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Sydenham Community Centre
Qualitative Engineering Evaluation

Reference: 227681

Prepared for:

Christchurch City Council

Functional Location ID: BU 1068 001 EQ2

Address: 21-27 Hutcheson Street

Revision: 2

Date: 20 December 2012

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Current Revision		**2**				

Approval			
Author Signature		Approver Signature	
Name	Luis Castillo	Name	Forrest Lanning
Title	Senior Structural Engineer	Title	Senior Structural Engineer

Contents

Appendices

Executive Summary

This is a summary of the Qualitative Engineering Evaluation for the Sydenham Community Centre building and is based on the Detailed Engineering Evaluation Procedure document issued by the Engineering Advisory Group on 19 July 2011, visual inspections, available structural documentation and summary calculations as appropriate.

Building Details	**Name**	Sydenham Community Centre			
Building Location ID	BU 1068 001 EQ2			**Multiple Building Site**	Y
Building Address	21-27 Hutcheson Street			**No. of residential units**	0
Soil Technical Category	TC2	**Importance Level**	2	**Approximate Year Built**	1977
Foot Print (m²)	210	**Storeys above ground**	1	**Storeys below ground**	0
Type of Construction	Light timber frame with laminated portal timber frame hall area with perimeter concrete foundation.				
Qualitative L4 Report Results Summary					
Building Occupied	Y	The Sydenham Community Centre is currently in service.			
Suitable for Continued Occupancy	Y	The Sydenham Community Centre is suitable for continued use.			
Key Damage Summary	N	Refer to summary of building damage Section 3.1 report body.			
Critical Structural Weaknesses (CSW)	N	No critical structural weaknesses were identified.			
Levels Survey Results	N	Levels survey results are not within acceptable limits. The level damage was present before the earthquakes. It is recommended that the floor is re-levelled.			
Building %NBS From Analysis	100%	Based on an analysis of bracing capacity and demand.			
Qualitative L4 Report Recommendations					
Geotechnical Survey Required	N	Geotechnical survey not required due to lack of observed ground damage on site.			
Proceed to L5 Quantitative DEE	N	A quantitative DEE is not required for this structure.			
					Approval
Author Signature			Approver Signature		
Name	**Luis Castillo**		Name	**Forrest Lanning**	
Title	**Senior Structural Engineer**		Title	**Senior Structural Engineer**	

1 Introduction

1.1 General

On 13 January 2012 Aurecon engineers visited the Sydenham Community Centre to carry out a qualitative building damage assessment on behalf of Christchurch City Council. Detailed visual inspections were carried out to assess the damage caused by the earthquakes on 4 September 2010, 22 February 2011, 13 June 2011, 23 December and related aftershocks.

The scope of work included:

- Assessment of the nature and extent of the building damage.
- Visual assessment of the building strength particularly with respect to safety of occupants if the building is currently occupied.
- Assessment of requirements for detailed engineering evaluation including geotechnical investigation, level survey and any areas where linings and floor coverings need removal to expose structural damage.

This report outlines the results of our Qualitative Assessment of damage to the Sydenham Community Centre at 21-27 Hutcheson Street and is based on the Detailed Engineering Evaluation Procedure document issued by the Structural Advisory Group on 19 July 2011, visual inspections, available structural documentation and summary calculations as appropriate.

2 Description of the Building

2.1 Building Age and Configuration

The community centre building has two structural types within it, a timber portal frame hall area and a light timber frame kitchen and meeting room area. Also present on site is a separate skyline garage. The total floor area for the main building is 165 square meters and the garage is 15 square meters. The building used as the community centre was occupied at time of assessment. Both buildings are single storey structures. The community centre building is classified as importance level 2 in accordance with AS/NZS 1170 Part 0:2002.

2.2 Building Structural Systems Vertical and Horizontal

2.2.1 Community Centre

The community centre hall resists gravity loads through timber portal frame action. Transverse lateral loads are also resisted by portal frame action. Longitudinal loads are resisted by lined timber framed walls between the frames.

The rest of the community centre consists of a kitchen and meeting rooms and these areas resist lateral loads in both directions by means of lined timber framed walls. The community centre has a suspended timber floor with isolated piles internally and a concrete perimeter foundation.

