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Holmcroft Reserve Shed
PRK 1808 BLDG 002
Detailed Engineering Evaluation
Qualitative Report

Version FINAL

8 Holmcroft Court

INFRASTRUCTURE | MINING & INDUSTRY | DEFENCE | PROPERTY & BUILDINGS | ENVIRONMENT

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PRK 1808 BLDG 002

Detailed Engineering Evaluation
Qualitative Report
Version FINAL

8 Holmcroft Court

Christchurch City Council

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Reviewed By
Stephen Lee

Date
20th May 2013

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Holmcroft Reserve Shed

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Detailed Engineering Evaluation

Qualitative Report - SUMMARY

Version FINAL

8 Holmcroft Court

Background

This is a summary of the Qualitative report for the building structure, and is based in part on the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011, visual inspections on 20th September 2012 and available construction drawings.

Building Description

The building is 2.0 meters tall and square in shape; each side being 2.2m long. The structures duo-pitch roof is constructed from profiled metal sheeting and is supported by walls constructed from the same profiled steel sheets. A single door forms an opening in the south western wall. The floor of the shed is formed from pavers; which also support the shed itself.

Key Damage Observed

No damage was noted during the site inspection.

Critical Structural Weaknesses

No critical structural weaknesses have been identified in the structure.

Indicative Building Strength (from IEP and CSW assessment)

Based on the information available, and using the NZSEE Initial Evaluation Procedure, the original capacity of the building has been assessed to be in the order of >100% NBS and post-earthquake capacity also in the order of >100% NBS. Because no critical structural weaknesses were identified the buildings post-earthquake capacity is also in the order of >100% NBS.

The building has been assessed to have a seismic capacity in the order of >100% NBS and is therefore considered neither potentially Earthquake Risk nor potentially Earthquake Prone.

Recommendations

No further action is necessary as the building is not Earthquake Risk.

1. Background

GHD has been engaged by the Christchurch City Council (CCC) to undertake a detailed engineering evaluation of the Holmcroft Reserve shed

This report is a Qualitative Assessment of the building structure, and is based in part on the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011.

A qualitative assessment involves inspections of the building and a desktop review of existing structural and geotechnical information, including existing drawings and calculations, if available.

The purpose of the assessment is to determine the likely building performance and damage patterns, to identify any potential critical structural weaknesses or collapse hazards, and to make an initial assessment of the likely building strength in terms of percentage of new building standard (%NBS).

At the time of this report, no intrusive site investigation, detailed analysis, or modelling of the building structure had been carried out. Construction drawings were made available, and these have been considered in our evaluation of the building. The building description below is based on a review of the drawings and our visual inspections.

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 Christchurch at present.

2.1 Canterbury Earthquake Recovery Authority (CERA)

CERA was established on 28 March 2011 to take control of the recovery of Christchurch 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 carry out a full structural survey before the building is re-occupied.

We understand that CERA will 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). It is anticipated that CERA will adopt the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011. This document sets out a methodology for both qualitative and quantitative assessments.

The qualitative assessment is a desk-top and site inspection assessment. It is based on a thorough visual inspection of the building coupled with a review of available documentation such as drawings and specifications. The quantitative assessment involves analytical calculation of the buildings strength and may require non-destructive or destructive material testing, geotechnical testing and intrusive investigation.

It is anticipated that factors determining the extent of evaluation and strengthening level required will include:

- The importance level and occupancy of the building
- The placard status and amount of damage
- The age and structural type of the building
- Consideration of any critical structural weaknesses
- The extent of any earthquake damage

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 any alteration. This effectively means that a building cannot be weakened as a result of an alteration (including partial demolition).

Section 115 – Change of Use

This section requires that the territorial authority (in this case Christchurch City Council (CCC)) be satisfied that the building with a new use complies with the relevant sections of the Building Code 'as near as is reasonably practicable'. Regarding seismic capacity 'as near as reasonably practicable' has previously been interpreted by CCC as achieving a minimum of 67% NBS however where practical achieving 100% NBS is desirable. The New Zealand Society for Earthquake Engineering (NZSEE) recommend a minimum of 67% NBS.

