumptions and simplifications which are made during the assessment. These include:

a. Simplifications made in the analysis, including boundary conditions such as foundation fixity.
b. Assessments of material strengths based on limited drawings, specifications and site inspections
c. The normal variation in material properties which change from batch to batch.
d. Approximations made in the assessment of the capacity of each element.

7 Geotechnical Appraisal

Due to a lack of observed ground damage, no site specific geotechnical appraisal has been undertaken for this site.

8 Conclusions

Based on the information available, and from undertaking a quantitative assessment, the structure's original capacity has been assessed as a minimum of 63% NBS, and is therefore classed as a moderate risk building.

As the occupancy levels and duration is likely to be low, based on NZSEE guideline included in Figure 3.1, the building can be classified as a moderate risk building and its normal occupancy can be resumed provided that the water tank is adequately seismically restrained.

9 Recommendations

It is recommended that:

a. Strengthening works be carried out to increase the seismic capacity of the building to at least 67% NBS.
b. Further investigations are carried out to ensure that the water tank on the roof and its fixing can withstand a code design earthquake.
c. The cracking observed in the mortar joint in the rear exterior wall is repaired.
d. The maintenance issue of the corroded roof cladding is considered by CCC in the future.
e. The roof framing is checked to confirm if it is securely connected to the masonry block walls.

10 Limitations

1) This report is based on an inspection of the structure with a focus on the damage sustained from the 22 February 2011 Canterbury Earthquake and aftershocks only.

2) Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at the time.

3) This report is prepared for the CCC to assist with assessing remedial works required for council structures and facilities. It is not intended for any other party or purpose.

11 References

[1] NZS 1170.5: 2004, Structural design actions, Part 5 Earthquake actions, Standards New Zealand.

[2] NZSEE (2006), Assessment and improvement of the structural performance of buildings in earthquakes, New Zealand Society for Earthquake Engineering.

[3] Engineering Advisory Group, Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings in Canterbury, Part 2 Evaluation Procedure, Draft Prepared by the Engineering Advisory Group, Revision 5, and 19 July 2011.

[4] Engineering Advisory Group, *Guidance on Detailed Engineering Evaluation of Non-residential buildings, Part 3 Technical Guidance*, Draft Prepared by the Engineering Advisory Group, 13 December 2011.

[5] SESOC (2011), Practice Note – Design of Conventional Structural Systems Following Canterbury Earthquakes, Structural Engineering Society of New Zealand, 21 December 2011.

[6] DBH (2012), Guidance for engineers assessing the seismic performance of non-residential and multi-unit residential buildings in greater Christchurch, Department of Building and Housing, June 2012.

