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South New Brighton Park – South Toilets
PRK 1944 BLDG 003 EQ2

Detailed Engineering Evaluation

Qualitative Report

Version FINAL

74 Beatty Street, New Brighton

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

South New Brighton Park – South Toilets
PRK 1944 BLDG 003 EQ2

Detailed Engineering Evaluation
Qualitative Report
Version FINAL

74 Beatty Street, New Brighton

Christchurch City Council

Prepared By
Alex Baylis

Reviewed By
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Date
7th December 2012

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South New Brighton Park – South Toilets

PRK 1944 BLDG 003 EQ2

Detailed Engineering Evaluation

Qualitative Report - SUMMARY

Version FINAL

74 Beatty Street, New Brighton

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 and visual inspections on 14 September 2012.

Building Description

The building is located at 74 Beatty Street, New Brighton. The date of construction is estimated to be in the 1980's. The building is used as a public toilet and changing rooms.

The duo-pitch roof consists of sheet metal on timber purlins supported by vaulted timber trusses. The underside of the timber purlins are lined with hardboard. The roof has a dutch gable hip to the north-eastern and south-western ends of the building. Concrete masonry walls support the timber roof framing.

The 190 mm thick concrete masonry walls consist of partially filled masonry units. The internal partition walls are also constructed from 190mm thick concrete masonry units with timber framed walls continuing from the top of the masonry walls to the roof structure above. The concrete masonry partition walls separating the individual toilet cubicles are partial height with no timber framing above. The vaulted trusses are supported by a 250x70 timber beam along the south-eastern side of the building. The timber beam is supported at intermediate points by steel posts. The concrete masonry walls are likely supported on concrete strip footings and the floor is a concrete slab-on-grade.

Key Damage Observed

No damage to the structure was observed.

Critical Structural Weaknesses

The 190 mm partially filled concrete masonry partition walls are unrestrained along the top edge. The vaulted trusses are likely to provide only limited out-of-plane restraint to the concrete masonry wall set back from the line of steel posts along the south-eastern side of the building. These unrestrained masonry walls are susceptible to collapse from out-of-plane seismic actions.

The unrestrained concrete masonry panels are not expected to have an adverse effect on overall structural performance; however, they do have implications for possible threat to life if they collapse.

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 42% NBS and post-earthquake capacity also in the order of 42% NBS. The buildings post-earthquake capacity excluding critical structural weaknesses is in the order of 59% NBS.

The building has been assessed to have a seismic capacity in the order of 42% NBS and is therefore potentially Earthquake Risk.

Recommendations

No future action from Christchurch City Council is required to comply with the building code, however given the low %NBS score achieved, GHD recommend a detailed quantitative assessment.

1. Background

GHD has been engaged by the Christchurch City Council (CCC) to undertake a detailed engineering evaluation of the South Toilets at South New Brighton Park.

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 have not been made available. The building description below is based on our visual inspections only.

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 building is located at 74 Beatty Street, New Brighton. The date of construction is estimated to be in the 1980's. The building is used as a public toilet and changing rooms.

The duo-pitch roof consists of sheet metal on timber purlins supported by vaulted timber trusses. The underside of the timber purlins are lined with hardboard. Photograph 9 shows the layout of the roof structure. The roof has a dutch gable hip to the north-eastern and south-western ends of the building. Concrete masonry walls support the timber roof framing.

The 190mm thick concrete masonry walls consist of partially filled masonry units. The internal partition walls are also constructed from 190mm thick concrete masonry units with timber framed walls continuing from the top of the masonry walls to the roof structure above. The concrete masonry partition walls separating the individual toilet cubicles are partial height with no timber framing above. The vaulted trusses are supported by a 250x70 timber beam along the south-eastern side of the building. The timber beam is supported at intermediate points by steel posts as shown in Photograph 7. The concrete masonry walls are likely supported on concrete strip footings and the floor is a concrete slab-on-grade.

