



*Christchurch City Council*

**Warren Park Toilets**  
**PRK 1567 BLDG 002 EQ2**

**Detailed Engineering Evaluation**

**Quantitative Assessment Report**





*Christchurch City Council*

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# **Warren Park Toilets**

## **Quantitative Assessment Report**

### **29 Oakley Crescent**

Prepared By

Mark Ryburn  
Senior Structural Engineer

Opus International Consultants Ltd  
Wellington Civil  
L7, Majestic Centre, 100 Willis St  
PO Box 12 003, Wellington 6144  
New Zealand

Reviewed By

Dave Morrison  
Senior Structural Engineer  
CPEng 229083

Telephone: +64 4 471 7000  
Facsimile: +64 4 471 1397

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Status: Final

Approved By

Paul Campbell  
Principal Structural Engineer  
CPEng 197688

Warren Park Toilets  
PRK 1567 BLDG 002 EQ2

Detailed Engineering Evaluation  
Quantitative Report - SUMMARY  
Final

### **Background**

This is a summary of the quantitative report for the Warren Park Toilets building, and is based on the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011, visual inspections on 16 August 2012, measured-up sketch drawings and calculations.

### **Key Damage Observed**

No major damage was identified.

### **Critical Structural Weaknesses**

No critical structural weaknesses have been identified.

### **Indicative Building Strength**

Based on the information available, and from undertaking a quantitative assessment, the building's seismic capacity has been assessed to be 67%NBS based on the out of plane capacity of the cantilever masonry wing walls it is therefore classed as low earthquake risk under the NZSEE classification system.

Due to the compliant seismic capacity and lack of observed damage, no further action is deemed necessary.

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## Contents

<b>1</b>	<b>Introduction.....</b>	<b>1</b>
<b>2</b>	<b>Compliance .....</b>	<b>1</b>
<b>3</b>	<b>Earthquake Resistance Standards.....</b>	<b>4</b>
<b>4</b>	<b>Building Description .....</b>	<b>7</b>
<b>5</b>	<b>Survey .....</b>	<b>7</b>
<b>6</b>	<b>Damage Assessment.....</b>	<b>7</b>
<b>7</b>	<b>General Observations.....</b>	<b>7</b>
<b>8</b>	<b>Detailed Seismic Assessment .....</b>	<b>8</b>
<b>9</b>	<b>Geotechnical Summary .....</b>	<b>9</b>
<b>10</b>	<b>Conclusions.....</b>	<b>9</b>
<b>11</b>	<b>Limitations.....</b>	<b>9</b>
<b>12</b>	<b>References .....</b>	<b>10</b>

**Appendix A – Photographs**

**Appendix B – Measure-up Sketches**

**Appendix C – CERA DEE Data Sheet**

# 1 Introduction

Opus International Consultants Limited has been engaged by Christchurch City Council (CCC) to undertake a detailed seismic assessment of the Warren Park Toilets, located at 29 Oakley Crescent, Hornby, following the Canterbury earthquake sequence since September 2010.

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

The seismic assessment and reporting have been undertaken based on the quantitative procedures detailed in the Detailed Engineering Evaluation Procedure (DEEP) document (draft) issued by the Structural Engineering Society (SESOC) on 19 July 2011.

## 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 to carry out a full structural survey before the building is re-occupied.

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

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

1. The importance level and occupancy of the building.

2. The placard status and amount of damage.
3. The age and structural type of the building.
4. Consideration of any critical structural weaknesses.

Any building with a capacity of less than 34% of new building standard (including consideration of critical structural weaknesses) will need to be strengthened to a target of 67% as required by the CCC Earthquake Prone Building Policy.

## 2.2 Building Act

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

### Section 112 - Alterations

This section requires that an existing building complies with the relevant sections of the Building Code to at least the extent that it did prior to the alteration.

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

### Section 115 – Change of Use

This section requires that the territorial authority (in this case Christchurch City Council (CCC)) is satisfied that the building with a new use complies with the relevant sections of the Building Code ‘as near as is reasonably practicable’.

