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Toilets Abberley Park
PRK 0610 BLDG 004 EQ2

Detailed Engineering Evaluation

Qualitative Report

Version Final

15 Abberley Crescent, St Albans

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

Toilets Abberley Park
PRK 0610 BLDG 004 EQ2

Detailed Engineering Evaluation
Qualitative Report
Version Final

15 Abberley Crescent, St Albans

Christchurch City Council

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Date
11 March 2013

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Toilets Abberley Park

PRK 0610 BLDG 004 EQ2

Detailed Engineering Evaluation

Qualitative Report - SUMMARY

Version FINAL

15 Abberley Crescent, St Albans

Background

This is a summary of the Qualitative report for the building structure, and is based in part on the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011 and visual inspections on 18th June 2012. Construction drawings for an identical structure on Styx Mill Reserve were used for reference.

Building Description

The Abberley Park toilets are located at 15 Abberley Crescent, St Albans. The building is relatively isolated with a single park house located approximately 10m to the North.

The building is a single storey public toilet. The building is approximately 4m long, 2.5m wide and 3.5m in height. The overall footprint of the building is approximately $10m^2$. The construction date is estiated to be around 1996 buildings because if the similar nature to the structures of this period. No alterations are apparent to the building since construction.

The steel roof structure consists of 100x50 RHS steel trusses (spaced at 2m), 100x50 RHS ridge beams with 150x50 timber purlins (spaced at 0.88m) and is clad with 0.55mm corrugated metal sheeting.

Filled reinforced 15 series concrete masonry walls form the external perimeter walls. The internal partition walls are constructed from 100x50 timber framing with timber diagonal bracings. Internally all walls are clad with ceramic tiles.

The building’s foundation is a raft slab on grade.

Key Damage Observed

No key damage was observed.

Critical Structural Weaknesses

No significant structural weaknesses have been identified.

Indicative Building Strength (from IEP and CSW assessment)

Based on the information available, and using the NZSEE Initial Evaluation Procedure, the baseline capacity (excluding critical structural weaknesses and earthquake damage) of the building has been assessed to be in the order of 64% NBS.

There was no damage observed in our visual inspection we have not reduced the baseline NBS.

The building has therefore been assessed to have a seismic capacity in the order of 64% NBS and is by definition potentially of Earthquake Risk

Recommendations

The building has not been assessed as being Earthquake Prone. As a result, the toilets can remain occupied. However, GHD recommends a quantitative assessment of the building be undertaken to determine the seismic capacity and to develop potential strengthening concepts.

1. Background

GHD has been engaged by the Christchurch City Council (CCC) to undertake a detailed engineering evaluation of the Toilet in Abberley Park.

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

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

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

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

2. Compliance

This section contains a brief summary of the requirements of the various statutes and authorities that control activities in relation to buildings in Christchurch at present.

2.1 Canterbury Earthquake Recovery Authority (CERA)

CERA was established on 28 March 2011 to take control of the recovery of Christchurch using powers established by the Canterbury Earthquake Recovery Act enacted on 18 April 2011. This act gives the Chief Executive Officer of CERA wide powers in relation to building safety, demolition and repair. Two relevant sections are:

Section 38 – Works

This section outlines a process in which the chief executive can give notice that a building is to be demolished and if the owner does not carry out the demolition, the chief executive can commission the demolition and recover the costs from the owner or by placing a charge on the owners' land.

Section 51 – Requiring Structural Survey

This section enables the chief executive to require a building owner, insurer or mortgagee carry out a full structural survey before the building is re-occupied.

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

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

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

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

2.2 Building Act

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

Section 112 – Alterations

This section requires that an existing building complies with the relevant sections of the Building Code to at least the extent that it did prior to any alteration. This effectively means that a building cannot be weakened as a result of an alteration (including partial demolition).

Section 115 – Change of Use

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

2.2.1 Section 121 – Dangerous Buildings

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

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

Section 122 – Earthquake Prone Buildings

This section defines a building as earthquake prone if its ultimate capacity would be exceeded in a 'moderate earthquake' and it would be likely to collapse causing injury or death, or damage to other property. A moderate earthquake is defined by the building regulations as one that would generate ground shaking 33% of the shaking used to design an equivalent new building.