2.2.1 Section 121 – Dangerous Buildings

The definition of dangerous building in the Act was extended by the Canterbury Earthquake (Building Act) Order 2010, and it now defines a building as dangerous if:

- 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
- 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
- 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
- There is a risk that that other property could collapse or otherwise cause injury or death; or
- 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 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 ground shaking 33% of the shaking 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 of the 4th September 2010.

The 2010 amendment includes the following:

- A process for identifying, categorising and prioritising Earthquake Prone Buildings, commencing on 1 July 2012;
- A strengthening target level of 67% of a new building for buildings that are Earthquake Prone;
- A timeframe of 15-30 years for Earthquake Prone Buildings to be strengthened; and,
- 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.

We anticipate that any building with a capacity of less than 33% NBS (including consideration of critical structural weaknesses) will need to be strengthened to a target of 67% NBS of new building standard as recommended by the Policy.

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.

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.

After the February Earthquake, on 19 May 2011, Compliance Document B1: Structure was amended to include increased seismic design requirements for Canterbury as follows:

- Hazard Factor increased from 0.22 to 0.3 (36% increase in the basic seismic design load)
- Serviceability Return Period Factor increased from 0.25 to 0.33 (80% increase in the serviceability design loads when combined with the Hazard Factor increase)

The increase in the above factors has resulted in a reduction in the level of compliance of an existing building relative to a new building despite the capacity of the existing building not changing.

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 new building standard load requirements have been determined in accordance with the current earthquake loading standard (NZS 1170.5:2004 Structural design actions - Earthquake actions - New Zealand).

The likely capacity of this building has been derived in accordance with the New Zealand Society for Earthquake Engineering (NZSEE) guidelines 'Assessment and Improvement of the Structural Performance of Buildings in Earthquakes' (AISPBE), 2006. These guidelines provide an Initial Evaluation Procedure that assesses a buildings capacity based on a comparison of loading codes from when the building was designed and currently. It is a quick high-level procedure that can be used when undertaking a Qualitative analysis of a building. The guidelines also provide guidance on calculating a modified Ultimate Limit State capacity of the building which is much more accurate and can be used when undertaking a Quantitative analysis.

The New Zealand Society for Earthquake Engineering has proposed a way for classifying earthquake risk for existing buildings in terms of %NBS and this is shown in Figure 1 below.

Description	Grade	Risk	%NBS	Existing Building Structural Performance	Improvement of Structural Performance	
					Legal Requirement	NZSEE Recommendation
Low Risk Building	A or B	Low	Above 67	Acceptable (improvement may be desirable)	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
Moderate Risk Building	B or C	Moderate	34 to 66	Acceptable legally. Improvement recommended		Not recommended. Acceptable only in exceptional circumstances
High Risk Building	D or E	High	33 or lower	Unacceptable (Improvement	Unacceptable	Unacceptable

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

Table 1 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). It is noted that the current seismic risk in Christchurch results in a 6% risk of exceedance in the next year.

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

Table 1 %NBS compared to relative risk of failure

4. Building Description

4.1 General

The shed is located in Holmcroft Reserve at the eastern end of Holmcroft court, Cracroft. The exact construction date of the building is unknown however it is estimated to be built in the early 2000's. The building is used for storage by Christchurch City Council and no additions have been made.

The building is 2.0 meters tall and square in shape; each side being 2.2m long. The structures duo-pitch roof is constructed from profiled metal sheeting and is supported by walls constructed from the same profiled steel sheets. A single door forms an opening in the south western wall. The floor of the shed is formed from pavers; which also support the shed itself.

