Christchurch City Council

Awa-iti Domain Community Building
PRK 3746 BLDG 009 EQ2

Detailed Engineering Evaluation

Quantitative Assessment Report

Christchurch City Council

Awa-iti Domain Community Building Quantitative Assessment Report

40 Western Valley Road, Little River

Prepared By

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Date: April 2013
Reference: 6-QUCC1.25
Status: Final

Summary

Awa-iti Domain - Community Building
PRK 3746 BLDG 009 EQ2

Detailed Engineering Evaluation
Quantitative Report - Summary
Final

Background
This is a summary of the quantitative report for the Awa-iti Domain Community Building, and is based on the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011 and visual inspections on 14 June 2012 and 21 January 2013

Key Damage Observed
No damage has been identified.

Critical Structural Weaknesses
No critical structural weaknesses were identified.

Indicative Building Strength
The structure has been found to have a seismic capacity of 69%NBS. The structure is therefore not classified as an earthquake prone building in accordance with NZSEE guidelines. The assessment showed that the north-western end of the building is the weakest area which is due to the infrequent spacing of bracing walls and the high ratio of glazing to bracing wall panels.

Recommendations
Due to the building receiving a rating of greater than 67% NBS, strengthening is not required. However, it is recommended that strengthening be considered to the north-western end of the building.

Contents

1 Introduction

Opus International Consultants Limited has been engaged by Christchurch City Council to undertake a detailed seismic assessment of Awa-iti Domain - Community Building, located at 40 Western Valley Road, Little River 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) [3] [4].

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.

Christchurch City Council requires any building with a capacity of less than 34% of New Building Standard (including consideration of critical structural weaknesses) to be strengthened to a target of 67% as required under 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).

The Earthquake Prone Building policy for the territorial authority shall apply as outlined in Section 2.3 of this report.

Section 115 – Change of Use

This section requires that the territorial authority 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 territorial authorities as being 67% of the strength of an equivalent new building or as near as practicable. 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.

Where an application for a change of use of a building is made to Council, the building will be required to be strengthened to 67% of New Building Standard or as near as is reasonably practicable.

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:

- increase in the basic seismic design load for the Canterbury earthquake region (Z factor increased to 0.3 equating to an increase of 36 – 47% depending on location within the region);

- 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	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 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).

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[1] 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 and from the DBH guidance document dated 12 June 2012 [6], this notice is likely to prohibit occupancy of the building (or parts thereof), 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/territorial authority 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.

[1] This Order only applies to buildings within the Christchurch City, Selwyn District and Waimakariri District Councils authority

4 Building Description

4.1 General

The Awa-iti Domain Community Building is a timber framed structure measuring approximately 24.5m long and 17.2m wide in an L shape. The roof is made up of timber rafters in the main building and timber trussed roof in the return extension supporting purlins for the galvanized iron roof sheeting. All walls are timber stud framing with sheet lining internally and a mix of weather board and stucco type cladding to external walls. The building sits on a grid of timber piles.