Below floor level lateral loads for the community centre are resisted by the concrete perimeter foundation wall.

2.2.2 Garage

The garage resists vertical loads through timber trusses that are carried by light timber framed walls. The lateral loads are resisted by 75 x 50 mm metal angles cut into the walls assisted by light metal wall cladding. The garage has a concrete pad foundation

2.3 Reference Building Type

2.3.1 Main Complex

The main building is a typical timber portal frame structure with gypsum lined light timber walls. This is a type of building that is commonly used as a hall or class room and typically performs well when correctly designed, proportioned and detailed as it appears to be.

2.3.2 Garage

The garage is a typical prefabricated kitset light timber framed metal clad shed and also appears to have performed well.

2.4 Building Foundation System and Soil Conditions

The community centre building has a suspended timber floor supported by isolated piles and a concrete perimeter foundation. The soil in this area is categorised as yellow (TC2) meaning that it may be susceptible to liquefaction and associated settlement and may require specific design for foundations.

2.5 Available Structural Documentation and Inspection Priorities

Original building consent drawings were available for review and a drawing review was carried out. As the primary structural elements resisting lateral loads are gypsum lined light timber framed walls the walls need to be inspected to identify damage.

2.6 Available Survey Information

A floor level survey was undertaken to establish the level of unevenness across the floors. The results of the survey are presented in Appendix A. All of the levels were taken on top of the existing floor coverings which may have introduced some margin of error.

The floor levels for the Sydenham Community Centreare not within acceptable limits. The level damage was present before the earthquakes. It is recommended that the floor is re-levelled.

3 Structural Investigation

3.1 Summary of Building Damage

The Sydenham Community Centre was occupied at the time the assessment was carried out. Access was provided to all areas of the complex and a staff member assisted with the inspection.

The timber portal frames in the hall were exposed to view and showed no sign of structural damage. Due to the lack of damage to the buildings linings and the generic nature of the structure an intrusive investigation was not required.

It was noted that there was fall across the main hall as well as across the new extension and this suggests possible settlement damage to foundations.

The main areas of damage that were noted are summarized as follows:

- Minor lining cracking.
- Cracking and settlement of surrounding paths.
- Possibly fall across new extension

3.2 Record of Intrusive Investigation

An intrusive investigation is not required as part of the qualitative assessment as the primary structural members in the hall, the timber portal frames, were visible and it was inferred from the superficial nature of damage to linings that damage to the timber frames was also minor.

3.3 Damage Discussion

Minor cracking in the gypsum was visible on inspection. This may have been caused by movement due to seismic loads but is not considered sufficient to affect the capacity of the structure.

The noted fall across the floor is most likely due to settlement of the foundations. Liquefaction was evident in the property which suggests that it could be the cause.

4 Building Review Summary

4.1 Building Review Statement

As most of the critical structural components of this building were visible a sample of each component type was able to be directly viewed, as noted above. Only the foundations were not able to be directly reviewed however due to the apparent fall in the floor and the local liquefaction a level survey is recommended to determine if re-levelling of the foundations is required.

As noted above the community centre has a concrete perimeter foundation to resist vertical loads from the exterior walls and to resist lateral loads below floor level. The building continues to be positioned properly on the foundation walls and lack of damage visible on the building exterior indicates that this element has performed adequately and continues to function properly in this role.

4.2 Critical Structural Weaknesses

No critical structural weaknesses were identified in the Sydenham Community Centre.

5 Building Strength (Refer to Appendix C for background information)

5.1 General

The Sydenham Community Centre building is a symmetrical, single storey, lightweight structure with simple and well defined load paths. The transverse lateral load path for the hall area is via timber portal frames that appear to be undamaged. Elsewhere lateral loads are resisted by lined timber framed walls. These have a ductile failure mode, can be considered a resilient load resisting mechanism, have typically performed well during the Canterbury earthquakes and show only minor damage.