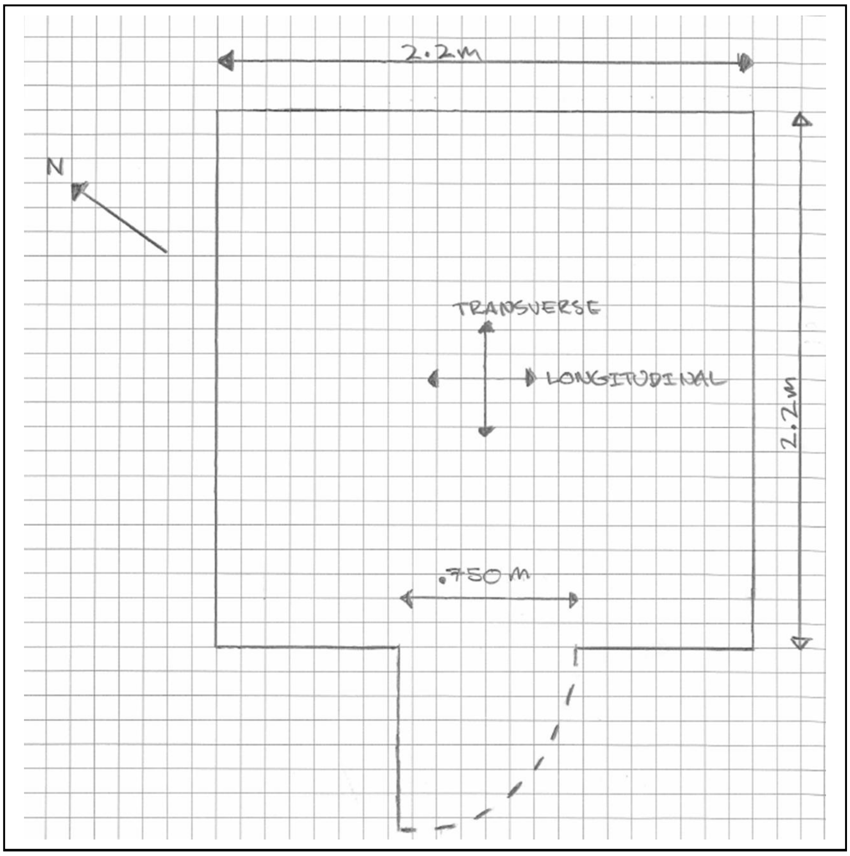

Figure 2 Plan Sketch Showing Key Structural Elements

The square building is approximately 2.0 meters in height with all sides being 2.2m in length. The building has an approximate footprint of 5m^2. The shed is built on a gently sloped site approximately 20m to the south of the closest building and within 200 meters of the Heathcote River.

No plans were made available.

4.2 Gravity Load Resisting System

Gravity roof loads are initially carried by the profiled metal sheeting which spans between the walls and a likely ridge beam, thus transferring the gravity roof loads to the walls. The gravity roof loads are transferred directly down through the steel sheet walls and into the ground beneath.

Internal gravity floor loads are directly supported by pavers and distributed into the ground beneath.

4.3 Lateral Load Resisting System

The lateral load resisting systems in both the longitudinal and lateral directions are similar.

Lateral roof loads are transferred by the diaphragm action of the profiled metal sheet roof to walls in the plane of loading. These in-plane walls transfer the lateral roof loads to the ground level by the panel action provided by the profiled metal sheeting. Lateral loads are then transferred from the walls through the pavers to the ground beneath.

Walls subject to perpendicular lateral loads span between the ground and roof diaphragm.

5. Assessment

An inspection of the building was undertaken on the 20th of September 2012. Access was limited hence, only the exterior of the building was inspected. This resulted in some structural components of the roof being unable to be viewed.

The inspection consisted of scrutinising the building to determine the structural systems and likely behaviour of the building during an earthquake. The site was assessed for damage, including examination of the ground conditions, checking for damage in areas where damage would be expected for the type of structure and noting general damage observed throughout the building in both structural and non-structural elements.

The %NBS score determined for this building has been based on the IEP procedure described by the NZSEE and based on the information obtained from a visual observation of the building.

5.1 Damage Assessment

5.1.1 Surrounding Buildings

The building closest to the shed, named the 'old stone house', has been condoned under regulations of Christchurch City Council. This indicates the building poses a significant hazard during a seismic event or has suffered substantial damage in a previous event. The hazard, however, is thought to be a result of the buildings age and construction type.

5.1.2 Residual Displacements and General Observations

No residual displacements of the structure were noticed during our inspection of the building.