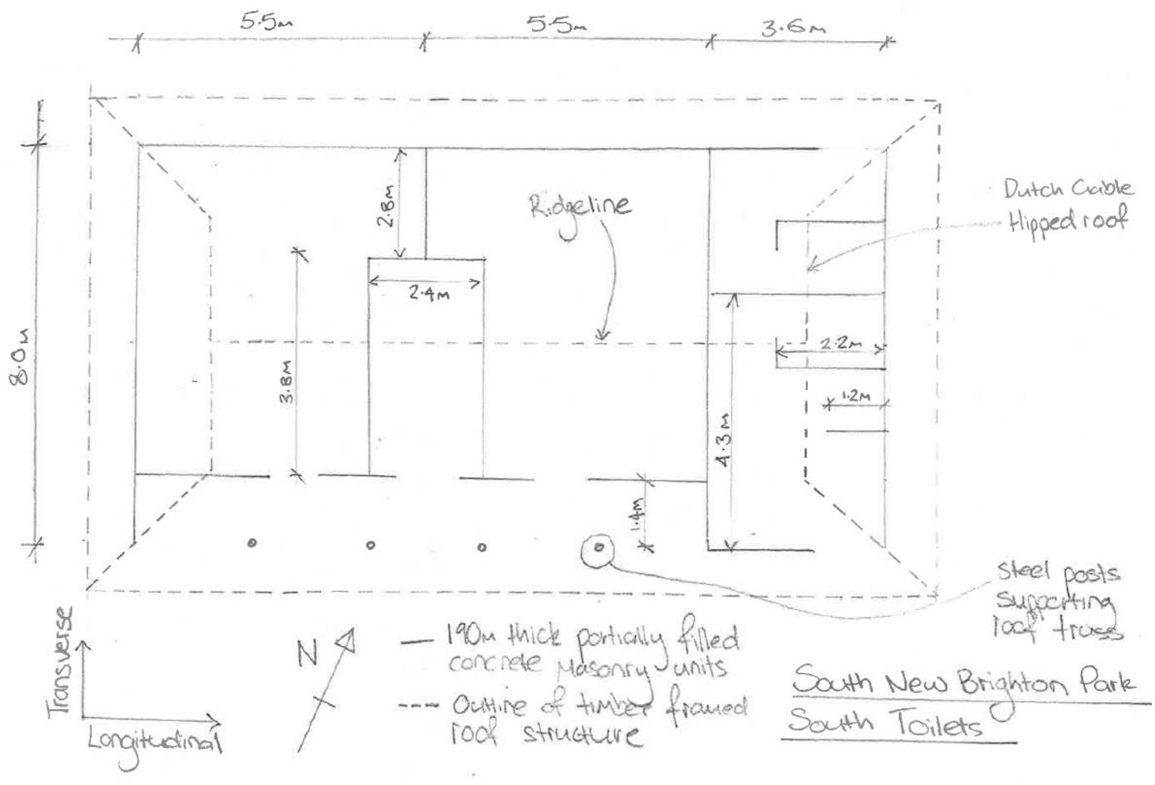


Figure 2 Plan Sketch Showing Key Structural Elements

The building is approximately 15 m in length by 8 m in width with a height of 4.6 m. The building occupies a footprint of approximately 120m^2. The relatively flat site is approximately 200m east of the Avon-Heathcote Estuary.

No plans of the building were made available.

4.2 Gravity Load Resisting System

Gravity loads acting on the building are resisted by load bearing concrete masonry walls. Gravity loads from the sheet metal roof are transferred via the vaulted timber trusses to the concrete masonry walls. The gravity loads are transferred through the concrete masonry walls to the concrete strip footings where they are distributed into the ground. Floor gravity loads are transferred through the concrete slab to the underlying ground.

4.3 Lateral Load Resisting System

The hardboard ceiling and vaulted trusses of the duo-pitched timber framed roof form a diaphragm which transfers the lateral roof loads to the lateral load resisting concrete masonry walls. Lateral loads are resisted primarily by the panel action of concrete masonry walls in both the transverse and longitudinal directions of the building. The walls in the plane of loading resist lateral loads by panel action of the concrete masonry units. Loads are then transferred to the foundations through shear and bending of the concrete masonry walls.

The diaphragms restrain the top edge of walls against perpendicular out-of-plane loading, allowing these panels to span vertically from the ground to eaves level.