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

### Section 121 – Dangerous Buildings

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

1. In the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause injury or death or damage to other property; or
2. In the event of fire, injury or death to any persons in the building or on other property is likely because of fire hazard or the occupancy of the building; or
3. There is a risk that the building could collapse or otherwise cause injury or death as a result of earthquake shaking that is less than a ‘moderate earthquake’ (refer to Section 122 below); or
4. There is a risk that other property could collapse or otherwise cause injury or death; or
5. A territorial authority has not been able to undertake an inspection to determine whether the building is dangerous.

### **Section 122 – Earthquake Prone Buildings**

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

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

### **Section 124 – Powers of Territorial Authorities**

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

### **Section 131 – Earthquake Prone Building Policy**

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

## **2.3 Christchurch City Council Policy**

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

The 2010 amendment includes the following:

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

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

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

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

## 2.4 Building Code

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

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

- 36% increase in the basic seismic design load for Christchurch (Z factor increased from 0.22 to 0.3);
- Increased serviceability requirements.

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

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

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

- 1.1 *Giving Priority to the safety and well-being of the community and having regard to this principle in assessing obligations to clients, employers and colleagues.*
- 1.2 *Ensuring that responsible steps are taken to minimise the risk of loss of life, injury or suffering which may result from your engineering activities, either directly or indirectly.*

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

## 3 Earthquake Resistance Standards

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

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

Description	Grade	Risk	%NBS	Existing Building Structural Performance	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	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 required under Act)	Unacceptable	Unacceptable

**Figure 1: NZSEE Risk Classifications Extracted from table 2.2 of the NZSEE 2006 AISPBE Guidelines**  
 Table 1 below compares the percentage NBS to the relative risk of the building failing in a seismic event with a 10% risk of exceedance in 50 years (i.e. 0.2% in the next year). It is noted that the current seismic risk in Christchurch results in a 6% risk of exceedance in the next year.

**Table 1: %NBS compared to relative risk of failure**

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

### 3.1 Minimum and Recommended Standards

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

#### 3.1.1 Occupancy

- The Canterbury Earthquake Order<sup>1</sup> in Council 16 September 2010, modified the meaning of “dangerous building” to include buildings that were identified as being EPB’s. As a result of this, we would expect such a building would be issued with a Section 124 notice, by the Territorial Authority, or CERA acting on their behalf, once they are made aware of our assessment. Based on information received from CERA to date, this notice is likely to prohibit occupancy of the building (or parts thereof)

<sup>1</sup> This Order only applies to buildings within the Christchurch City, Selwyn District and Waimakariri District Councils authority

until its seismic capacity is improved to the point that it is no longer considered an EPB.

### **3.1.2 Cordoning**

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

### **3.1.3 Strengthening**

- Industry guidelines (NZSEE 2006 [2]) strongly recommend that every effort be made to achieve improvement to at least 67%NBS. A strengthening solution to anything less than 67%NBS would not provide an adequate reduction to the level of risk.
- It should be noted that full compliance with the current building code requires building strength of 100%NBS.

### **3.1.4 Our Ethical Obligation**

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

## 4 Building Description

### 4.1 General

The Warren Park toilet building is a single storey, reinforced blockwork and lightweight steel frame and roof structure. The foundations are a slab on grade and assumed shallow strip footings (no details available).

The building is approximately 5m long by 2.2m wide with privacy wing walls extending approximately 3m out from either end. There are internal transverse walls separating the toilets and cubicles. The lightweight roofing is supported off an independent separate steel CHS portal frame approximately 3m high.

The building age is unknown, however based on the construction type it is estimated to have been constructed in the 1980s.

### 4.2 Seismic Load Resisting System

The seismic loads in both principal directions are generated and resisted by the masonry walls cantilevering from the foundations.

## 5 Survey

The building did not have a placard at the time of inspection.

Copies of the following drawings were referred to as part of the assessment:

- Measured-up sketches of the building completed by Opus International Consultants, titled “Warren Park Toilets, Existing Plan and Section”.

No copies of the design calculations or structural drawings have been obtained for this building. A cover meter was used to determine the presence of any reinforcement.

The sketch drawings and survey photos have been used to confirm the structural systems, investigate potential critical structural weaknesses (CSW) wherever possible, and identify details which required particular attention.

## 6 Damage Assessment

The building structure does not appear to have suffered any visible damage as a result of the recent earthquake events.