5.1.3 Floor Level Survey

No level or verticality surveys have been undertaken for this building at this stage as indicated by Christchurch City Council guidelines.

5.1.4 Ground Damage

There was no evidence of ground damage on the property or surrounding neighbours land.

5.2 Geotechnical Assessment

A desktop report was not undertaken because no evidence of liquefaction or lateral spreading was clearly visible in the aerial photography taken following the September 2010, February 2011, June 2011 or December 2011 earthquakes.

A soil class of C (in accordance with NZS 1170.5:2004) should be adopted for the site due to the following reasons:

- No evidence of liquefaction following earthquakes;
- Anticipated shallow bedrock beneath loess or loess colluvium.

6. Critical Structural Weakness

6.1 Short Columns

No short columns are present in the structure.

6.2 Lift Shaft

The building does not contain a lift shaft.

6.3 Roof

The profiled metal sheet roof was clearly visible and given its pitch is expected to perform as a diaphragm.

6.4 Staircases

The building does not contain a staircase.

6.5 Site Characteristics

No site characteristics were identified.

6.6 Plan Irregularity

There is a stiffness offset when considering lateral loading in the longitudinal direction. However, due to the scale of this offset is considered insignificant in accordance with NZSEE guidelines.

7. Initial Capacity Assessment

7.1 % NBS Assessment

The building has had its capacity assessed using the Initial Evaluation Procedure based on the information available. The buildings capacity excluding critical structural weaknesses and the capacity of any identified weaknesses are expressed as a percentage of new building standard (%NBS) and are in the order of that shown below in Table 2. These capacities are subject to confirmation by a more detailed quantitative analysis.

	%NBS
Building excluding CSW's	>100%

Table 2 Indicative Building and Critical Structural Weaknesses Capacities based on the NZSEE Initial Evaluation Procedure

Following an IEP assessment, the building has been assessed as achieving >100% New Building Standard (NBS). Under the New Zealand Society for Earthquake Engineering (NZSEE) guidelines the building is considered neither Earthquake Risk nor Earthquake Prone as it achieves greater than 67% NBS. This score has not been adjusted when considering damage to the structure as no damage observed during the assessment.

7.2 Seismic Parameters

The seismic design parameters based on current design requirements from NZS 1170:2002 and the NZBC clause B1 for this building are:

- Site soil class: C, NZS 1170.5:2004, Clause 3.1.3, Shallow Soil
- Site hazard factor, Z = 0.3, NZBC, Clause B1 Structure, Amendment 11 effective from 1 August 2011
- Return period factor R_u = 0.5, NZS 1170.5:2004, Table 3.5, Importance level 1 structure with a 50 year design life.

An increased Z factor of 0.3 for Christchurch has been used in line with requirements from the Department of Building and Housing resulting in a reduced % NBS score.

7.3 Expected Structural Ductility Factor

A structural ductility factor of 2.0 has been assumed based on the lightweight profiled metal sheet walls and the age of the structure. The building is expected to have a ductile behaviour.

7.4 Discussion of Results

The results obtained from the initial IEP assessment are consistent with those expected for a lightweight profiled metal sheet shed built in the early 2000's. The building was likely designed to the loading standard current during this time, NZS 4203:1992. The design loads used in accordance with this standard are likely to have been less than those required by the current loading standard. In addition, the hazard factor for Christchurch was increased to 0.3, however with the lack of any Critical Structural Weaknesses, the ductile nature of the building and a building Importance Level 1, it is reasonable to expect the building to be classified as neither potentially Earthquake Prone nor potentially Earthquake Risk.

8. Conclusions & Recommendations

The building has been assessed to have a seismic capacity in the order of >100% NBS and is therefore not potentially Earthquake Prone nor Potentially Earthquake Risk.

As the building suffered no apparent damage and has achieved over 67% NBS following an initial IEP assessment of the building, no further assessment is required by Christchurch City Council to comply with the building act.

9. Limitations

9.1 General

This report has been prepared subject to the following limitations:

- No intrusive structural investigations have been undertaken.
- No intrusive geotechnical investigations have been undertaken.
- Visual inspections of the structures interior were not undertaken.
- No level or verticality surveys have been undertaken.
- No material testing has been undertaken.
- No calculations, other than those included as part of the IEP in the CERA Building Evaluation Report, have been undertaken. No modelling of the building for structural analysis purposes has been performed.