The 190 mm thick concrete masonry partition walls are unrestrained along the top edge. Out-of-plane loading on these walls is likely to be resisted by a combination of the walls spanning horizontally between return walls and cantilever action.

5. Assessment

An inspection of the building was undertaken on the 14 September 2012. Both the interior and exterior of the building were inspected.

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 visual observation of the building.

5.1 Damage Assessment

5.1.1 Surrounding Buildings

No damage to surrounding buildings or structures was observed.

5.1.2 Residual Displacements and General Observations

No residual displacements of the structure were observed during inspection of the building.

5.1.3 Ground Damage

No ground damage was observed in the immediate vicinity of the building or in the area surrounding the building.

5.1.4 Floor Level Survey

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

6. Critical Structural Weakness

6.1 Short Columns

No significant short columns are present in the structure.

6.2 Lift Shaft

The building does not contain a lift shaft.

6.3 Roof

Diaphragm action of the duo-pitched roof structure is provided by the vaulted trusses and the hardboard lining to the underside of the purlins. No Critical Structural Weakness has been identified for the roof structure of the building.

6.4 Unrestrained Concrete Masonry Walls

The 190 mm concrete masonry partition walls are unrestrained along the top edge (see Photograph 4). The vaulted trusses are likely to provide only limited out-of-plane restraint to the concrete masonry wall set back from the line of steel posts along the south-eastern side of the building. These unrestrained masonry walls are susceptible to collapse from out-of-plane seismic actions.

The unrestrained concrete masonry panels are not expected to have an adverse effect on overall structural performance; however, they do have implications for possible threat to life if they collapse. Accordingly, a compensating provision for a 'significant' potential threat to life has been incorporated in Factor F, in accordance with the NZSEE guidelines.

6.5 Staircases

The building does not contain a staircase.

6.6 Site Characteristics

Following the geotechnical appraisal it was found that the site has a minor potential for liquefaction. For the purposes of the IEP assessment of the building and the determination of the %NBS score, the effects of soil liquefaction on the performance of a building of this type and size has been assessed as an 'insignificant' site characteristic in accordance with the NZSEE guidelines.

7. Geotechnical Consideration

7.1 Site Description

The site is situated on the New Brighton Spit, in eastern Christchurch. It is relatively flat at approximately 1.8m above mean sea level. It is approximately 200m east of the Avon-Heathcote Estuary and 550m west of the coast (Pegasus Bay).

7.2 Published Information on Ground Conditions

7.2.1 Published Geology

The geological map of the area[1] indicates that the site is underlain by:

- Dominantly sand of fixed and semi-fixed dunes and beaches, being marine soils of the Christchurch Formation, Holocene in age.

Brown & Weeber (1992) indicates that groundwater is likely within 1m of the ground surface.

7.2.2 Environment Canterbury Logs

Information from Environment Canterbury (ECan) indicates that 5 boreholes with lithographic logs are located within 100m of the site (see Table 2).

These indicate the area is underlain by sand with varying amounts of silt to 30m bgl.

Groundwater was recorded between 1.0 and 4.0m bgl.

Table 2 ECan Borehole Summary

Bore Name	Log Depth	Groundwater	Distance & Direction from Site
M35/10997	10.5m	1.0m bgl	70m W
M35/11828	13.0m	1.0m bgl	95m E
M35/11827	13.0m	1.0m bgl	40m E
M35/11826	13.0m	1.0m bgl	60m W
M35/11708	95.63m	4.0m bgl	80m SE

It should be noted the logs have been written by the well driller and not a geotechnical professional or to a standard. In addition strength data is not recorded.

7.2.3 EQC Geotechnical Investigations

The Earthquake Commission has not undertaken geotechnical testing in the area of the subject site.

[1] Brown, L. J. & Weeber, J.H. (1992): *Geology of the Christchurch Urban Area*. Institute of Geological and Nuclear Sciences 1:25,000 Geological Map 1. IGNS Limited: Lower Hutt.

7.2.4 Land Zoning

Canterbury Earthquake Recovery Authority (CERA) has indicated the site is situated within the Green Zone, indicating that repair and rebuild may take place.