5.2 Initial %NBS Assessment

The Sydenham Community Centre building is not an optimised engineered structure and accordingly it is not appropriate to use the IEP method as an initial evaluation procedure. However it is a light timber framed single story structure and as such falls into the category of structures that can be analysed using the non-specific design methods provided in NZS3604. Accordingly demand levels have been calculated and scaled in accordance with the increased seismicity in the Christchurch region and lateral load capacities for existing walls have been estimated using NZSEE guidelines for strengths of existing materials. From this analysis it was found that the existing building capacity exceeds current code demand levels in each principle direction and that the building as a whole can be considered to be a low risk structure with a percentage new building strength of greater than or equal to 100%NBS.

5.3 Results Discussion

Based on the %NBS calculated based on the building code and the NZSEE guidelines the structure is deemed sufficient and as such this is a low earthquake risk building. However due to the apparent fall in the floor of the building which could result in decreased structural performance of the structure, it is recommended that the floor is re-levelled.

6 Conclusions and Recommendations

The land below the Sydenham Community Centre is zoned TC2 and as such has been identified as somewhat prone to liquefaction and settlement. Additionally there is local evidence of settlement and liquefaction in the surrounding land. Accordingly it is recommended that the floor is re-levelled.

Based on the %NBS calculated using the building code and the NZSEE guidelines the structure meets the new building standard sufficiently and is deemed to have a low earthquake risk.

The building is currently occupied and in use as a community centre and in our opinion it is considered suitable for continued occupation.

7 Explanatory Statement

The inspections of the building discussed in this report have been undertaken to assess structural earthquake damage. No analysis has been undertaken to assess the strength of the building or to determine whether or not it complies with the relevant building codes, except to the extent that Aurecon expressly indicates otherwise in the report. Aurecon has not made any assessment of structural stability or building safety in connection with future aftershocks or earthquakes – which have the potential to damage the building and to jeopardise the safety of those either inside or adjacent to the building, except to the extent that Aurecon expressly indicates otherwise in the report.

This report is necessarily limited by the restricted ability to carry out inspections due to potential structural instabilities/safety considerations, and the time available to carry out such inspections. The report does not address defects that are not reasonably discoverable on visual inspection, including defects in inaccessible places and latent defects. Where site inspections were made, they were restricted to external inspections and, where practicable, limited internal visual inspections.

To carry out the structural review, existing building drawings were obtained (where available) from the Christchurch City Council records. We have assumed that the building has been constructed in accordance with the drawings.

While this report may assist the client in assessing whether the building should be repaired, strengthened, or replaced that decision is the sole responsibility of the client.

This review has been prepared by Aurecon at the request of its client and is exclusively for the client's use. It is not possible to make a proper assessment of this review without a clear understanding of the terms of engagement under which it has been prepared, including the scope of the instructions and directions given to and the assumptions made by Aurecon. The report will not address issues which would need to be considered for another party if that party's particular circumstances, requirements and experience were known and, further, may make assumptions about matters of which a third party is not aware. No responsibility or liability to any third party is accepted for any loss or damage whatsoever arising out of the use of or reliance on this report by any third party.

Without limiting any of the above, Aurecon's liability, whether under the law of contract, tort, statute, equity or otherwise, is limited as set out in the terms of the engagement with the client.