Appendix 1 - Photographs

Building frontage

Building rear

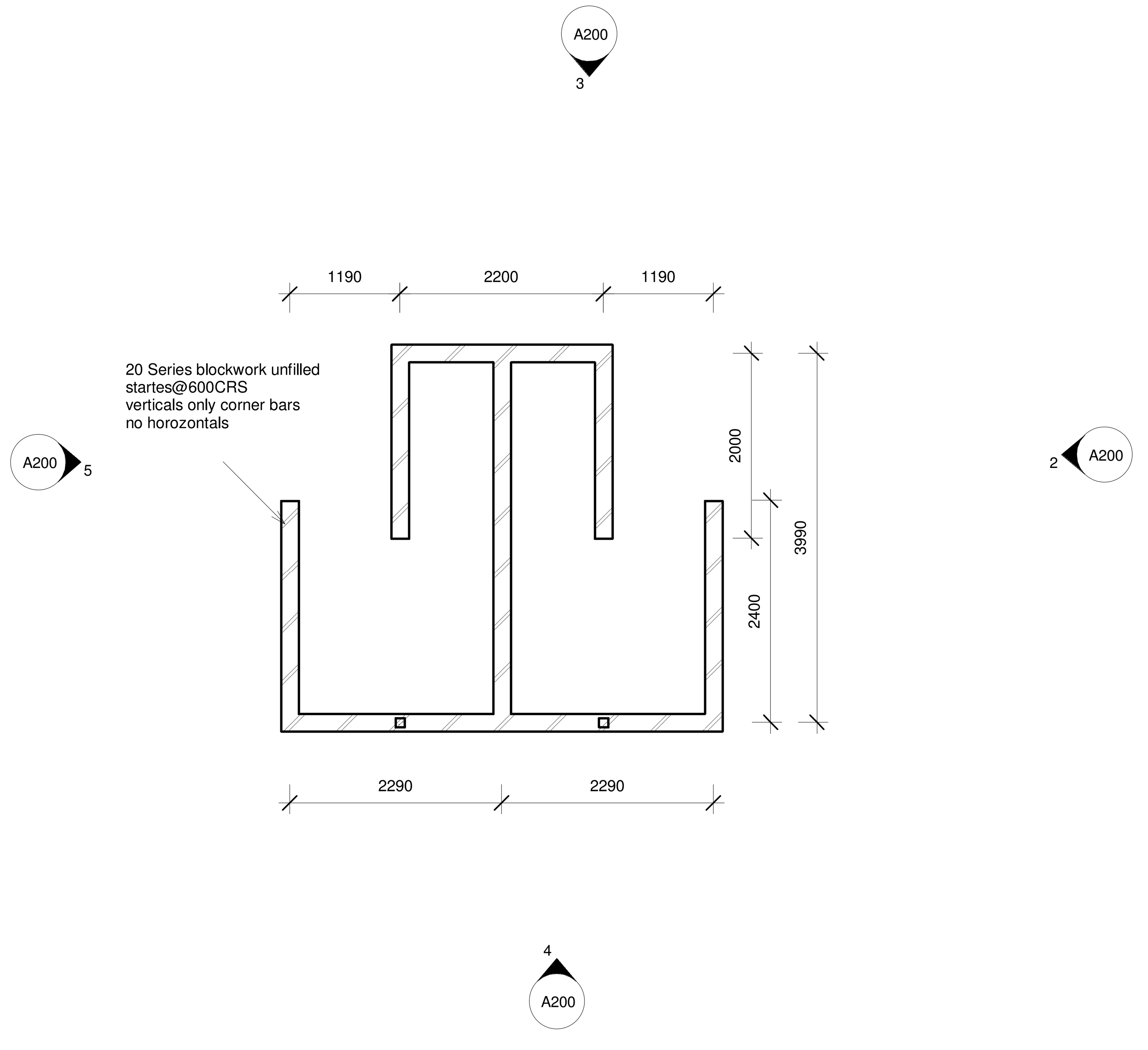
Building side

Roof timber framing to masonry walls connection

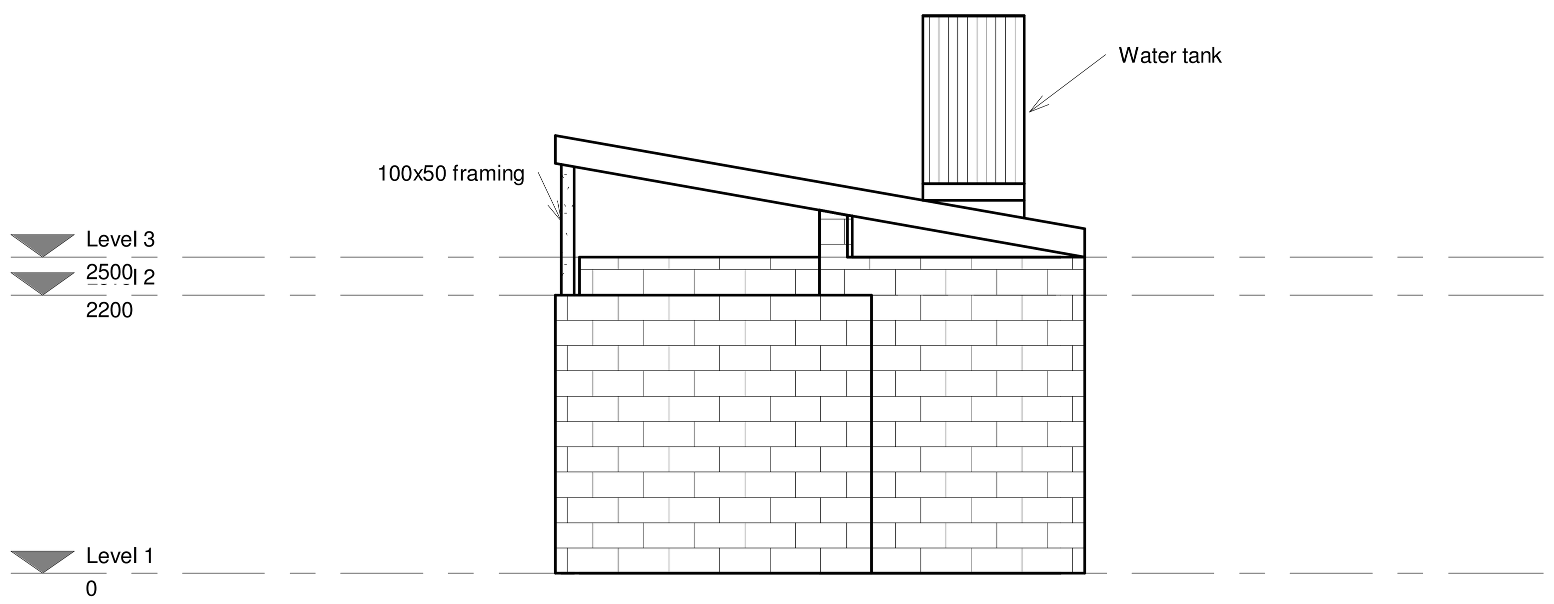
Corroded corrugated iron roofing

Cracked exterior wall at the rear of building

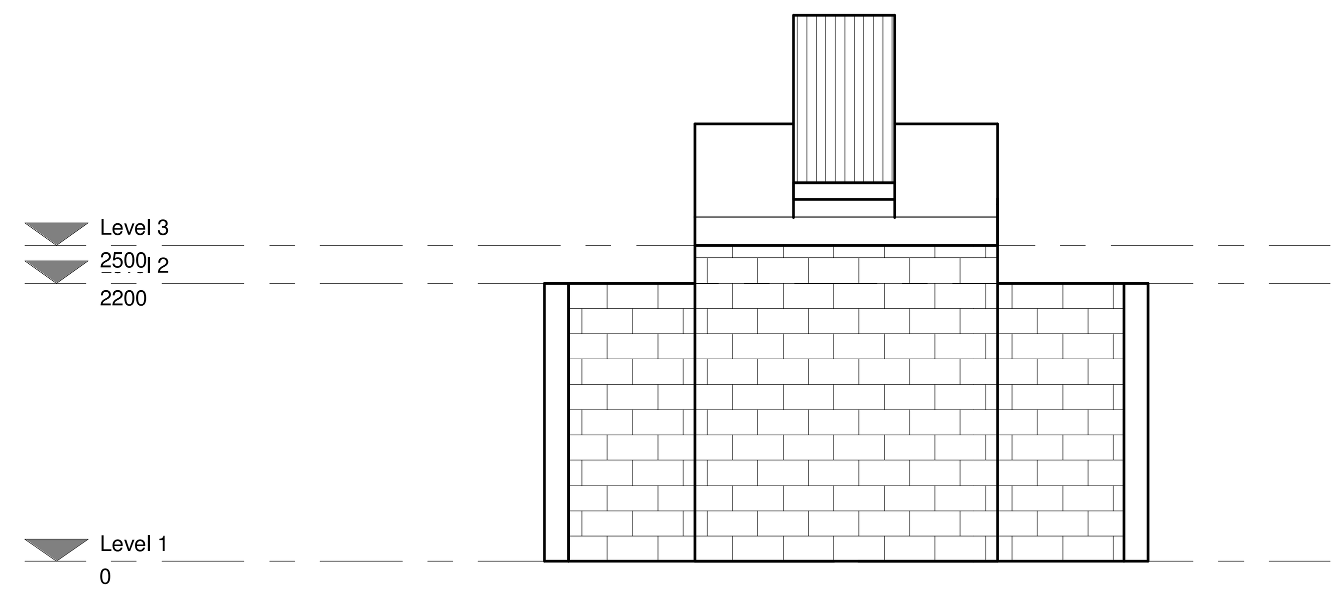