Land in the CERA green zone has been divided into three technical categories. These categories describe how the land is expected to perform in future earthquakes.

The site has been categorised as “N/A – Urban Non-residential”. However, neighbouring residential properties within 80m of the site are classified as being within the TC2 (yellow) zone[2]. This means that minor to moderate land damage from liquefaction is possible in future significant earthquakes.

7.2.5 Post February Aerial Photography

Aerial photography taken following the 22 February 2011 earthquake shows signs of minor liquefaction outside the building footprint, as shown in Figure 3.

Figure 3 Post February 2011 Earthquake Aerial Photography[3]

[2] CERA Landcheck website, http://cera.govt.nz/my-property

[3] Aerial Photography Supplied by Koordinates sourced from http://koordinates.com/layer/3185-christchurch-post-earthquake-aerial-photos-24-feb-2011/

7.2.6 Summary of Ground Conditions

From the information presented above, the ground conditions underlying the site are anticipated to comprise sands with varying amounts of silt to 30m bgl. Groundwater is anticipated to be 1.0 to 4.0m bgl, it is expected to vary seasonally and is unlikely to be influenced by the tide.

7.3 Seismicity

7.3.1 Nearby Faults

There are many faults in the Canterbury region, however only those considered most likely to have an adverse effect on the site are detailed below.

Table 3 Summary of Known Active Faults[4][5]

Known Active Fault	Distance from Site	Direction from Site	Max Likely Magnitude	Avg Recurrence Interval
Alpine Fault	130 km	NW	~8.3	~300 years
Greendale (2010) Fault	30 km	W	7.1	~15,000 years
Hope Fault	110 km	N	7.2~7.5	120~200 years
Kelly Fault	110 km	NW	7.2	~150 years
Porters Pass Fault	70 km	NW	7.0	~1100 years

The recent earthquakes since 4 September 2010 have identified the presence of a previously unmapped active fault system underneath the Canterbury Plains, including Christchurch City, and the Port Hills. Research and published information on this system is in development and not generally available. Average recurrence intervals are yet to be estimated.

7.3.2 Ground Shaking Hazard

New Zealand Standard NZS 1170.5:2004 quantifies the Seismic Hazard factor for Christchurch as 0.30, being in a moderate to high earthquake zone. This value has been provisionally upgraded recently (from 0.22) to reflect the seismicity hazard observed in the earthquakes since 4 September 2010.

The recent seismic activity has produced earthquakes of Magnitude-6.3 with peak ground accelerations (PGA) up to twice the acceleration due to gravity (2g) in some parts of the city. This has resulted in widespread liquefaction throughout Christchurch.

7.4 Slope Failure and/or Rockfall Potential

The topography surrounding the site suggests that rockfall is not a potential hazard. However, given its proximity to the Avon-Heathcote Estuary, and evidence from the recent earthquakes, the site may be

[4] Stirling, M.W, McVerry, G.H, and Berryman K.R. (2002) A New Seismic Hazard Model for New Zealand, Bulletin of the Seismological Society of America, Vol. 92 No. 5, pp 1878-1903, June 2002.

[5] GNS Active Faults Database

susceptible to lateral spreading. In addition, any retaining structures or embankments nearby should be further investigated to determine the site-specific local slope instability potential.

7.5 Liquefaction Potential

The site is considered to have a minor susceptibility to liquefaction, due to the following reasons:

- Evidence of minor liquefaction in post-earthquake aerial photography;
- Classification of neighbouring properties as TC2; and,
- Anticipated presence of predominantly saturated sands beneath the site.

7.6 Conclusions & Recommendations

This assessment is based on a review desktop of the geology and existing ground investigation information, and observations from the Christchurch earthquakes since 4 September 2010, no site visit was undertaken.

The site appears to be situated on sand with varying amounts of silt. Associated with this the site also has a minor liquefaction potential, in particular where saturated sands are present.

A soil class of **D** (in accordance with NZS 1170.5:2004) should be adopted for the site.

Should a more comprehensive liquefaction and/or ground condition assessment be required, it is recommended that intrusive investigation be conducted.

