



Victoria Park – Garage
Qualitative Engineering Evaluation

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Christchurch City
Council

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Document prepared by:



Aurecon New Zealand Limited
 Unit 1, 150 Cavendish Road
 Casebrook Christchurch 8051
 PO Box 1061
 Christchurch 8140
 New Zealand

T +64 3 375 0761
F +64 3 379 6955
E christchurch@aurecongroup.com
W aurecongroup.com

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Author Signature		Approver Signature	
Name	Luis Castillo	Name	Lee Howard
Title	Senior Structural Engineer	Title	Senior Structural Engineer



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Executive Summary

This is a summary of the Qualitative Engineering Evaluation for the Victoria Park – Garage 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	Victoria Park – Garage			
Building Location ID	PRK 1829 BLDG 004 EQ2			Multiple Building Site	Y
Building Address	101 Victoria Park Road, Christchurch			No. of residential units	0
Soil Technical Category	NA	Importance Level	2	Approximate Year Built	1987
Foot Print (m²)	144	Storeys above ground	1	Storeys below ground	0
Type of Construction	Light roof, timber framed structure, timber cladding, concrete floor slab on grade				
Qualitative L4 Report Results Summary					
Building Occupied	Y	The Victoria Park – Garage is currently used as a storage area			
Suitable for Continued Occupancy	Y	The Victoria Park – Garage is suitable for continued use			
Key Damage Summary	Y	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	Y	Variations in floor levels were within the DBH's Guidelines, with falls of less than 1:200 or 0.5%			
Building %NBS From Analysis	100%	Based on analysis of the bracing capacity and demand of the whole building			
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	Quantitative DEE not required for this structure.			
Approval					
Author Signature			Approver Signature		
Name	Luis Castillo		Name	Lee Howard	
Title	Senior Structural Engineer		Title	Senior Structural Engineer	



1 Introduction

1.1 General

On 27 April 2012 Aurecon engineers visited the Victoria Park – Garage 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 2011 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 Victoria Park – Garage 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

Victoria Park – Garage is a single storey lightweight timber framed shed that was built in 1987. The timber framed roof supports corrugated metal and clear roof sheeting on timber purlins. The wall claddings are vertically laid timber slat boards. The building has a concrete floor slab on grade and we assume local strip footing under load bearing walls.

The approximate floor area of the building is 144 square metres. It is an importance level 2 structure in accordance with NZS 1170 Part 0:2002.

2.2 Building Structural Systems Vertical and Horizontal

The timber framed roof supports lightweight metal and clear roof sheeting that transfer loads to the external load bearing walls. Load bearing walls are supported on concrete floor slab on grade. Lateral loads are resisted by the timber framed walls which have diagonal timber bracing within them down to the concrete strip foundation. No plans were available for this structure

2.3 Reference Building Type

The Victoria Park – Garage is a basic shed structure typical of its age and style. It was not subject to specific engineering design; rather it was constructed to a reliable formula known to achieve the performance and aesthetic objectives at the time it was built.



2.4 Building Foundation System and Soil Conditions

The Garage has concrete floor slab on grade and we assume local strip footing under load bearing walls.

The land and surrounds of Victoria Park are zoned Port Hills and Banks Peninsula and are unlikely to be susceptible to liquefaction or differential settlement. Additionally there are no signs in the vicinity of the Garage of liquefaction bulges, boils or subsidence.

2.5 Available Structural Documentation and Inspection Priorities

No architectural or structural drawings were available for the Victoria Park – Garage for review. This report is solely based on internal and external visual inspections undertaken on 27 April 2012.

2.6 Available Survey Information

We undertook a floor levels survey to establish the amount of settlement that has occurred. The results of the survey are presented on the attached drawings in Appendix A. All of the levels were taken on top of the existing floor coverings which will have introduced some variation.

The Department of Building and Housing (DBH) published “Revised guidance on repairing and rebuilding houses affected by the Canterbury earthquake sequence” in November 2011. This document recommends some form of re-levelling or rebuilding of the floor if the slope is greater than 0.5% for any two points more than 2m apart, or there is significant cracking of the floor or the variation in level over the floor plan is greater than 50mm.

These figures are recommendations only and are intended to be applied to residential buildings however they provide useful guidance in determining acceptable floor level variations.

The floor levels for the Victoria Park – Garage were found to be within the recommended tolerances.

3 Structural Investigation

3.1 Summary of Building Damage

The qualitative visual inspection of the Victoria Park – Garage carried out on 27 April 2012 showed no obvious damage that could be attributed directly to the Canterbury earthquakes of 2010 and 2011. The minimal damage is partly due to the lightweight timber framed structure and roofing material.