## 7 General Observations

Overall the building has performed well under seismic conditions which would be expected for a single storey, reasonably regular structure. The building has sustained no visible damage and other buildings in the immediate area appeared to have sustained only minor damage.

## 8 Detailed Seismic Assessment

### 8.1 Critical Structural Weaknesses

As outlined in the Critical Structural Weakness and Collapse Hazards draft briefing document, issued by the Structural Engineering Society (SESOC) on 7 May 2011, the term ‘Critical Structural Weakness’ (CSW) refers to a component of a building that could contribute to increased levels of damage or cause premature collapse of the building.

We have not identified any critical structural weaknesses with this building.

### 8.2 Seismic Coefficient Parameters

The seismic design parameters based on current design requirements from NZS1170.5:2004 and the NZBC clause B1 for this building are:

- Site soil class C, clause 3.1.3 NZS 1170.5:2004;
- Site hazard factor,  $Z=0.3$ , B1/VM1 clause 2.2.14B;
- Return period factor  $R_u = 1.0$  from Table 3.5, NZS 1170.5:2004, for an Importance Level 2 structure with a 50 year design life;
- $\mu_{max} = 2.0$  for wall bracing elements

### 8.3 Detailed Seismic Assessment Results

A summary of the structural performance of the building is shown in the following table.

**Table 2: Summary of Seismic Performance**

Structural Element/System	Description/Discussion	% NBS based on calculated capacity
Walls in the transverse direction	Bracing capacity of wall across the building	100%
Walls in the longitudinal direction	Bracing capacity of wall along the building	100%
Walls out of plane (wing walls)	Out of plane bending	67%

### 8.4 Discussion of Results

The building has a calculated capacity of 67%NBS as governed by the out of plane capacity of the privacy wing walls. It is therefore defined as a low earthquake risk under the NZSEE classification system.

## 8.5 Limitations and Assumptions in Results

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

- Simplifications made in the analysis, including boundary conditions such as foundation fixity;
- Assessments of material strengths based on limited drawings, specifications and site inspections;
- The normal variation in material properties which change from batch to batch;
- Approximations made in the assessment of the capacity of each element, especially when considering the post-yield behaviour.

## 9 Geotechnical Summary

Due to a lack of observed ground damage, a geotechnical assessment has not been carried out at this site.

## 10 Conclusions

Based on the information available, and from undertaking a quantitative assessment, the building's seismic capacity has been assessed to be 67%NBS based on the out of plane capacity of the cantilever masonry wing walls. It is therefore classed as low earthquake risk under the NZSEE classification system.

Due to the compliant seismic capacity and lack of observed damage, no further action is deemed necessary.

## 11 Limitations

- (a) This report is based on an inspection of the structure with a focus on the damage sustained from the 22 February 2011 Canterbury Earthquake and aftershocks only. Some non-structural damage is mentioned but this is not intended to be a comprehensive list of non-structural items.
- (b) Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at the time.
- (c) This report is prepared for the CCC to assist with assessing remedial works required for council buildings and facilities. It is not intended for any other party or purpose.

## 12 References

- [1] NZS 1170.5: 2004, *Structural design actions, Part 5 Earthquake actions*, Standards New Zealand.
- [2] NZSEE: 2006, *Assessment and improvement of the structural performance of buildings in earthquakes*, New Zealand Society for Earthquake Engineering.
- [3] Engineering Advisory Group, *Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings in Canterbury, Part 2 Evaluation Procedure*, Draft Prepared by the Engineering Advisory Group, Revision 5, 19 July 2011.
- [4] Engineering Advisory Group, *Guidance on Detailed Engineering Evaluation of Non-residential buildings, Part 3 Technical Guidance*, Draft Prepared by the Engineering Advisory Group, 13 December 2011.
- [5] SESOC, *Practice Note – Design of Conventional Structural Systems Following Canterbury Earthquakes*, Structural Engineering Society of New Zealand, 21 December 2011.