Section 124 – Powers of Territorial Authorities

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

Section 131 – Earthquake Prone Building Policy

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

2.3 Christchurch City Council Policy

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

The 2010 amendment includes the following:

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

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

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

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

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

2.4 Building Code

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

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

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

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

3. Earthquake Resistance Standards

For this assessment, the building's earthquake resistance is compared with the current New Zealand Building Code requirements for a new building constructed on the site. This is expressed as a percentage of new building standard (%NBS). The new building standard load requirements have been determined in accordance with the current earthquake loading standard (NZS 1170.5:2004 Structural design actions - Earthquake actions - New Zealand).

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

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

Description	Grade	Risk	%NBS	Existing Building Structural Performance	Improvement of Structural Performance: Legal Requirement	Improvement of Structural Performance: NZSEE Recommendation
Low Risk Building	A or B	Low	Above 67	Acceptable (improvement may be desirable)	The Building Act sets no required level of structural improvement (unless change in use) This is for each TA to decide. Improvement is not limited to 34%NBS.	100%NBS desirable. Improvement should achieve at least 67%NBS
Moderate Risk Building	B or C	Moderate	34 to 66	Acceptable legally. Improvement recommended		Not recommended. Acceptable only in exceptional circumstances
High Risk Building	D or E	High	33 or lower	Unacceptable (Improvement	Unacceptable	Unacceptable

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

Table 1 compares the percentage NBS to the relative risk of the building failing in a seismic event with a 10% risk of exceedance in 50 years (i.e. 0.2% in the next year). It is noted that the current seismic risk in Christchurch results in a 6% risk of exceedance in the next year.

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

Table 1 %NBS compared to relative risk of failure

4. Building Description

4.1 General

The Abberley Park toilets are located at 15 Abberley Crescent, St Albans. The building is relatively isolated with a single park house located approximately 10m to the North.

The building is a single storey public toilet. The building is approximately 4m long, 2.5m wide and 3.5m in height. The overall footprint of the building is approximately $10m^2$. The construction date is estimated to be around 1996 buildings because if the similar nature to the structures of this period. No alterations are apparent to the building since construction.

The steel roof structure consists of 100x50 RHS steel trusses (spaced at 2m), 100x50 RHS ridge beams with 150x50 timber purlins (spaced at 0.88m) and is clad with 0.55mm corrugated metal sheeting.

Filled reinforced 15 series concrete masonry walls form the external perimeter walls. The internal partition walls are constructed from 100x50 timber framing with timber diagonal bracings. Internally all walls are clad with ceramic tiles.

The building's foundation is a raft slab on grade.