It is noted that this report has been prepared at the request of Christchurch City Council and is intended to be used for their purposes only. GHD accepts no responsibility for any other party or person who relies on the information contained in this reportrite a specific limitations section.

Appendix A

Photographs

Photograph 1 View of shed from the north.

Photograph 2 Rivet connections of steel sheets at corners.

Photograph 3 Wall at eaves with gutter above.

Photograph 4 Roof exterior

Appendix B

CERA Building Evaluation Form

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Shed - Holmcroft Reserve			Reviewer:	Stephen Lee
	Unit	No:	Street	CPEng No:	1006840
Building Address:	Shed - Holmcroft Reserve	8	Holmcroft Court	Company:	GHD
Legal Description:	Lot 12 DP 29333			Company project number:	51/30902/65
				Company phone number:	04 472 0799
	Degrees	Min	Sec		
GPS south:	43	34	36.00	Date of submission:	10/15/2012
GPS east:	172	37	5.00	Inspection Date:	9/20/2012
				Revision:	
Building Unique Identifier (CCC):	PRK_1808_BLDG_002			Is there a full report with this summary?	yes

Site

Site slope:	flat	Max retaining height (m):	
Soil type:	mixed	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):	

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:			if Foundation type is other, describe:	
Building height (m):	2.00		height from ground to level of uppermost seismic mass (for IEP only) (m):	2
Floor footprint area (approx):	5			
Age of Building (years):	12		Date of design:	1992-2004
Strengthening present?	no		If so, when (year)?	
			And what load level (%g)?	
Use (ground floor):	other (specify)		Brief strengthening description:	Storage
Use (upper floors):				
Use notes (if required):				
Importance level (to NZS1170.5):	IL1			

Gravity Structure

Gravity System:	load bearing walls		
Roof:	steel framed	rafter type, purlin type and cladding	2.2m centers
Floors:	other (note)	describe sytem	Pavers
Beams:	none	overall depth x width (mm x mm)	
Columns:			
Walls:	non-load bearing	0	

Lateral load resisting structure

Lateral system along:	other (note)	**Note: Define along and across in detailed report!**		Steel sheet walls
Ductility assumed, μ:	2.00		describe system	
Period along:	0.40	0.00	estimate or calculation?	estimated
Total deflection (ULS) (mm):			estimate or calculation?	
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	
Lateral system across:	other (note)			Steel sheet walls
Ductility assumed, μ:	2.00		describe system	
Period across:	0.40	0.00	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):		
west (mm):		

Non-structural elements

Stairs:			
Wall cladding:	profiled metal	describe	Profiled metal sheeting
Roof Cladding:	Metal	describe	Profiled metal sheeting
Glazing:			
Ceilings:	none		
Services(list):			

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	none	original designer name/date	

Damage

Site:
(refer DEE Table 4-2)

Site performance:	Good	Describe damage:	None apparent
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:	none apparent	notes (if applicable):	
Damage to area:	none apparent	notes (if applicable):	

Building:

	Current Placard Status:			
Along	Damage ratio:	0%	Describe how damage ratio arrived at:	
	Describe (summary):			
Across	Damage ratio:	0%		
	Describe (summary):			
Diaphragms	Damage?:	no	Describe:	
CSWs:	Damage?:	no	Describe:	
Pounding:	Damage?:	no	Describe:	
Non-structural:	Damage?:	no	Describe:	

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

Recommendations

	Level of repair/strengthening required:	none		Describe:	
	Building Consent required:	no		Describe:	
	Interim occupancy recommendations:	full occupancy		Describe:	
Along	Assessed %NBS before e'quakes:	100%	104% %NBS from IEP below	If IEP not used, please detail assessment methodology:	
	Assessed %NBS after e'quakes:	100%			
Across	Assessed %NBS before e'quakes:	100%	104% %NBS from IEP below		
	Assessed %NBS after e'quakes:	100%			