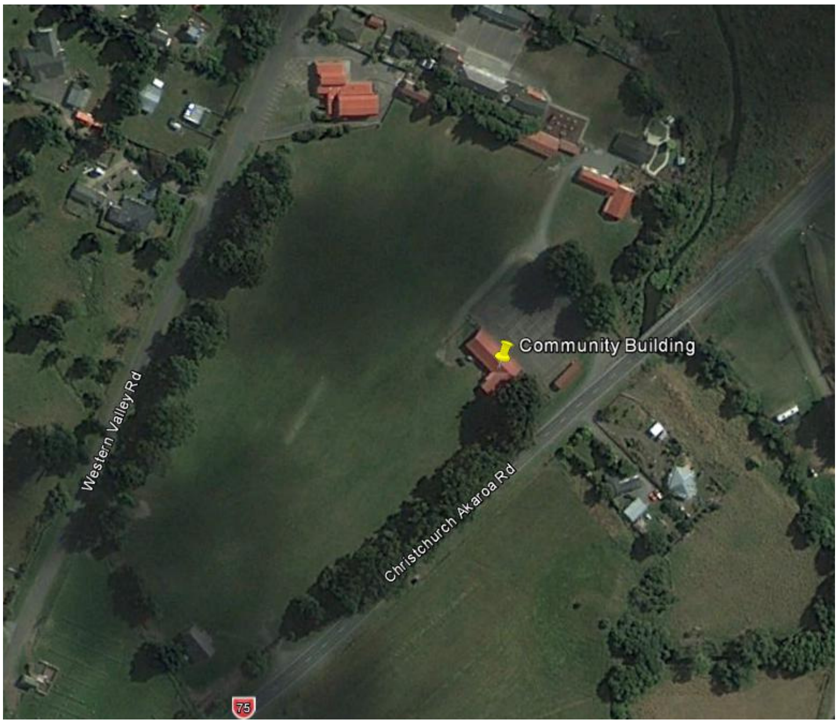


Figure 2: Awa-iti Domain Community Building location (Courtesy Google Earth)

4.2 Gravity Load Resisting System

The gravity system supporting the building is timber rafters in the main building and a timber trussed roof in the return extension. Roof loads are transferred into timber framed walls and suspended floor supported by timber piles.

4.3 Seismic Load Resisting System

The lateral loads are resisted by sheet-lined walls in both orthogonal directions. Details of the wall construction were not available for assessment but given the period of construction it is assumed that lateral capacity in the wall is provided through a combination of diagonal braces within the wall framing and sheet lining.

5 Survey

Inspections were undertaken by Opus on 14 June 2012 and 21 January 2013, to measure, photograph and ascertain the structural systems and extent of damage.

6 Damage Assessment

No structural damage has been observed during visual inspections undertaken following the 22 February earthquake.

7 General Observations

The floor bearers are tied down to the timber piles by way of no. 8 galvanised fencing wire looped over the bearer and stapled to the face of the pile. Due to the inconsistent installation of this type of connection it is near impossible to assess quantitatively. However, it is estimated that this tie down is sufficient to resist both overturning and lateral shear to a capacity of greater than 100% NBS.

8 Detailed Seismic Assessment

The detailed seismic assessment has been based on the NZSEE 2006 [2] guidelines for the "Assessment and Improvement of the Structural Performance of Buildings in Earthquakes" together with the "Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings in Canterbury, Part 2 Evaluation Procedure" [3] draft document prepared by the Engineering Advisory Group on 19 July 2011, and the SESOC guidelines "Practice Note – Design of Conventional Structural Systems Following Canterbury Earthquakes" [5] issued on 21 December 2011.

8.1 Critical Structural Weaknesses

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 a building. No CSWs have been identified.

8.2 Seismic Coefficient Parameters

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;

8.3 Expected Ductility Factors

It is estimated that this building was built in the early 20th century. Timber buildings of this age are expected to exhibit limited ductility. Therefore a structural ductility factor of 2.5 has been used for wall bracing elements.

8.4 Detailed Seismic Assessment Results

A summary of the structural performance of the building is shown in the following table. Note that the values given generally represent the worst performing elements in the building, where these effectively define the building's capacity. Other elements within the building may have significantly greater capacity when compared with the governing elements.

Table 2: Summary of Seismic Performance

Structural Element/System	Failure mode and description of limiting criteria	Critical Structural Weakness and Collapse Hazard	% NBS based on calculated capacity
Walls – Seismic Across	In-plane shear	No	69
Walls – Seismic Along	In-plane shear	No	>100

8.5 Discussion of Results

The seismic capacity of the building is limited by the lack of wall bracing, especially across the building in the north-west end wall. Bracing walls are far apart in the main structure, with up to 12.8m spacing, as well as having limited length which causes them to be overloaded. The building has a calculated seismic capacity of 69% NBS, and is therefore not classified as an earthquake prone building in accordance with NZSEE guidelines.

8.6 Limitations and Assumptions in Results

The observed level of damage suffered by the building was deemed low enough to not affect the capacity. Therefore the analysis and assessment of the building was based on it being in an undamaged state. There may have been damage to the building that was unable to be observed that could cause the capacity of the building to be reduced; therefore the current capacity of the building may be lower than that stated.

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:

a. Simplifications made in the analysis, including boundary conditions such as foundation fixity.
b. Assessments of material strengths based on limited drawings, specifications and site inspections
c. The normal variation in material properties which change from batch to batch.

d. Approximations made in the assessment of the capacity of each element.