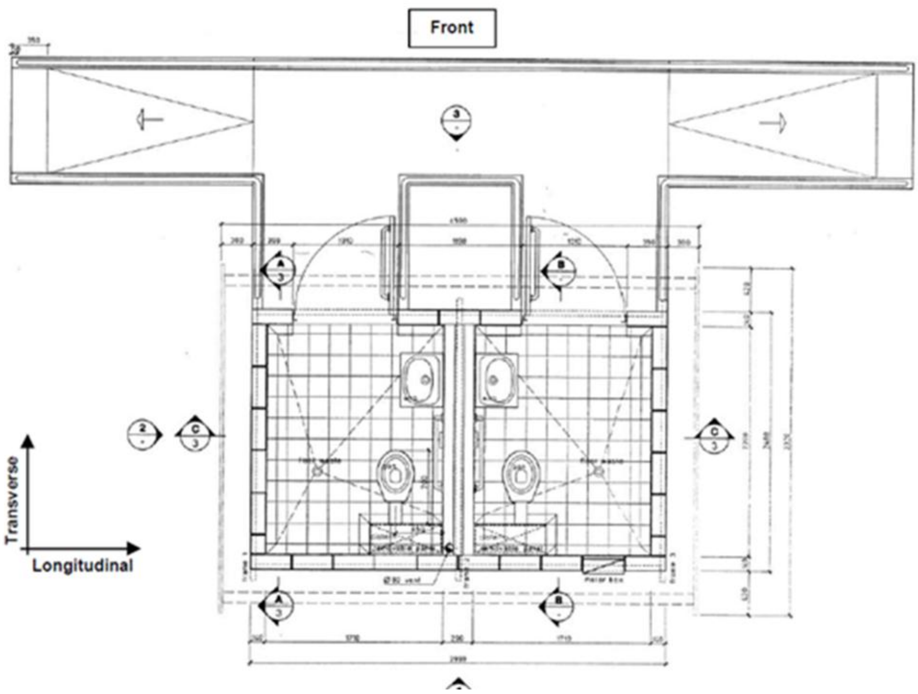

Figure 2 Plan Sketch Showing Key Structural Elements

Note: All plans were taken from an identical structure built on Styx Mill Reserve in 1996.

4.2 Gravity Load Resisting System

Gravity roof loads are carried by timber purlins spanning in the longitudinal direction. Gravity loads are then transferred to the steel roof trusses which span the building in the transverse direction. Loads from the trusses are transferred to the concrete masonry walls to the external perimeter of the reinforced raft slab and into the ground. Floor gravity loads are transferred through the reinforced concrete floor slab and compacted hard fill and into the ground.

4.3 Lateral Load Resisting System

In the transverse direction the rigid connection of the purlins, roof trusses and steel wall plates provide a frame which transfers lateral roof loads to the walls in the plane of loading. The lateral loads are then resisted by the panel action of the concrete masonry walls and are passed to the foundation and finally to the ground.

In the longitudinal direction the lateral roof loads are transferred from the purlins, via the roof trusses to the walls in the plane of loading. Panel action is used by these walls to transfer the longitudinal loads into the foundation.

Walls perpendicular to the loading are restrained by the diaphragm actions provided by the roof structure and foundation.

5. Assessment

An inspection of the building was undertaken on the 18th of June 2012. Both the interior and exterior of the building were inspected. The main structural components of the roof of the building were all able to be viewed. No inspection of the foundation of the structure was able to be undertaken.

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

The %NBS score determined for this building has been based on the IEP procedure described by the NZSEE and based on the information obtained from visual observation of the building and planning drawings from an identical structure (Toilet Block – Styx Mill Reserve).

6. Damage Assessment

6.1 Surrounding Buildings

There is a community building approximately 10 meters north of the toilets. No damage to this building was observed during the site inspection.

6.2 Residual Displacements and General Observations

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

Minor cracking was noted between the foundation and footpath; this may have occurred prior to any seismic activity.

6.3 Ground Damage

There was no evidence of ground damage on the property.

7. Critical Structural Weakness

7.1 Short Columns

The building does not contain short columns.

7.2 Lift Shaft

The building does not contain a lift shaft.

7.3 Roof

Rigid connections at the roof trusses along the steel wall plates and timber purlins form a rigid braced frame.

7.4 Staircases

The building does not contain a staircase.

7.5 Site Characteristics

The presence of loose sand and silt along with evidence from the post-earthquake aerial photography implies that liquefaction could occur. However, due to the nature and size of the structure this does not pose a significant risk.

7.6 Plan Irregularity

In the longitudinal direction, the lateral loads are resisted by the concrete masonry walls located at the front and rear of the building. The two door openings in the front side of the wall result in a difference in stiffness between the opposing sides. Under strong lateral loading this may produce some torsional effects; however, due to the close spacing of the walls this is not regarded as a critical structural weakness.

7.7 Vertical irregularity

This building does not qualify as vertically irregular according to the IEP standard.

7.8 Pounding effect

This building currently has no potential for pounding.

8. Geotechnical Consideration

8.1 Site Description

The site is situated within a recreational reserve, within the suburb of St. Albans in central Christchurch. It is relatively flat at approximately 8m above mean sea level. The small St Albans Creek runs through the park, and the site is approximately 850m north of the Avon River, and 8.5km west of the coast (Pegasus Bay) at New Brighton

8.2 Published Information on Ground Conditions

8.2.1 Published Geology

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

- Holocene alluvial soils of the Yaldhurst Member, sub-group of the Springston Formation, comprising alluvial sand and silt overbank deposits.