8. Initial Capacity Assessment

8.1 % 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 is in the order of 59% NBS. The assessed capacity including Critical Structural Weaknesses is in the order of 42% NBS. These capacities are subject to confirmation by a more detailed quantitative analysis.

Item	**%NBS**
Building excluding CSW's	59
Building including CSW's	42

Table 4 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 42% New Building Standard (NBS). Under the New Zealand Society for Earthquake Engineering (NZSEE) guidelines the building is considered potentially Earthquake Risk as it achieves greater than 33% and less than 67% NBS.

8.2 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: D, NZS 1170.5:2004, Clause 3.1.3, Soft Soil
- Site hazard factor, Z = 0.3, NZBC, Clause B1 Structure, Amendment 11 effective from 1 August 2011
- Return period factor R_u = 1.0 NZS 1170.5:2004, Table 3.5, Importance level 2 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.

8.3 Expected Structural Ductility Factor

A structural ductility factor of 1.25 has been assumed based on the concrete masonry wall system observed. The walls are expected to be nominally ductile as the units are likely to be partially filled and lightly reinforced.

8.4 Discussion of Results

The results obtained from the initial IEP assessment are consistent with those expected for a building of this age and construction type. Based on the construction type and detailing observed, it is likely that the building was constructed during the 1980's and was likely designed to the loading standard current at the time, specifically NZS 4203:1976. The design loads used in accordance with this standard are likely to have been less than those required by the current loading standard. Combined with the increase in the seismic hazard factor for Christchurch to 0.3, it is reasonable to expect the building would achieve less than 100% NBS.

9. Initial Conclusions & Recommendations

The building has been assessed to have a seismic capacity in the order of 42% NBS and is therefore potentially Earthquake Risk.

Christchurch City Council are not required to undertake a detailed seismic assessment of the building, however due to the relatively low %NBS score, GHD recommend a detailed seismic assessment is carried out.

10. Limitations

10.1 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.
- 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.

10.2 Geotechnical Limitations

This report presents the results of a geotechnical appraisal prepared for the purpose of this commission, and solely for the use of Christchurch City Council and their advisors. The data and advice provided herein relate only to the project and structures described herein and must be reviewed by a competent geotechnical engineer before being used for any other purpose. GHD Limited (GHD) accepts no responsibility for other use of the data.

The advice tendered in this report is based on a visual geotechnical appraisal. No subsurface investigations have been conducted. An assessment of the topographical land features have been made based on this information. It is emphasised that Geotechnical conditions may vary substantially across the site from where observations have been made. Subsurface conditions, including groundwater levels can change in a limited distance or time. In evaluation of this report cognisance should be taken of the limitations of this type of investigation.

An understanding of the geotechnical site conditions depends on the integration of many pieces of information, some regional, some site specific, some structure specific and some experienced based. Hence this report should not be altered, amended or abbreviated, issued in part and issued incomplete in any way without prior checking and approval by GHD. GHD accepts no responsibility for any circumstances, which arise from the issue of the report, which have been modified in any way as outlined above.