9 Summary of Geotechnical Appraisal

Due to a lack of observed ground damage, no specific geotechnical assessment has been undertaken. The seismic site parameter used for the structural analysis was Soil Class Type C, based on geotechnical advice from Opus.

10 Remedial Options

The external end wall and first internal wall towards the north-west end of the building limit the capacity of the building to 69% NBS. If strengthening to 100%NBS is desirable, then these areas would need to be addressed.

11 Conclusions

This building has been assessed to have a seismic capacity of 69% NBS and therefore is not classed as an earthquake prone building. Strengthening of the building could be considered if a capacity of 100% NBS or greater is desired.

12 Recommendations

Due to the building receiving a rating of greater than 67% NBS, strengthening is not required. However, it is recommended that strengthening be considered to the north-western end of the building.

13 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.

14 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.

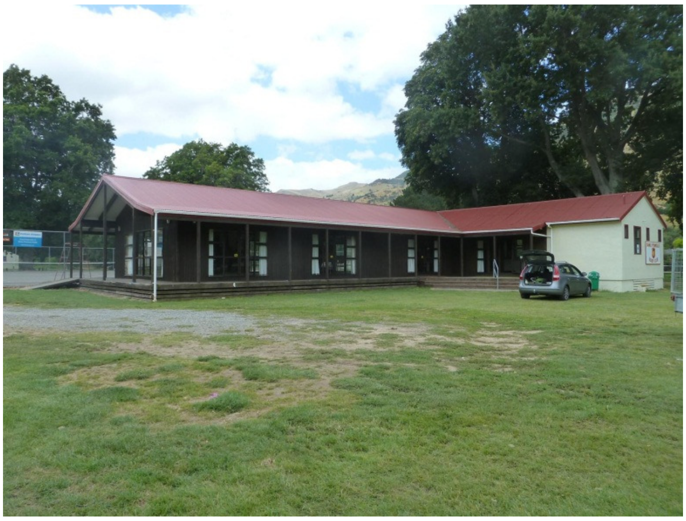
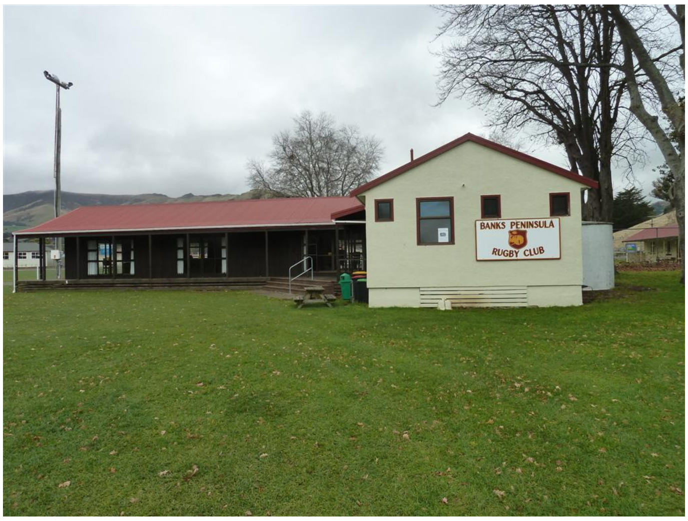
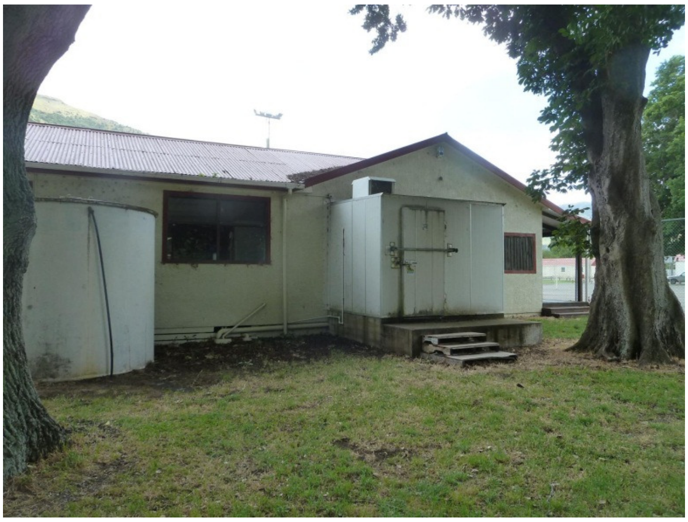
[3] Engineering Advisory Group, Guidance on Detailed Engineering Evaluation of Earthquake Affected Non-residential Buildings in Canterbury, Part 2 Evaluation Procedure, Draft Prepared by the Engineering Advisory Group, Revision 5, 19 July 2011.