Appendices

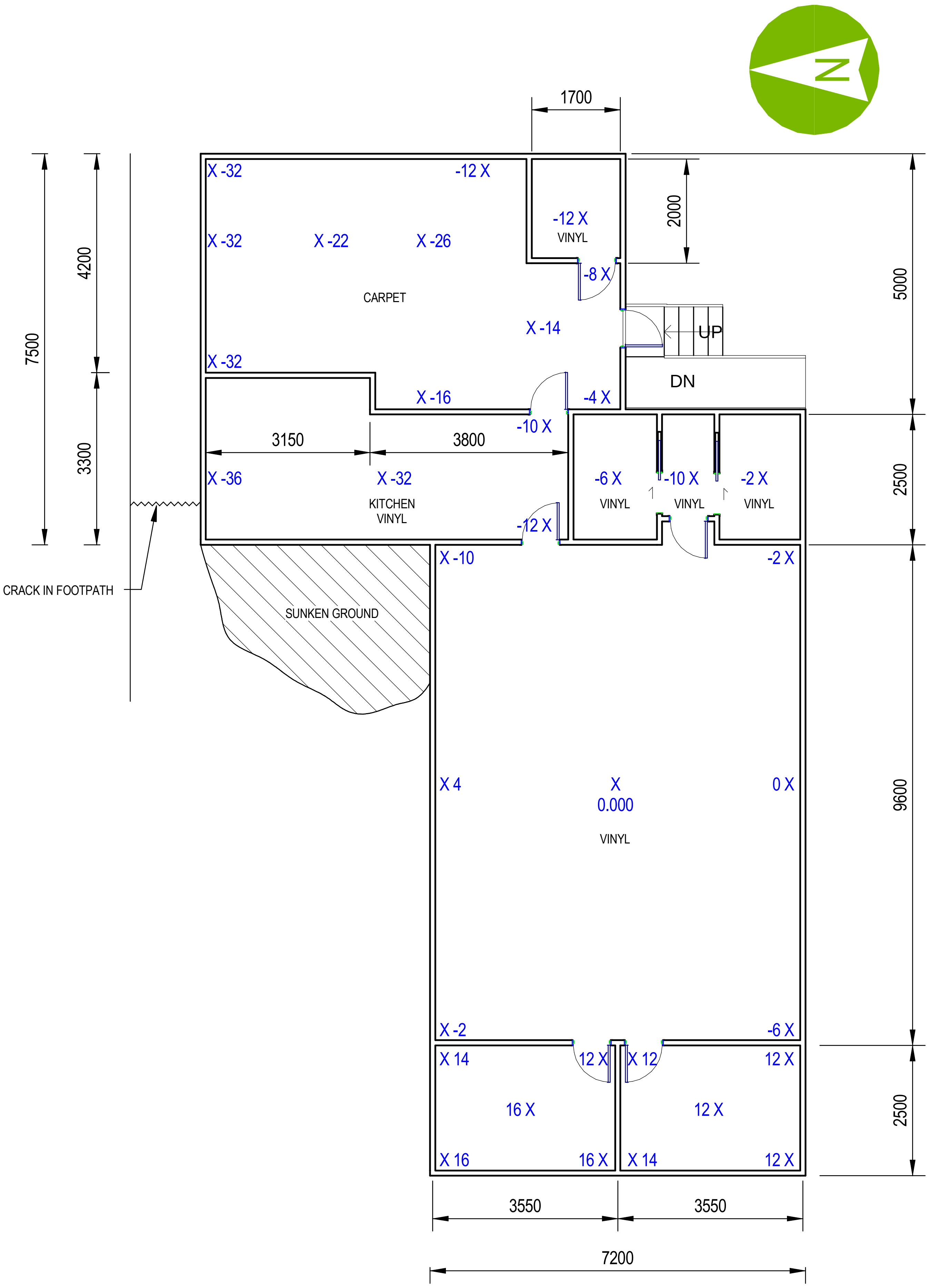
Appendix A
Photos and Levels Survey

13 January 2012 – Sydenham Community Centre Site Photographs

Aerial photo of the Sydenham Community Centre	
Front elevation of the Sydenham Community Centre.	
Elevation of new extension to hall.	

No visible damage to timber portal frames in hall.	
Connection detail at knee of portal (no visible damage)	
Kitchen with gypsum lined walls.	

Skyline garage side elevation.	



17/12/2012 4:32:50 p.m.

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CLIENT
Christchurch City Council

REV	DATE	REVISION DETAILS	APPROVAL

DRAWN	DESIGNED
D.HUNIA	A.WILLARD

CHECKED: L.CASTILLO

APPROVED: L.CASTILLO DATE

PROJECT: SYDENHAM COMMUNITY CENTRE
21-27 HUTCHESON STREET

TITLE: LEVEL SURVEY

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT No. 227681

SCALE	SIZE
1 : 100	A4

DRAWING No.	REV
S-01-00	

Appendix B
References

1. Department of Building and Housing (DBH), “Revised Guidance on Repairing and Rebuilding Houses Affected by the Canterbury Earthquake Sequence”, November 2011

2. New Zealand Society for Earthquake Engineering (NZSEE), “Assessment and Improvement of the Structural Performance of Buildings in Earthquakes”, April 2012