3.2 Record of Intrusive Investigation

There was no sign of damage during our visual inspection. Given the lack of internal linings the majority of the primary structural elements could be sighted, an intrusive investigation therefore was neither warranted nor undertaken for Victoria Park – Garage.



3.3 Damage Discussion

There was no observed damage to the building as a result of seismic actions. This is not surprising as buildings of this nature are flexible and have high inherent ductility.

4 Building Review Summary

4.1 Building Review Statement

As noted above, no intrusive investigations were carried out for the Victoria Park – Garage. Because of the generic nature of the building, a significant amount of information can be inferred from an external and internal inspection.

4.2 Critical Structural Weaknesses

No critical structural weaknesses were identified as part of the building qualitative assessment.

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

5.1 General

The Victoria Park – Garage is a typical single storey timber framed building. This type of building, due to its lightweight, flexibility and natural ductility, has typically performed well. The Garage is no exception to this.

5.2 Initial %NBS Assessment

The Victoria Park – Garage has not been subject to engineering design and the initial evaluation procedure or IEP is not an appropriate method of assessment for this building. Nevertheless an estimate of lateral load capacity can be made by adopting assumed values for strengths of existing materials and calculating the capacity of existing walls.

Selected assessment seismic parameters are tabulated in the Table below.

Table 1: Parameters used in the Seismic Assessment

Seismic Parameter	Quantity	Comment/Reference
Site Soil Class	C	NZS 1170.5:2004, Clause 3.1.3, Deep or Soft Soil
Site Hazard Factor, Z	0.30	DBH Info Sheet on Seismicity Changes (Effective 19 May 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
Ductility Factor in Transverse Direction, μ	3	Timber framed walls
Ductility Factor in Longitudinal Direction, μ	3	Timber framed walls

The seismic demand for the Victoria Park – Garage has been calculated based on the current code requirements. The capacity of the existing walls in the building has been calculated from assumed strengths of existing materials and the number and length of walls present for both the north – south and east – west directions. The seismic demand was then compared with the building capacity in both directions. The building was found to have a seismic capacity of **100% NBS** (i.e. a ‘low risk’ building according to NZEE Guidelines. This is according to initial calculations using NZS3603 and NZS1170.2:2011). Note: Given the location of the building, wind load governs with a capacity of 64%NBS in the transverse direction (according to further calculations using NZS1170.2:2011).

5.3 Results Discussion

Analysis shows that the Victoria Park – Garage is capable of achieving a seismic performance of **100%NBS**. This is not surprising as lightweight construction like that of Victoria Park – Garage produces a low seismic demand.

6 Conclusions and Recommendations

The Victoria Park area is zoned as Port Hills and Banks Peninsula and as such is not expected to be prone to liquefaction and settlement. Additionally there is no local evidence of settlement and liquefaction in the surrounding land. Floor level survey has been carried out and the result shows minimal settlement. Therefore, **a geotechnical investigation is currently not considered necessary.**

In our opinion the Victoria Park – Garage **is suitable for continued use.**



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 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 strengthened, 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, Site Map and Floor Level Results

27 April 2012 – Victoria Park – Garage Site Photographs



Southeast view of the building.



Internal view of the north end of the building.