# **Appendix A – Photographs**

## Warren Park Toilets – Detailed Engineering Evaluation

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**Photo 1: Front View**

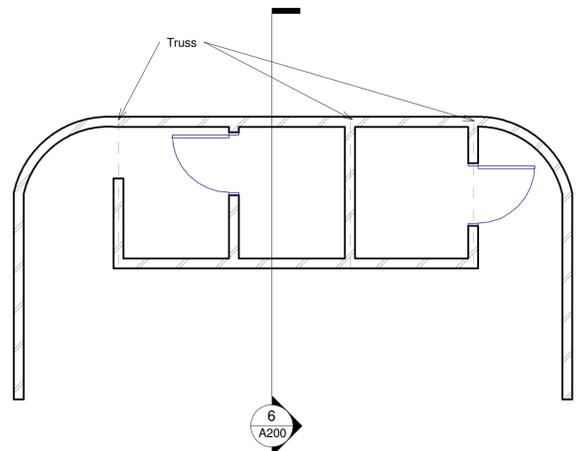


**Photo 2: Rear View**

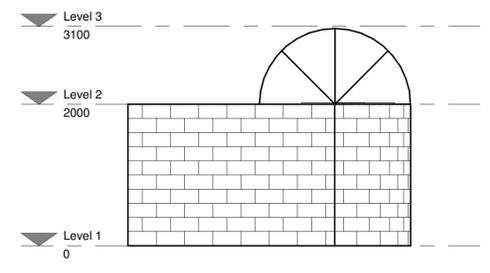


**Photo 3: Internal View of Roof**

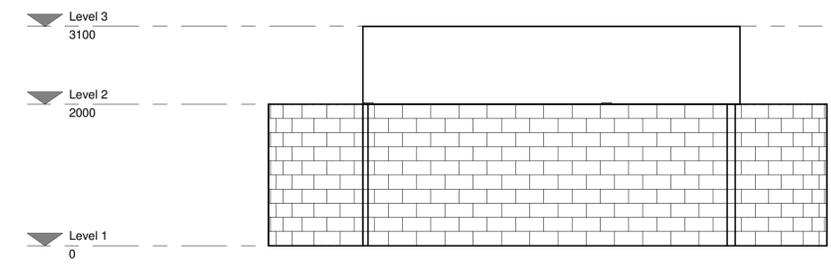
## **Appendix B – Measure-up Sketches**



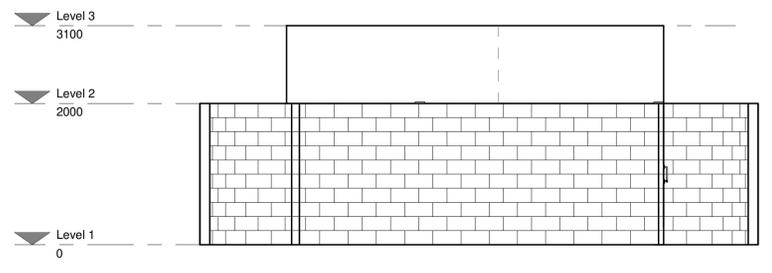
1 Level 1 Plan  
A200  
1 : 50



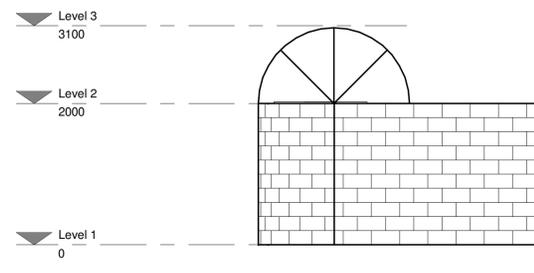
2 East Elevation  
1 : 50



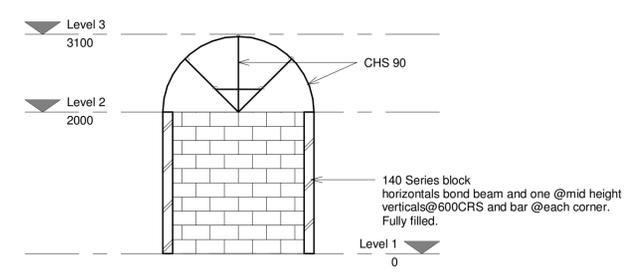
3 North Elevation  
1 : 50



4 South Elevation  
1 : 50



5 West Elevation  
1 : 50



6 Section  
A200  
1 : 50

Draft

Revision	Amendment	Approved	Revision Date

**OPUS**  
Christchurch Office  
+64 3 363 5400

PO Box 1482  
Christchurch 8140  
New Zealand

Project  
CCC  
Warren Park, Christchurch  
Changing Rooms  
Title  
Existing Floor Plan, Elevations, Section