The map also indicates that an area of peat swamps, now drained (also of the Yaldhurst member), is located approximately 500m east of the site.

Figure 72 from Brown & Weeber[1] indicates that groundwater is likely to be ~1m below ground level.

8.2.2 Environment Canterbury Logs

Information from Environment Canterbury (ECan) indicates that a number of boreholes are located within 200m of the site (see Table 2). Of these boreholes, three contain an adequate lithographic log.

The site geology described in these logs indicates a layer of peat at the surface to 2.4m bgl. Below this are alternating layers of sand, gravel and clay/peat.

Table 2 ECan Borehole Summary

Bore Name	Log Depth	Groundwater	Distance & Direction from Site
M35/1991	106m	-	50m N
M35/2012	66m	-	50m N
M35/2198	12.1m	-	80m NW

It should be noted that the boreholes were sunk for groundwater extraction and not for geotechnical purposes. Therefore, the amount of material recovered and available for interpretation and recording will have been variable at best and may not be representative. The logs have been written by the well driller and not a geotechnical professional or to a standard. In addition strength data is not recorded.

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

8.2.3 EQC Geotechnical Investigations

The Earthquake Commission has undertaken geotechnical testing in the area of the site. Information pertaining to this investigation is included in the Tonkin & Taylor Report for Saint Albans[2]. Three investigation points were undertaken within 200m of the property, as summarised below in Table 3.

Table 3 EQC Geotechnical Investigation Summary Table

Bore Name	Grid Reference	Depth (m bgl)	Log Summary
CPT-STA-35	2480063 mE	0 – 1.2	Surface Soil (pre-drilled)
	5743825 mN	1.2 – 3.1	Silt and Clay
		3.1 – 4.1	Dense SAND
			(GWL at 2.3m bgl)
CPT-STA-37	2480017 mE	0 – 1.2	Surface Soil (pre-drilled)
	5743599 mN	1.2 – 2.5	Silt and Clay
		2.5 – 9.5	Loose to medium dense SAND, with silt/clay lenses
		9.5 – 10.6	Dense SAND
			(GWL at 2m bgl)
CPT-STA-38	2480292 mE	0 – 1.2	Surface Soil (pre-drilled)
	5743696 mN	1.2 – 3.9	Loose Sand and Silt Mixtures.
		3.9 – 4.9	Dense SAND
			(GWL at 2m bgl)

Initial observations of the CPT results indicate the soils are predominantly layers of loose to medium dense sand and silt. This would infer that liquefaction is possible and likely in a significant seismic event.

8.2.4 Land Zoning

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

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

The site is within an area classified as Technical Category 2 (TC2, yellow), which means that minor to moderate land damage from liquefaction is possible in future significant earthquakes.

[2] Tonkin and Taylor, September 2011: Christchurch Earthquake Recovery, Geotechnical Factual Report, Saint Albans

8.2.5 Post February Aerial Photography

Aerial photography taken following the 22 February 2011 earthquake shows evidence of minor liquefaction in the form of sand boils within the park, as shown in **Figure 3**.

Figure 3 Post February 2011 Earthquake Aerial Photography [3]

8.2.6 Summary of Ground Conditions

From the information presented above, the ground conditions underlying the site are anticipated to comprise alternating layers of peat/clay, sand and gravel.

8.3 Seismicity

8.3.1 Nearby Faults

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

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

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

Known Active Fault	Distance from Site	Direction from Site	Max Likely Magnitude	Avg Recurrence Interval
Alpine Fault	120 km	NW	~8.3	~300 years
Greendale (2010) Fault	22 km	W	7.1	~15,000 years
Hope Fault	100 km	N	7.2~7.5	120~200 years
Kelly Fault	100 km	NW	7.2	~150 years
Porters Pass Fault	55 km	NW	7.0	~1100 years

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

8.3.2 Ground Shaking Hazard

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

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

8.4 Slope Failure and/or Rockfall Potential

Given the site's location in Saint Albans, a flat suburb in central Christchurch, global slope instability is considered negligible. However, any localised retaining structures or embankments should be further investigated to determine the site-specific slope instability potential.