Appendix 2 – Building Plan



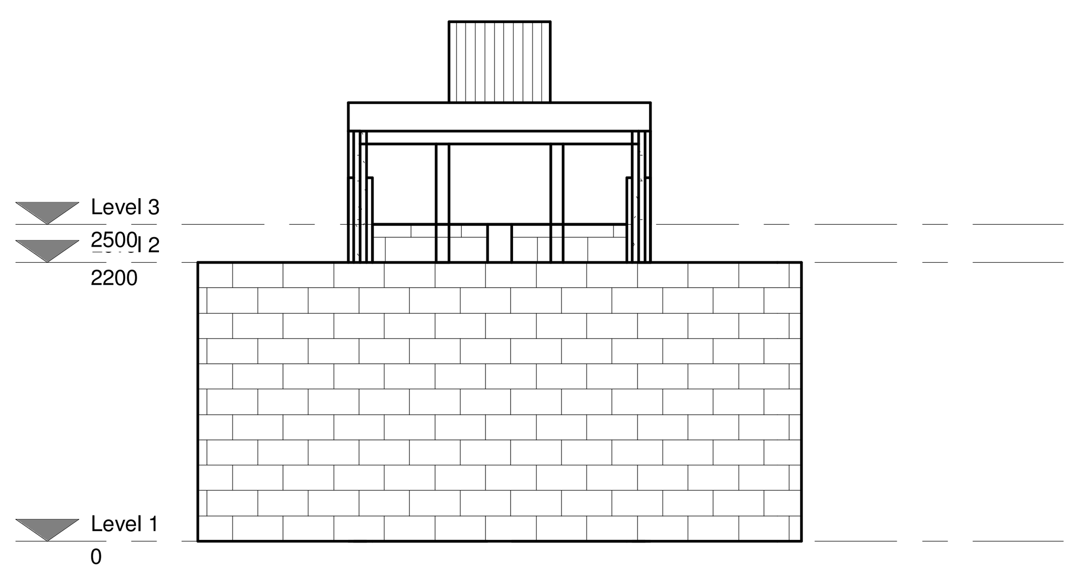
1 A200 Level 1 Plan
1 : 50



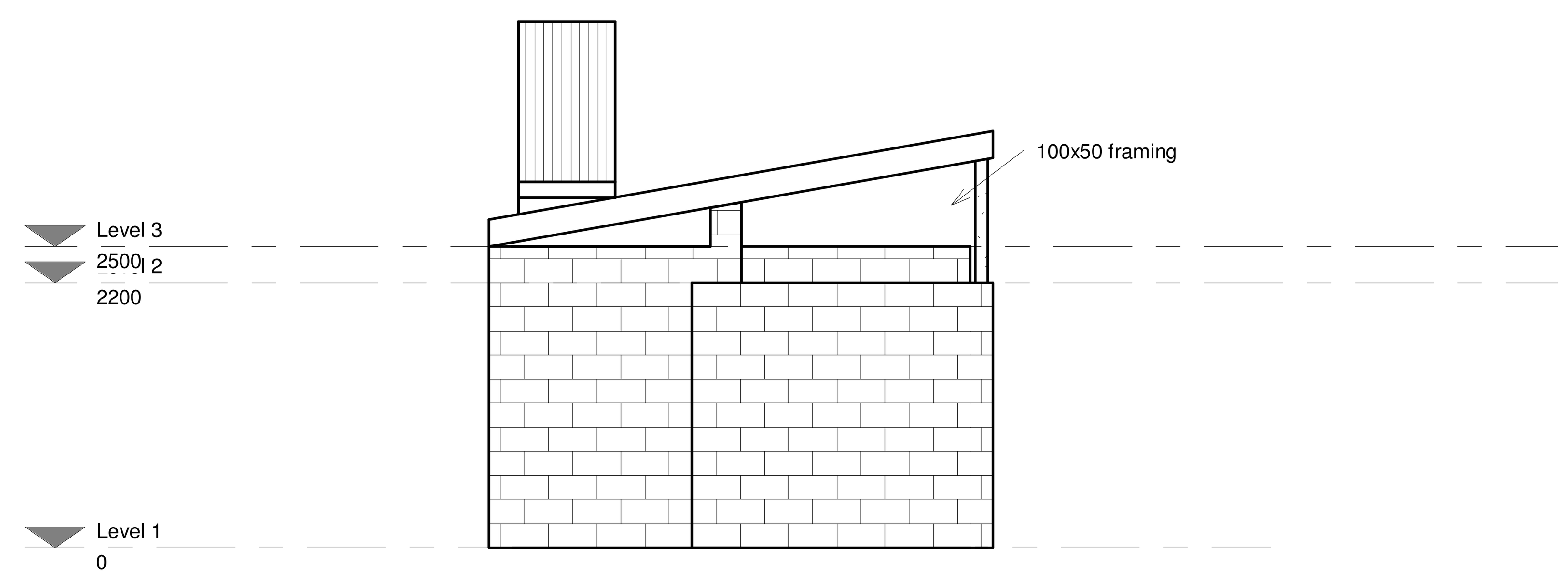
2 A200 East Elevation
1 : 50



3 A200 North Elevation
1 : 50



4 A200 South Elevation
1 : 50



5 A200 West Elevation
1 : 50

Draft

Revision	Amendment	Approved	Revision Date

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Project: CCC Camp Bay Toilets

Title: Floor Plan, Elevations

Drawn	Designed	Approved	Revision Date
Author	Designer	Approver	

Project No.	Scale	Drawing No.	Sheet No.	Revision
6-QUCC1.44	1 : 50	6/1366/313/8602	A200	RA

Original sheet size A1 (841x594) Plot date: 9/11/2012 3:25:26 p.m. C:\Revit\Camp Bay Toilet\6_1366_313.rvt