Drawn	Designed	Approved	Revision Date
Author	Designer	Approver	

Project No. 6-QUCC1.78 Scale 1 : 50

Drawing No. 6/1366/300/8602 Sheet No. A200 Revision RA

## **Appendix C – CERA DEE Data Sheet**

<b>Location</b>		Building Name: <input type="text" value="Warren Park - Toilets"/>	Unit No: <input type="text" value="29"/>	Street: <input type="text" value="Oakley Crescent"/>	Reviewer: <input type="text" value="Dave Morrison"/>
Building Address: <input type="text"/>	Legal Description: <input type="text"/>				CPEng No: <input type="text" value="229083"/>
			Company: <input type="text" value="Opus International Consultants Ltd"/>		
			Company project number: <input type="text" value="6-QUCC1.81"/>		
			Company phone number: <input type="text" value="64 4 471 7000"/>		
GPS south: <input type="text" value="43 33 23.36"/>		Degrees		Min	Sec
GPS east: <input type="text" value="172 32 2.77"/>					
Building Unique Identifier (CCC): <input type="text" value="PRK_1567_BLDG_002_EQ2"/>			Date of submission: <input type="text" value="24/01/2013"/>		
			Inspection Date: <input type="text" value="16/08/2012"/>		
			Revision: <input type="text" value="Final"/>		
			Is there a full report with this summary? <input type="text" value="yes"/>		

<b>Site</b>	Site slope: <input type="text" value="flat"/>	Max retaining height (m): <input type="text"/>
Soil type: <input type="text"/>	Soil Profile (if available): <input type="text"/>	
Site Class (to NZS1170.5): <input type="text" value="D"/>		
Proximity to waterway (m, if <100m): <input type="text"/>	If Ground improvement on site, describe: <input type="text"/>	
Proximity to cliff top (m, if < 100m): <input type="text"/>		
Proximity to cliff base (m,if <100m): <input type="text"/>	Approx site elevation (m): <input type="text" value="25.00"/>	

<b>Building</b>	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"/>
Storeys below ground: <input type="text" value="0"/>			
Foundation type: <input type="text" value="other (describe)"/>			if Foundation type is other, describe: <input type="text" value="slab on grade"/>
Building height (m): <input type="text" value="3.00"/>		height from ground to level of uppermost seismic mass (for IEP only) (m): <input type="text"/>	
Floor footprint area (approx): <input type="text" value="11"/>			Date of design: <input type="text" value="1976-1992"/>
Age of Building (years): <input type="text" value="30"/>			
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" value="other (specify)"/>			Brief strengthening description: <input type="text"/>
Use notes (if required): <input type="text" value="Sports"/>			
Importance level (to NZS1170.5): <input type="text" value="IL2"/>			

<b>Gravity Structure</b>	Gravity System: <input type="text" value="load bearing walls"/>	rafter type, purlin type and cladding: <input type="text"/>
Roof: <input type="text" value="steel framed"/>	Floors: <input type="text" value="concrete flat slab"/>	slab thickness (mm): <input type="text"/>
Beams: <input type="text" value="none"/>	Columns: <input type="text" value="other (note)"/>	overall depth x width (mm x mm): <input type="text" value="na"/>
Walls: <input type="text" value="fully filled concrete masonry"/>		typical dimensions (mm x mm): <input type="text" value="na"/>
		#N/A: <input type="text"/>

<b>Lateral load resisting structure</b>	Lateral system along: <input type="text" value="other (note)"/>	Note: Define along and across in detailed report!	describe system: <input type="text" value="Reinforced masonry"/>
Ductility assumed, μ: <input type="text" value="2.00"/>	0.00		estimate or calculation? <input type="text"/>
Period along: <input type="text"/>			estimate or calculation? <input type="text"/>
Total deflection (ULS) (mm): <input type="text"/>			estimate or calculation? <input type="text"/>
maximum interstorey deflection (ULS) (mm): <input type="text"/>			
Lateral system across: <input type="text" value="other (note)"/>	0.00	describe system: <input type="text" value="Reinforced masonry"/>	
Ductility assumed, μ: <input type="text" value="2.00"/>		estimate or calculation? <input type="text"/>	
Period across: <input type="text"/>		estimate or calculation? <input type="text"/>	
Total deflection (ULS) (mm): <input type="text"/>		estimate or calculation? <input type="text"/>	
maximum interstorey deflection (ULS) (mm): <input type="text"/>		estimate or calculation? <input type="text"/>	