8.5 Liquefaction Potential

The site is considered to be of low to moderate susceptibility to liquefaction, due to the following:

- Some evidence of liquefaction in the post-earthquake aerial photography;
- Anticipation of saturated, loose to medium dense sand and silt; and,
- CERA's classification of TC2, indicating minor to moderate land damage from liquefaction is likely in future significant events.

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

[5] GNS Active Faults Database

8.6 Conclusions & Recommendations

This assessment is based on a review of the geology and existing ground investigation information, and observations from the Christchurch earthquakes since 4 September 2010.

The site appears to be situated on loose alluvial deposits, comprising sand, silt, gravel and clay/peat. Associated with this the site also has a relatively high liquefaction potential, in particular where sands and/or silts are present.

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

Given the anticipated ground conditions, we recommend that further investigation, including intrusive testing, is undertaken. Specifically, at least one CPT investigation should be conducted to a target depth of 20m bgl. This will allow a more comprehensive liquefaction assessment to be conducted, and the recommended soil class to be refined.

9. Survey

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

10. Initial Capacity Assessment

10.1 % NBS Assessment

The building has had its capacity assessed using the Initial Evaluation Procedure based on the information available. The buildings capacity excluding critical structural weaknesses and the capacity of any identified weaknesses are expressed as a percentage of new building standard (%NBS) and are in the order of that shown below in Table 5. These capacities are subject to confirmation by a more detailed quantitative analysis.

Item	%NBS
Building excluding CSW's	64
Building including CSW's	64

Table 5 Indicative Building and Critical Structural Weaknesses Capacities based on the NZSEE Initial Evaluation Procedure

Following an IEP assessment, the building has been assessed as achieving 64% New Building Standard (NBS). Under the New Zealand Society for Earthquake Engineering (NZSEE) guidelines the building is considered Earthquake Prone as it achieves greater than 33% and less than 67% NBS. This score has not been adjusted when considering damage to the structure as all damage observed was minor and considered unlikely to adversely affect the load carrying capacity of the structural systems.

10.2 Seismic Parameters

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

- Site soil class: D, NZS 1170.5:2004, Clause 3.1.3, Soft Soil
- Site hazard factor, Z = 0.3, NZBC, Clause B1 Structure, Amendment 11 effective from 1 August 2011
- Return period factor R_u = 1.0, NZS 1170.5:2004, Table 3.5, Importance level 2 structure with a 50 year design life.

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

10.3 Expected Structural Ductility Factor

A structural ductility factor of 1.25 has been assumed based on the structural system observed and the date of construction.

10.4 Discussion of Results

Although the original building construction date is unknown, plans were found for an identical structure built in 1996; this suggests the building was constructed around this time. The building was likely designed to the loading standard current at the time, NZS 4203:1992. The design loads used in accordance with this standard are likely to have been less than those required by the current loading standard. When combined with the increase in the hazard factor for Christchurch to 0.3, it would be expected that the building would not achieve 100% NBS.

10.5 Occupancy

The building does not pose an immediate risk to users and occupants. The building has been assessed as being of Earthquake Risk and as a result, can remain occupied.

11. Initial Conclusions

The building has been assessed to have a seismic capacity in the order of 64% NBS and is therefore potentially Earthquake Risk.

12. Recommendations

The building has achieved between 33% and 67% NBS following an initial IEP assessment of the building. No further assessment is required by Christchurch City Council to comply with the building act; however, a detailed assessment is recommended.

13. Limitations

13.1 General

This report has been prepared subject to the following limitations:

- No intrusive structural investigations have been undertaken.
- No intrusive geotechnical investigations have been undertaken.
- No level or verticality surveys have been undertaken.
- No material testing has been undertaken.
- No calculations, other than those included as part of the IEP in the CERA Building Evaluation Report, have been undertaken. No modelling of the building for structural analysis purposes has been performed.