IEP **Use of this method is not mandatory - more detailed analysis may give a different answer, which would take precedence. Do not fill in fields if not using IEP.**

Period of design of building (from above): 1992-2004

h_n from above: 2m

Seismic Zone, if designed between 1965 and 1992: B

not required for this age of building: D soft soil

Design Soil type from NZS4203:1992, cl 4.6.2.2:

	along	across
Period (from above):	0.4	0.4
(%NBS)nom from Fig 3.3:	22.7%	22.7%

Note:1 for specifically design public buildings, to the code of the day: pre-1965 = 1.25; 1965-1976, Zone A =1.33; 1965-1976, Zone B = 1.2; all else 1.0	1.00
Note 2: for RC buildings designed between 1976-1984, use 1.2	1.0
Note 3: for buildngs designed prior to 1935 use 0.8, except in Wellington (1.0)	1.0

	along	across
Final $(\%NBS)_{nom}$:	**23%**	**23%**

2.2 Near Fault Scaling Factor

Near Fault scaling factor, from NZS1170.5, cl 3.1.6: 1.00

	along	across
Near Fault scaling factor (1/N(T,D), **Factor A**:	1	1

2.3 Hazard Scaling Factor

Hazard factor Z for site from AS1170.5, Table 3.3:	0.30
Z_{1992}, from NZS4203:1992	0.8
Hazard scaling factor, **Factor B:**	2.666666667

2.4 Return Period Scaling Factor

Building Importance level (from above):	1
Return Period Scaling factor from Table 3.1, **Factor C**:	1.20

2.5 Ductility Scaling Factor

	along	across
Assessed ductility (less than max in Table 3.2)	2.00	2.00
Ductility scaling factor: =1 from 1976 onwards; or =kμ, if pre-1976, fromTable 3.3:	1.00	1.00
Ductiity Scaling Factor, **Factor D**:	1.00	1.00

2.6 Structural Performance Scaling Factor:

Sp:	0.700	0.700
Structural Performance Scaling Factor **Factor E**:	1.428571429	1.428571429

2.7 Baseline %NBS, $(NBS\%)_b = (\%NBS)_{nom} \times A \times B \times C \times D \times E$

$\%NBS_b$:	**104%**	**104%**

Global Critical Structural Weaknesses: (refer to NZSEE IEP Table 3.4)

3.1. Plan Irregularity, factor A:	insignificant	1
3.2. Vertical irregularity, Factor B:	insignificant	1
3.3. Short columns, Factor C:	insignificant	1

3.4. Pounding potential

Pounding effect D1, from Table to right	1.0
Height Difference effect D2, from Table to right	1.0
Therefore, Factor D:	1

Table for selection of D1	Severe	Significant	Insignificant/none
Separation	0<sep<.005H	.005<sep<.01H	Sep>.01H
Alignment of floors within 20% of H	**0.7**	**0.8**	**1**
Alignment of floors not within 20% of H	**0.4**	**0.7**	**0.8**

Table for Selection of D2	Severe	Significant	Insignificant/none
Separation	0<sep<.005H	.005<sep<.01H	Sep>.01H
Height difference > 4 storeys	0.4	0.7	1
Height difference 2 to 4 storeys	0.7	0.9	1
Height difference < 2 storeys	1	1	1

3.5. Site Characteristics	insignificant	1

3.6. Other factors, Factor F

	Along	Across
For ≤ 3 storeys, max value =2.5, otherwise max valule =1.5, no minimum	1.0	1.0
Rationale for choice of F factor, if not 1		

Detail Critical Structural Weaknesses: (refer to DEE Procedure section 6)

List any: Refer also section 6.3.1 of DEE for discussion of F factor modification for other critical structural weaknesses

3.7. Overall Performance Achievement ratio (PAR)	**1.00**	**1.00**
4.3 PAR x (%NBS)b: PAR x Baselline %NBS:	**104%**	**104%**
4.4 Percentage New Building Standard (%NBS), (before)		**104%**

GHD

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Document Status

Rev No.	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
Draft	Simon Barker	Paul Clarke	[signature]	Stephen Lee	[signature]	20/05/2013