3. Standards New Zealand, “AS/NZS 1170 Part 0, Structural Design Actions: General Principles”, 2002

4. Standards New Zealand, “AS/NZS 1170 Part 1, Structural Design Actions: Permanent, imposed and other actions”, 2002

5. Standards New Zealand, “NZS 1170 Part 5, Structural Design Actions: Earthquake Actions – New Zealand”, 2004

6. Standards New Zealand, “NZS 3101 Part 1, The Design of Concrete Structures”, 2006

7. Standards New Zealand, “NZS 3404 Part 1, Steel Structures Standard”, 1997

8. Standards New Zealand, “NZS 3603, Timber Structures Standard”, 1993

9. Standards New Zealand, “NZS 3604, Timber Framed Structures”, 2011

10. Standards New Zealand, “NZS 4229, Concrete Masonry Buildings Not Requiring Specific Engineering Design”, 1999

11. Standards New Zealand, “NZS 4230, Design of Reinforced Concrete Masonry Structures”, 2004

Appendix C
Strength Assessment Explanation

New building standard (NBS)

New building standard (NBS) is the term used with reference to the earthquake standard that would apply to a new building of similar type and use if the building was designed to meet the latest design Codes of Practice. If the strength of a building is less than this level, then its strength is expressed as a percentage of NBS.

Earthquake Prone Buildings

A building can be considered to be earthquake prone if its strength is less than one third of the strength to which an equivalent new building would be designed, that is, less than 33%NBS (as defined by the New Zealand Building Act). If the building strength exceeds 33%NBS but is less than 67%NBS the building is considered at risk.

Christchurch City Council Earthquake Prone Building Policy 2010

The Christchurch City Council (CCC) already had in place an Earthquake Prone Building Policy (EPB Policy) requiring all earthquake-prone buildings to be strengthened within a timeframe varying from 15 to 30 years. The level to which the buildings were required to be strengthened was 33%NBS.

As a result of the 4 September 2010 Canterbury earthquake the CCC raised the level that a building was required to be strengthened to from 33% to 67% NBS but qualified this as a target level and noted that the actual strengthening level for each building will be determined in conjunction with the owners on a building-by-building basis. Factors that will be taken into account by the Council in determining the strengthening level include the cost of strengthening, the use to which the building is put, the level of danger posed by the building, and the extent of damage and repair involved.

Irrespective of strengthening level, the threshold level that triggers a requirement to strengthen is 33%NBS.

As part of any building consent application fire and disabled access provisions will need to be assessed.

Christchurch Seismicity

The level of seismicity within the current New Zealand loading code (AS/NZS 1170) is related to the seismic zone factor. The zone factor varies depending on the location of the building within NZ. Prior to the 22nd February 2011 earthquake the zone factor for Christchurch was 0.22. Following the earthquake the seismic zone factor (level of seismicity) in the Christchurch and surrounding areas has been increased to 0.3. This is a 36% increase.

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 C1 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 C1: NZSEE Risk Classifications Extracted from table 2.2 of the NZSEE 2006 AISPBE Guidelines

Table C1 below compares the percentage NBS to the relative risk of the building failing in a seismic event with a 10% probability 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% probability of exceedance in the next year.

Table C1: Relative Risk of Building Failure In A

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

Appendix D
Background and Legal Framework

Background

Aurecon has been engaged by the Christchurch City Council (CCC) to undertake a detailed engineering evaluation of the building

This report is a Qualitative Assessment of the building structure, and is based 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).

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.

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

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.

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.

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.

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.

Appendix E
Standard Reporting Spread Sheet

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Sydenham Community Centre
Building Address:	Unit: — No: 21-27 Street: hutcheson St
Legal Description:	
GPS south:	Degrees 43, Min 32, Sec 52.84
GPS east:	Degrees 172, Min 38, Sec 17.42
Building Unique Identifier (CCC)	BU 1068-001
Reviewer:	Simon Manning
CPEng No:	132053
Company:	Aurecon
Company project number:	227681
Company phone number	03 3751334
Date of submission:	
Inspection Date:	31/01/2012
Revision:	
Is there a full report with this summary?	yes