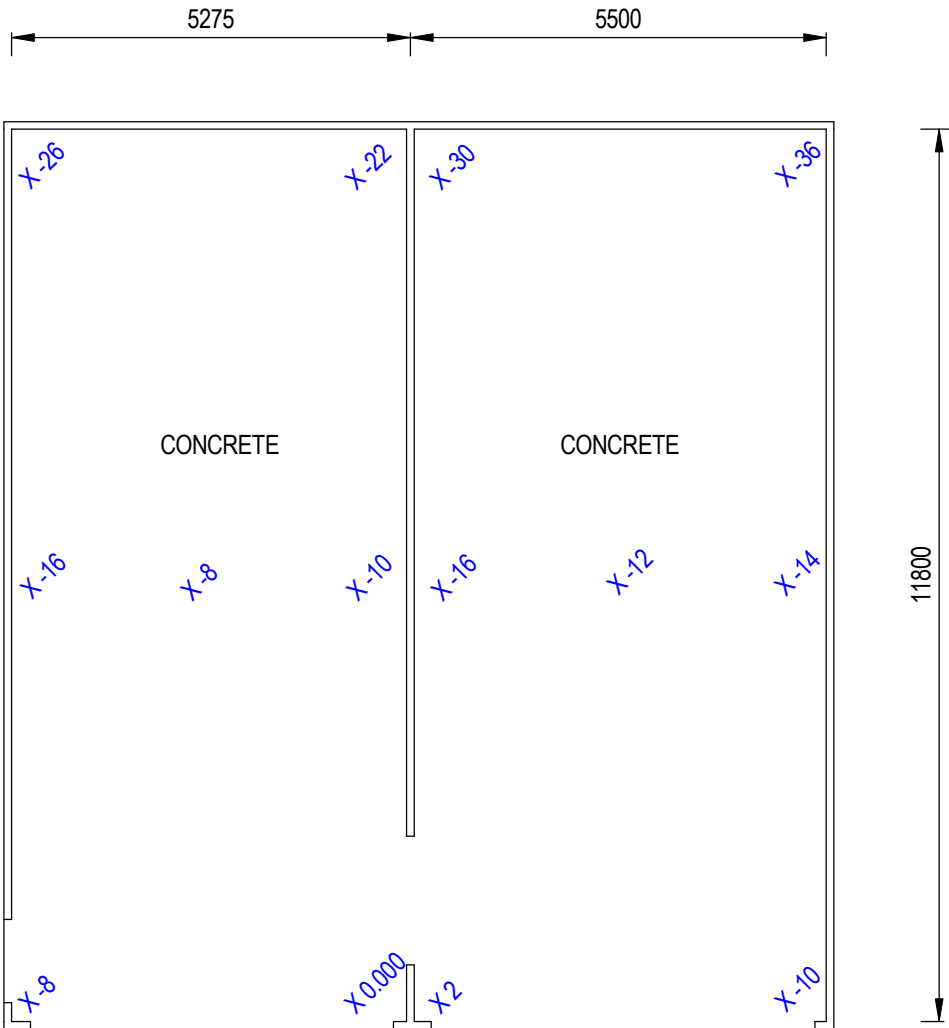


View of the internal partition.



Internal view of the south end of the building.





19/02/2013 11:53:09 am



REV	DATE	REVISION DETAILS	APPROVAL

DRAWN	DESIGNED
D.HUNIA	N/A
CHECKED	
L.CASTILLO	
APPROVED	
	DATE
L.CASTILLO	

PROJECT
VICTORIA PARK GARAGE
TITLE
LEVEL SURVEY

PRELIMINARY NOT FOR CONSTRUCTION	
PROJECT No. 226902	
SCALE 1:100	SIZE A4
DRAWING No. S-01-00	REV



Appendix B

References

- Standards New Zealand, “AS/NZS 1170 Parts 0,1 and 5 and commentaries”
- Standards New Zealand, “NZS 3604:2011: Timber Framed Structures”
- Standards New Zealand, “NZS 4229:1999, Concrete Masonry Buildings Not Requiring Specific Design”
- Standards New Zealand, “NZS 3404:1997, Steel Structures Standard”
- Standards New Zealand, “NZS 3101:2006, Concrete Structures Standard”
- New Zealand Society for Earthquake Engineering (NZSEE), “Assessment and Improvement of the Structural Performance of Buildings in Earthquakes June 2006”
- Engineering Advisory Group, “Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-Residential Buildings in Canterbury. Part 2 Evaluation Procedure. Revision 5, 19 July 2011”

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).

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.

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: <input type="text" value="Garage"/>	Reviewer: <input type="text" value="Lee Howard"/>
	Unit No: <input type="text" value="101"/>	Street: <input type="text" value="Victoria Park Road"/>	CPEng No: <input type="text" value="1008889"/>
Building Address: <input type="text" value="Victoria Park"/>	Legal Description: <input type="text" value="RS 41112"/>	Company: <input type="text" value="Aurecon NZ Ltd"/>	Company project number: <input type="text" value="228902"/>
		Company phone number: <input type="text" value="03 375 0761"/>	
	Degrees Min Sec		Date of submission: <input type="text" value="May"/>
GPS south: <input type="text" value="43"/>	<input type="text" value="35"/>	<input type="text" value="26.02"/>	Inspection Date: <input type="text" value="27/04/2012"/>
GPS east: <input type="text" value="172"/>	<input type="text" value="38"/>	<input type="text" value="38.98"/>	Revision: <input type="text" value="1"/>
Building Unique Identifier (CCC): <input type="text" value="PRK 1829 BLDG 004 EQ2"/>			Is there a full report with this summary? <input type="text" value="yes"/>

Site		Site slope: <input type="text" value="slope < 1 in 10"/>	Max retaining height (m): <input type="text"/>
	Soil type: <input type="text" value="mixed"/>	Soil Profile (if available): <input type="text"/>	
Site Class (to NZS1170.5): <input type="text" value="C"/>			
Proximity to waterway (m, if <100m): <input type="text"/>		If Ground improvement on site, describe: <input type="text"/>	
Proximity to clifftop (m, if < 100m): <input type="text"/>			
Proximity to cliff base (m,if <100m): <input type="text"/>		Approx site elevation (m): <input type="text" value="300.00"/>	