Appendix A

Photographs

Photograph 1 View of the building from the south-east

Photograph 2 View of the building from the north-east

Photograph 3 Internal concrete masonry wall

Photograph 4 Unrestrained top edge of internal concrete masonry partition walls

Photograph 5 External concrete masonry wall on north-eastern side of building

Photograph 6 External concrete masonry wall on south-western side of building

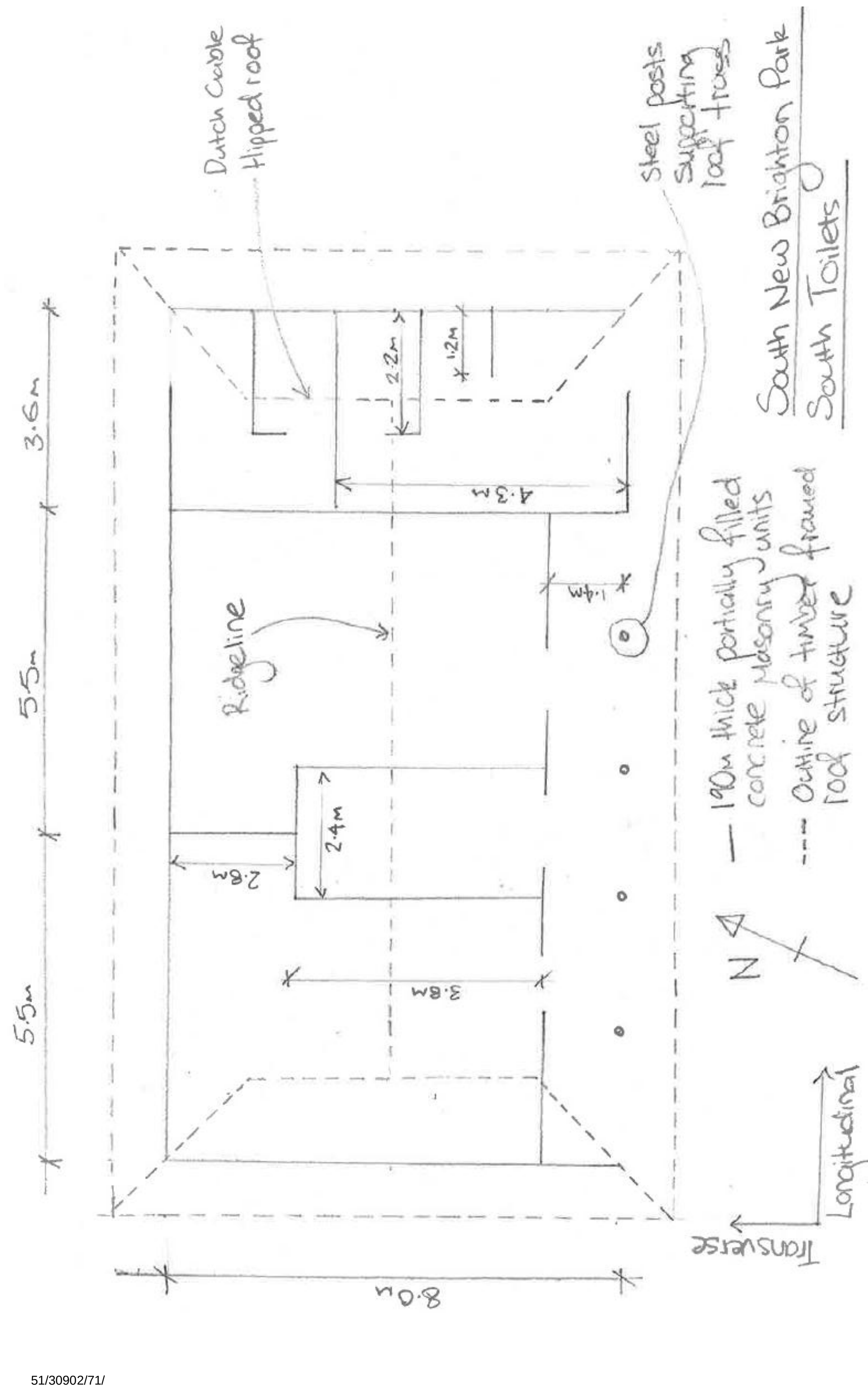
**Photograph 7	Steel posts supporting beam and roof trusses**

**Photograph 8	Vaulted truss**

Photograph 9 Hardboard lining to underside of roof purlins

Photograph 10 Timber top plate connected to concrete masonry wall

Appendix B
Sketch


Dutch Gable Hipped roof
Steel posts supporting roof truss
South New Brighton Park
South Toilets
190mm thick partially filled concrete masonry units
Outline of timber framed roof structure
Ridgeline
N
Longitudinal
Transverse
3.6m
5.5m
5.5m
8.0m
2.2m
1.2m
4.3m
1.4m
2.4m
2.8m
3.8m

Appendix C

CERA Building Evaluation Form

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	South New Brighton Park - South Toilets	Reviewer:	Stephen Lee
Building Address:	Unit: / No: 74 / Street: Beatty Street	CPEng No:	1006840
Legal Description:		Company:	GHD
		Company project number:	513090271
		Company phone number:	04 472 0799
GPS south:	Degrees / Min / Sec	Date of submission:	
GPS east:		Inspection Date:	14-09-12
		Revision:	
Building Unique Identifier (CCC):	PRK_1944_BLDG_003 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):	D		
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):	1.80