Site

Site slope:	flat
Soil type:	mixed
Site Class (to NZS1170.5):	D
Proximity to waterway (m, if <100m):	
Proximity to clifftop (m, if < 100m):	
Proximity to cliff base (m,if <100m):	
Max retaining height (m):	
Soil Profile (if available):	
If Ground improvement on site, describe:	
Approx site elevation (m):	2.00

Building

No. of storeys above ground:	1 (single storey = 1)
Ground floor split?	no
Storeys below ground	
Foundation type	timber piles
Building height (m):	4.00
Floor footprint area (approx):	210
Age of Building (years):	35
Ground floor elevation (Absolute) (m):	2.60
Ground floor elevation above ground (m)	0.60
if Foundation type is other, describe	perimeter concrete foundation
height from ground to level of uppermost seismic mass (for IEP only) (m):	4
Date of design:	1976-1992
Strengthening present?	no
If so, when (year)?	
And what load level (%g)?	
Brief strengthening description	
Use (ground floor):	educational
Use (upper floors):	
Use notes (if required):	
Importance level (to NZS1170.5):	IL2

Gravity Structure

Gravity System:	frame system		
Roof:	timber framed	rafter type, purlin type and cladding	timber, corrugated iron
Floors:	timber	joist depth and spacing (mm)	
Beams:			
Columns:			Possible foundation damage due to settlement
Walls:			

Lateral load resisting structure

Note: Define along and across in detailed report!

Lateral system along:	lightweight timber framed walls	note typical wall length (m)	3
Ductility assumed, μ:	3.00		
Period along:	0.40 (0.00)	estimate or calculation?	estimated
Total deflection (ULS) (mm):	30	estimate or calculation?	estimated
maximum interstorey deflection (ULS) (mm):	30	estimate or calculation?	estimated
Lateral system across:	lightweight timber framed walls	note typical wall length (m)	
Ductility assumed, μ:	3.00		

Period across:	0.40	0.00	estimate or calculation?	estimated
Total deflection (ULS) (mm):	30		estimate or calculation?	estimated
maximum interstorey deflection (ULS) (mm):	30		estimate or calculation?	estimated

Separations:

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

Non-structural elements

Stairs:			
Wall cladding:	other light	describe	Timber weather board
Roof Cladding:	Metal	describe	corrugated iron
Glazing:	aluminium frames		
Ceilings:	plaster, fixed		
Services(list):			

Available documentation

Architectural	partial	original designer name/date	B.J.J/ 7.75
Structural	partial	original designer name/date	M. Lowe/ 2.5.77
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:	TC2	Describe damage:	
Settlement:	0-25mm	notes (if applicable):	
Differential settlement:	0-1:350	notes (if applicable):	
Liquefaction:	0-2 m²/100m³	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:	moderate to substantial (1 in 5)	notes (if applicable):	

Building:

	Current Placard Status:	green		
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?:	yes	Describe:	minor

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

Recommendations

Level of repair/strengthening required	minor non-structural	Describe:	
Building Consent required	no	Describe:	
Interim occupancy recommendations	full occupancy	Describe:	

Along	Assessed %NBS before:	100%	##### %NBS from IEP below	If IEP not used, please detail assessment methodology:	Specfic Analysis
	Assessed %NBS after:	100%			
Across	Assessed %NBS before:	100%	##### %NBS from IEP below		
	Assessed %NBS after:	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): 1976-1992

h_n from above: 4m

Seismic Zone, if designed between 1965 and 1992:

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:	0.0%	0.0%

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.(	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)$_{nom}$:	**0%**	**0%**

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:	0.00
Z_{1992}, from NZS4203:1992	0.8
Hazard scaling factor, **Factor B:**	#DIV/0!

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)	2.00	2.00
Ductility scaling factor: =1 from 1976 onwards; or =k_μ, 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:	0.700	0.700
Structural Performance Scaling Factor **Factor E**:	1.428571429	1.428571429

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

	along	across
%NBS$_b$:	**#DIV/0!**	**#DIV/0!**

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

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

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 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 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

	Along	Across
3.7. Overall Performance Achievement ratio (PAR)	**1.00**	**1.00**
4.3 PAR x (%NBS)b: PAR x Baselline %NBS:	**#DIV/0!**	**#DIV/0!**
4.4 Percentage New Building Standard (%NBS), (before)		**#DIV/0!**

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