Appendix 3 – CERA DEE Spreadsheet

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Camp Bay Foreshore Toilets	Reviewer:	Jan Stanway
	Unit / No: / Street	CPEng No:	222291
Building Address:	Camp Bay Foreshore	Company:	Opus International Consultants
Legal Description:		Company project number:	6QUCC1.44
		Company phone number:	3635400
	Degrees / Min / Sec		
GPS south:		Date of submission:	19-Nov-12
GPS east:		Inspection Date:	12-Sep-12
		Revision:	Final
Building Unique Identifier (CCC):	PRK_3706_BLDG_001 EQ2	Is there a full report with this summary?	yes

Site

Site slope:	flat	Max retaining height (m):	
Soil type:		Soil Profile (if available):	
Site Class (to NZS1170.5):	C		
Proximity to waterway (m, if <100m):		If Ground improvement on site, describe:	
Proximity to clifftop (m, if < 100m):			
Proximity to cliff base (m,if <100m):		Approx site elevation (m):	10.00

Building

No. of storeys above ground:	1 (single storey = 1)	Ground floor elevation (Absolute) (m):	
Ground floor split?	no	Ground floor elevation above ground (m):	
Storeys below ground			
Foundation type:	other (describe)	if Foundation type is other, describe:	Concrete slab on ground
Building height (m):	6.00	height from ground to level of uppermost seismic mass (for IEP only) (m):	6
Floor footprint area (approx):	520		
Age of Building (years):	18	Date of design:	1976-1992
Strengthening present?	no	If so, when (year)?	
		And what load level (%g)?	
Use (ground floor):	public	Brief strengthening description:	
Use (upper floors):	other (specify)		
Use notes (if required):			
Importance level (to NZS1170.5):	IL2		

Gravity Structure

Gravity System:	load bearing walls		
Roof:	timber framed	rafter type, purlin type and cladding	Timber rafters and purlins
Floors:	concrete flat slab	slab thickness (mm)	
Beams:			
Columns:			
Walls:	partially filled concrete masonry	thickness (mm)	200

Lateral load resisting structure

Note: Define along and across in detailed report!

Lateral system along:	concrete shear wall		note total length of wall at ground (m):	
Ductility assumed, μ:	1.25		wall thickness (m):	
Period along:	0.50	##### enter height above at H31	estimate or calculation?	estimated
Total deflection (ULS) (mm):			estimate or calculation?	
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	
Lateral system across:	concrete shear wall		note total length of wall at ground (m):	
Ductility assumed, μ:	1.25		wall thickness (m):	
Period across:	0.50	##### enter height above at H31	estimate or calculation?	estimated
Total deflection (ULS) (mm):			estimate or calculation?	
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	

Separations:

north (mm):		leave blank if not relevant
east (mm):		
south (mm):	180	
west (mm):	50	

Non-structural elements

Stairs:			
Wall cladding:	other heavy	describe	
Roof Cladding:	Metal	describe	Corrugated iron sheets
Glazing:			
Ceilings:			
Services(list):	Water tank		

Available documentation

Architectural	none	original designer name/date	
Structural	none	original designer name/date	
Mechanical	none	original designer name/date	
Electrical	none	original designer name/date	
Geotech report		original designer name/date	

Damage

Site: (refer DEE Table 4-2)

Site performance:		Describe damage:	
Settlement:	none observed	notes (if applicable):	
Differential settlement:	none observed	notes (if applicable):	
Liquefaction:	none apparent	notes (if applicable):	
Lateral Spread:	none apparent	notes (if applicable):	
Differential lateral spread:	none apparent	notes (if applicable):	
Ground cracks:		notes (if applicable):	
Damage to area:	slight	notes (if applicable):	External wall to rear of building

Building:

	Current Placard Status:	yellow		
Along	Damage ratio:	0%	Describe how damage ratio arrived at:	
	Describe (summary):			
Across	Damage ratio:	0%		
	Describe (summary):			
Diaphragms	Damage?:		Describe:	
CSWs:	Damage?:		Describe:	
Pounding:	Damage?:	no	Describe:	Damage to roof parapet on western side of roof
Non-structural:	Damage?:		Describe:	

$$Damage\_Ratio = \frac{(\%NBS(before) - \%NBS(after))}{\%NBS(before)}$$

Recommendations

	Level of repair/strengthening required:		Describe:	
	Building Consent required:		Describe:	
	Interim occupancy recommendations:	full occupancy	Describe:	
Along	Assessed %NBS before:	100% ##### %NBS from IEP below	If IEP not used, please detail assessment methodology:	Quantitative
	Assessed %NBS after:	100%		
Across	Assessed %NBS before:	63% ##### %NBS from IEP below		
	Assessed %NBS after:	63%		

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