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

13.2 Geotechnical Limitations

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

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

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

Appendix A

Photographs

Photograph 1 North elevation.

Photograph 2 South elevation

Photograph 3 West and South elevations

Photograph 4 Truss and Roof Interior

Photograph 5 Typical bathroom interior

Photograph 6 Vertical cracking between foundation and kerb

Appendix B

Existing Drawings

DESIGN SERVICES UNIT		INITIALS	DATE		APPROVED	JOB TITLE	DRAWING TITLE	SCALES	C.N. 95/96-70
CHRISTCHURCH THE GARDEN CITY The city that shines	DESIGNED	M.KITT	MAR 95	DATUM	/ / DATE	STANDARD PARKS TOILET STYX MILL RESERVE	PLAN, ELEVATIONS, SECTIONS, AND DETAILS	1:50 1:20 1:5	508.58
	DRAWN	FvG / MK	AUG 95	BENCH MK					
	TRACED			SURVEY FB					
	DRW. CHK.			SURVEY LB					
	DES. CHK.			CONSTN. FB					
	INDEXED	AD 0010 02	AUG 95	CONSTN. LB	DESIGN SERVICES MANAGER				SHEET 2 OF 3

DESIGN SERVICES UNIT

CHRISTCHURCH
THE GARDEN CITY
The city that shines

	INITIALS	DATE		
DESIGNED	M. KITT	MAR 95	DATUM	
DRAWN	FvG / MK	AUG 95	BENCH MK.	
TRACED			SURVEY FB	
DRW. CHK.			SURVEY LB	
DES. CHK.			CONSTN. EB	
INDEXED	AD 0011 03	AUG 95	CONSTN. LB	

APPROVED
/ /
DATE
DESIGN SERVICES MANAGER

JOB TITLE

STANDARD PARKS TOILET
STYX MILL RESERVE

DRAWING TITLE

CROSS SECTIONS & DETAILS

SCALES
1:20
1:5
1:1

C.N. 95/96-70

508.58

SHEET 3 OF 3

Appendix C

CERA Building Evaluation Form

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Abberley Park	Reviewer:	Derek Chinn
	Unit / No: 15 / Street: Abberley Crescent	CPEng No:	177243
Building Address:	15 Abberley Crescent	Company:	GHD
Legal Description:	Pt RS 206	Company project number:	51/30902/05
		Company phone number:	(03) 3780900
GPS south:	Degrees 43, Min 30, Sec 49.92	Date of submission:	11-Mar
GPS east:	Degrees 172, Min 37, Sec 47.36	Inspection Date:	18/06/2012
		Revision:	FINAL
Building Unique Identifier (CCC):	PRK_0610_BLDG_004 EQ2	Is there a full report with this summary?	yes

Site

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

Building

No. of storeys above ground:	1 (single storey = 1)	Ground floor elevation (Absolute) (m):	100mm
Ground floor split?	no	Ground floor elevation above ground (m):	100mm
Storeys below ground	0		
Foundation type:	raft slab	if Foundation type is other, describe:	
Building height (m):	3.50	height from ground to level of uppermost seismic mass (for IEP only) (m):	3.5
Floor footprint area (approx):	10		
Age of Building (years):	16	Date of design:	1992-2004
Strengthening present?	no	If so, when (year)?	
		And what load level (%g)?	
Use (ground floor):	public	Brief strengthening description:	
Use (upper floors):			
Use notes (if required):	Park Toilet		
Importance level (to NZS1170.5):	IL2		

Gravity Structure

Gravity System:	load bearing walls		
Roof:	steel truss	truss depth, purlin type and cladding	1.3m , Wood Purlins, Steel Cladding
Floors:	concrete flat slab	slab thickness (mm)	100mm
Beams:	steel composite	beam and connector type	
Columns:	load bearing walls	typical dimensions (mm x mm)	
Walls:	fully filled concrete masonry	#N/A	

Lateral load resisting structure

Note: Define along and across in detailed report!