<b>Separations:</b>	north (mm): <input type="text"/>	leave blank if not relevant
east (mm): <input type="text"/>		
south (mm): <input type="text"/>		
west (mm): <input type="text"/>		

<b>Non-structural elements</b>	Stairs: <input type="text" value="other (specify)"/>	describe: <input type="text" value="none"/>
Wall cladding: <input type="text" value="exposed structure"/>		describe: <input type="text" value="Concrete block"/>
Roof Cladding: <input type="text" value="Metal"/>		describe: <input type="text" value="Corrugated Iron"/>
Glazing: <input type="text" value="other (specify)"/>		
Ceilings: <input type="text" value="none"/>		
Services(list): <input type="text"/>		

<b>Available documentation</b>	Architectural: <input type="text" value="none"/>	original designer name/date: <input type="text"/>
Structural: <input type="text" value="none"/>		original designer name/date: <input type="text"/>
Mechanical: <input type="text" value="none"/>		original designer name/date: <input type="text"/>
Electrical: <input type="text" value="none"/>		original designer name/date: <input type="text"/>
Geotech report: <input type="text" value="none"/>		original designer name/date: <input type="text"/>

<b>Damage</b>	Site performance: <input type="text"/>	Describe damage: <input type="text"/>
Site: (refer DEE Table 4-2)	Settlement: <input type="text" value="none observed"/>	notes (if applicable): <input type="text"/>
Differential settlement: <input type="text" value="none observed"/>		notes (if applicable): <input type="text"/>
Liquefaction: <input type="text" value="none apparent"/>		notes (if applicable): <input type="text"/>
Lateral Spread: <input type="text" value="none apparent"/>		notes (if applicable): <input type="text"/>
Differential lateral spread: <input type="text" value="none apparent"/>		notes (if applicable): <input type="text"/>
Ground cracks: <input type="text" value="none apparent"/>		notes (if applicable): <input type="text"/>
Damage to area: <input type="text" value="none apparent"/>		notes (if applicable): <input type="text"/>

<b>Building:</b>	Current Placard Status: <input type="text" value="green"/>	
Along	Damage ratio: <input type="text" value="0%"/>	Describe how damage ratio arrived at: <input type="text"/>
	Describe (summary): <input type="text"/>	
Across	Damage ratio: <input type="text" value="0%"/>	$Damage\_Ratio = \frac{(\%NBS\ (before) - \%NBS\ (after))}{\%NBS\ (before)}$
	Describe (summary): <input type="text"/>	
Diaphragms	Damage?: <input type="text" value="no"/>	Describe: <input type="text"/>
CSWs:	Damage?: <input type="text" value="no"/>	Describe: <input type="text"/>
Pounding:	Damage?: <input type="text" value="no"/>	Describe: <input type="text"/>
Non-structural:	Damage?: <input type="text" value="no"/>	Describe: <input type="text"/>

<b>Recommendations</b>	Level of repair/strengthening required: <input type="text" value="none"/>	Describe: <input type="text"/>
Building Consent required: <input type="text" value="no"/>		Describe: <input type="text"/>
Interim occupancy recommendations: <input type="text" value="full occupancy"/>		Describe: <input type="text"/>
Along	Assessed %NBS before: <input type="text" value="67%"/>	If IEP not used, please detail assessment methodology: <input type="text" value="Quantitative"/>
	Assessed %NBS after: <input type="text" value="67%"/>	
Across	Assessed %NBS before: <input type="text" value="67%"/>	
	Assessed %NBS after: <input type="text" value="67%"/>	



**Opus International Consultants Ltd**

L7, Majestic Centre, 100 Willis St  
PO Box 12 003, Wellington 6144  
New Zealand

t: +64 4 471 7000

f: +64 4 471 1397

w: [www.opus.co.nz](http://www.opus.co.nz)