Building		No. of storeys above ground: <input type="text" value="1"/>	single storey = 1	Ground floor elevation (Absolute) (m): <input type="text"/>
	Ground floor split?: <input type="text" value="no"/>			Ground floor elevation above ground (m): <input type="text" value="300.00"/>
	Stores below ground: <input type="text"/>			
	Foundation type: <input type="text" value="mat slab"/>			if Foundation type is other, describe: <input type="text"/>
	Building height (m): <input type="text" value="5.50"/>	height from ground to level of uppermost seismic mass (for IEP only) (m): <input type="text" value="2.5"/>		
	Floor footprint area (approx): <input type="text" value="144"/>			Date of design: <input type="text" value="1976-1992"/>
	Age of Building (years): <input type="text" value="25"/>			
	Strengthening present?: <input type="text" value="no"/>			If so, when (year)? <input type="text"/>
	Use (ground floor): <input type="text" value="other (specify)"/>			And what load level (%g)? <input type="text"/>
	Use (upper floors): <input type="text"/>			Brief strengthening description: <input type="text"/>
	Use notes (if required): <input type="text" value="use as storage"/>			
	Importance level (to NZS1170.5): <input type="text" value="IL2"/>			

Gravity Structure		Gravity System: <input type="text" value="load bearing walls"/>	truss depth, purlin type and cladding: <input type="text" value="timber purlins"/>
	Roof: <input type="text" value="timber truss"/>		
	Floors: <input type="text"/>		
	Beams: <input type="text" value="timber"/>	type: <input type="text" value="timber"/>	
	Columns: <input type="text" value="timber"/>	typical dimensions (mm x mm): <input type="text" value="standard NZS3604 timber columns"/>	
	Walls: <input type="text"/>		

Lateral load resisting structure		Lateral system along: <input type="text" value="lightweight timber framed walls"/>	Note: Define along and across in detailed report!	<input type="text" value="5.4"/>
	Ductility assumed, μ : <input type="text" value="3.00"/>			
	Period along: <input type="text" value="0.40"/>	0.00	note typical wall length (m)	
	Total deflection (ULS) (mm): <input type="text"/>		estimate or calculation?	<input type="text" value="estimated"/>
	maximum interstorey deflection (ULS) (mm): <input type="text"/>		estimate or calculation?	<input type="text" value="estimated"/>
			estimate or calculation?	<input type="text"/>

Lateral system across:

Ductility assumed, μ :

Period across:

Total deflection (ULS) (mm):

maximum interstorey deflection (ULS) (mm):

0.00

note typical wall length (m)

estimate or calculation?

estimate or calculation?

estimate or calculation?

Separations:

north (mm):

east (mm):

south (mm):

west (mm):

leave blank if not relevant

Non-structural elements

Stairs:

Wall cladding:

Roof Cladding:

Glazing:

Ceilings:

Services(list):

describe

describe

Available documentation

Architectural

Structural

Mechanical

Electrical

Geotech report

original designer name/date

original designer name/date

original designer name/date

original designer name/date

original designer name/date

Damage

Site: (refer DEE Table 4-2)

Site performance:

Settlement:

Differential settlement:

Liquefaction:

Lateral Spread:

Differential lateral spread:

Ground cracks:

Damage to area:

Describe damage:

notes (if applicable):

notes (if applicable):

notes (if applicable):

notes (if applicable):

notes (if applicable):

notes (if applicable):

notes (if applicable):

Building:

Current Placard Status:

Along Damage ratio:

Describe (summary):

Describe how damage ratio arrived at:

Across Damage ratio:

Describe (summary):

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

Diaphragms Damage?:

Describe:

CSWs: Damage?:

Describe:

Pounding: Damage?:

Describe:

Non-structural: Damage?:

Describe:

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

3.1. Plan Irregularity, factor A:

3.2. Vertical irregularity, Factor B:

3.3. Short columns, Factor C:

3.4. Pounding potential
 Pounding effect D1, from Table to right
 Height Difference effect D2, from Table to right

Therefore, Factor D:

3.5. Site Characteristics

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 For ≤ 3 storeys, max value =2.5, otherwise max valule =1.5, no minimum Along Across
 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)

4.3 PAR x (%NBS)b: PAR x Baseline %NBS:

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



Aurecon New Zealand Limited

**Unit 1, 150 Cavendish Road
Casebrook Christchurch 8051**

PO Box 1061
Christchurch 8140
New Zealand

T +64 3 375 0761

F +64 3 379 6955

E christchurch@aurecongroup.com

W aurecongroup.com

Aurecon offices are located in:

Angola, Australia, Botswana, China,
Ethiopia, Hong Kong, Indonesia,
Lesotho, Libya, Malawi, Mozambique,
Namibia, New Zealand, Nigeria,
Philippines, Singapore, South Africa,
Swaziland, Tanzania, Thailand, Uganda,
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