Building

No. of storeys above ground:	1	single storey = 1	Ground floor elevation (Absolute) (m):	1.90
Ground floor split?	no		Ground floor elevation above ground (m):	0.10
Storeys below ground	0			
Foundation type:	strip footings		if Foundation type is other, describe:	
Building height (m):	4.60		height from ground to level of uppermost seismic mass (for IEP only) (m):	4.6
Floor footprint area (approx):	120			
Age of Building (years):	25		Date of design:	1976-1992
Strengthening present?	no		If so, when (year)?	
			And what load level (%g)?	
Use (ground floor):	other (specify)		Brief strengthening description:	
Use (upper floors):				
Use notes (if required):	Public Toilet			
Importance level (to NZS1170.5):	IL2			

Gravity Structure

Gravity System:	load bearing walls		
Roof:	timber truss	truss depth, purlin type and cladding	Raised Collar Truss
Floors:	other (note)	describe sytem	Slab on grade
Beams:	timber	type	250x70
Columns:	structural steel	typical dimensions (mm x mm)	RHS
Walls:	partially filled concrete masonry	thickness (mm)	190

Lateral load resisting structure

Lateral system along:	partially filled CMU	**Note: Define along and across in detailed report!**		
Ductility assumed, μ:	1.25		note total length of wall at ground (m):	
Period along:	0.40	#### 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:	partially filled CMU			
Ductility assumed, μ:	1.25		note total length of wall at ground (m):	
Period across:	0.40	#### 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):		
west (mm):		

Non-structural elements

Stairs:		
Wall cladding:		
Roof Cladding:		
Glazing:		
Ceilings:		
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:	
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:	green		
Along	Damage ratio:	0%	Describe how damage ratio arrived at:	
	Describe (summary):	No visible damage to structure.		
Across	Damage ratio:	0%		
	Describe (summary):	No visible damage to structure.		
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:		Describe:	
	Building Consent required:		Describe:	
	Interim occupancy recommendations:		Describe:	
Along	Assessed %NBS before e'quakes:	42%	42% %NBS from IEP below	If IEP not used, please detail assessment methodology:
	Assessed %NBS after e'quakes:	42%		
Across	Assessed %NBS before e'quakes:	42%	42% %NBS from IEP below	
	Assessed %NBS after e'quakes:	42%		

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): 1976-1992

h_n from above: 4.6m

Seismic Zone, if designed between 1965 and 1992: B

not required for this age of building
not required for this age of building

	along	across
Period (from above):	0.4	0.4
(%NBS)nom from Fig 3.3:	16.5%	16.5%
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
Final $(\%NBS)_{nom}$:	**17%**	**17%**

2.2 Near Fault Scaling Factor

	along	across
Near Fault scaling factor, from NZS1170.5, cl 3.1.6:		1.00
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:**	3.333333333

2.4 Return Period Scaling Factor

Building Importance level (from above):	2
Return Period Scaling factor from Table 3.1, **Factor C**:	1.00

2.5 Ductility Scaling Factor

	along	across
Assessed ductility (less than max in Table 3.2)	1.25	1.25
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:

	along	across
Sp:	0.925	0.925
Structural Performance Scaling Factor **Factor E**:	1.081081081	1.081081081

2.7 Baseline %NBS, $(NBS\%)_b = (\%NBS)_{nom}$ x A x B x C x D x E **$\%NBS_b$:** **59%** **59%**

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

3.5. Site Characteristics insignificant 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

3.6. Other factors, Factor F

	Along	Across
For ≤ 3 storeys, max value =2.5, otherwise max valule =1.5, no minimum	0.7	0.7
Rationale for choice of F factor, if not 1	Unrestrained masonry panels	Unrestrained masonry panels

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) **0.70** **0.70**

4.3 PAR x $(\%NBS)_b$: PAR x Baselline %NBS: **42%** **42%**

4.4 Percentage New Building Standard (%NBS), (before) **42%**

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