Lateral system along:	fully filled CMU		5.96
Ductility assumed, μ:	1.25	note total length of wall at ground (m):	0.14
Period along:	0.40 (0.13 from parameters in sheet)	estimate or calculation?	estimated
Total deflection (ULS) (mm):		estimate or calculation?	
maximum interstorey deflection (ULS) (mm):		estimate or calculation?	
Lateral system across:	fully filled CMU		4.4
Ductility assumed, μ:	1.25	note total length of wall at ground (m):	0.14
Period across:	0.40 (0.20 from parameters in sheet)	estimate or calculation?	estimated
Total deflection (ULS) (mm):		estimate or calculation?	
maximum interstorey deflection (ULS) (mm):		estimate or calculation?	

Separations:

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

Non-structural elements

Stairs:			
Wall cladding:			
Roof Cladding:	Metal	describe	Corrugated Steel Roofing
Glazing:			
Ceilings:			
Services(list):			

Available documentation

Architectural	partial	original designer name/date	
Structural	partial	original designer name/date	
Mechanical	none	original designer name/date	
Electrical	none	original designer name/date	
Geotech report		original designer name/date	

Damage

Site: (refer DEE Table 4-2)

Site performance:	Good	Describe damage:	
Settlement:	none observed	notes (if applicable):	
Differential settlement:	none observed	notes (if applicable):	
Liquefaction:	none apparent	notes (if applicable):	
Lateral Spread:	none apparent	notes (if applicable):	
Differential lateral spread:	none apparent	notes (if applicable):	
Ground cracks:	none apparent	notes (if applicable):	
Damage to area:	none apparent	notes (if applicable):	

Building:

	Current Placard Status:		
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 cracking between foundation and kerb

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

Recommendations

	Level of repair/strengthening required:	none		Describe:
	Building Consent required:	no		Describe:
	Interim occupancy recommendations:	full occupancy		Describe:
Along	Assessed %NBS before e'quakes:	64%	64% %NBS from IEP below	If IEP not used, please detail assessment methodology:
	Assessed %NBS after e'quakes:	64%		
Across	Assessed %NBS before e'quakes:	64%	64% %NBS from IEP below	
	Assessed %NBS after e'quakes:	64%		

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

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

h_n from above: 3.5m

Seismic Zone, if designed between 1965 and 1992:

not required for this age of building

Design Soil type from NZS4203:1992, cl 4.6.2.2: b) Intermediate

	along	across
Period (from above):	0.4	0.4
(%NBS)nom from Fig 3.3:	22.3%	22.3%

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

	along	across
Final $(\%NBS)_{nom}$:	**22%**	**22%**

2.2 Near Fault Scaling Factor

	along	across
Near Fault scaling factor, from NZS1170.5, cl 3.1.6:		1.00
Near Fault scaling factor (1/N(T,D), **Factor A**:	1	1

2.3 Hazard Scaling Factor

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

2.4 Return Period Scaling Factor

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

2.5 Ductility Scaling Factor

	along	across
Assessed ductility (less than max in Table 3.2)	1.25	1.25
Ductility scaling factor: =1 from 1976 onwards; or =kμ, if pre-1976, fromTable 3.3:	1.00	1.00
Ductiity Scaling Factor, **Factor D**:	1.00	1.00

2.6 Structural Performance Scaling Factor:

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

2.7 Baseline %NBS, $(NBS\%)_b = (\%NBS)_{nom}$ x A x B x C x D x E **$\%NBS_b$:** **64%** **64%**

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

3.1. Plan Irregularity, factor A:	insignificant	1
3.2. Vertical irregularity, Factor B:	insignificant	1
3.3. Short columns, Factor C:	insignificant	1
3.4. Pounding potential	Pounding effect D1, from Table to right	1.0
	Height Difference effect D2, from Table to right	1.0
	Therefore, Factor D:	1
3.5. Site Characteristics	insignificant	1

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

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

3.6. Other factors, Factor F

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

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

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

3.7. Overall Performance Achievement ratio (PAR)	**1.00**	**1.00**
4.3 PAR x $(\%NBS)_b$: PAR x Baselline %NBS:	**64%**	**64%**
4.4 Percentage New Building Standard (%NBS), (before)		**64%**

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Document Status

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