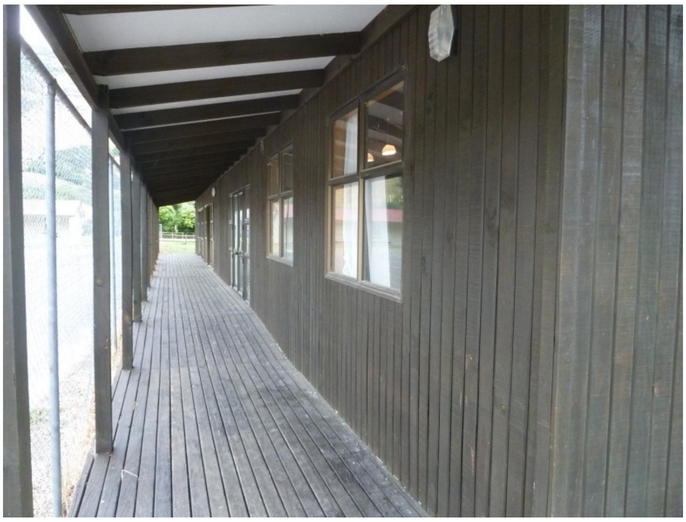
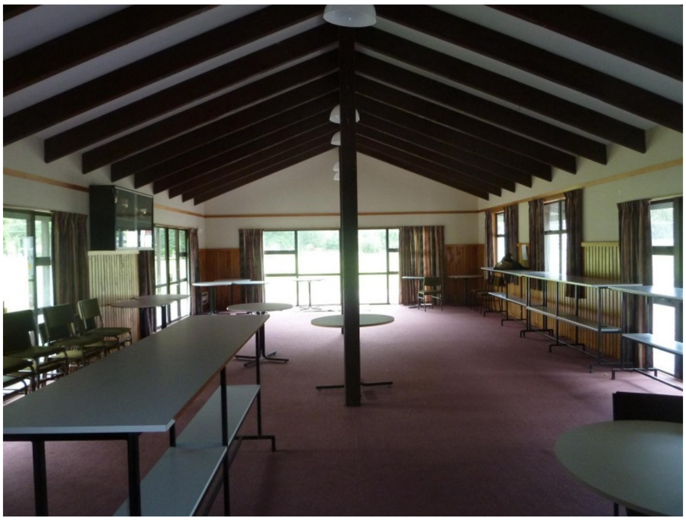
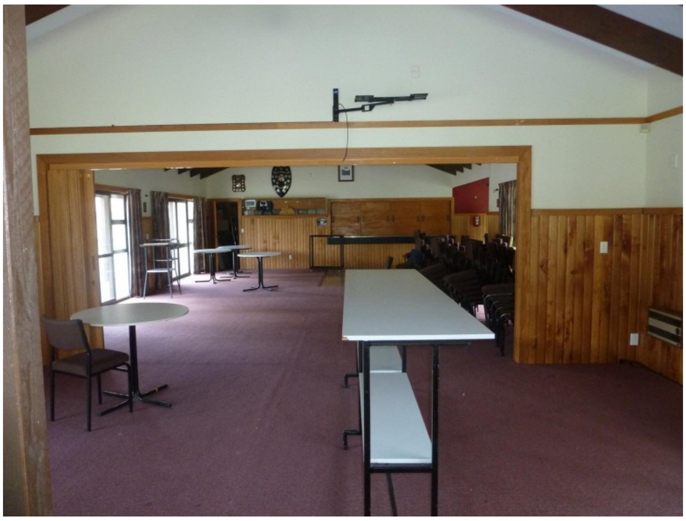
[4] Engineering Advisory Group, *Guidance on Detailed Engineering Evaluation of Non-residential buildings, Part 3 Technical Guidance*, Draft Prepared by the Engineering Advisory Group, 13 December 2011.

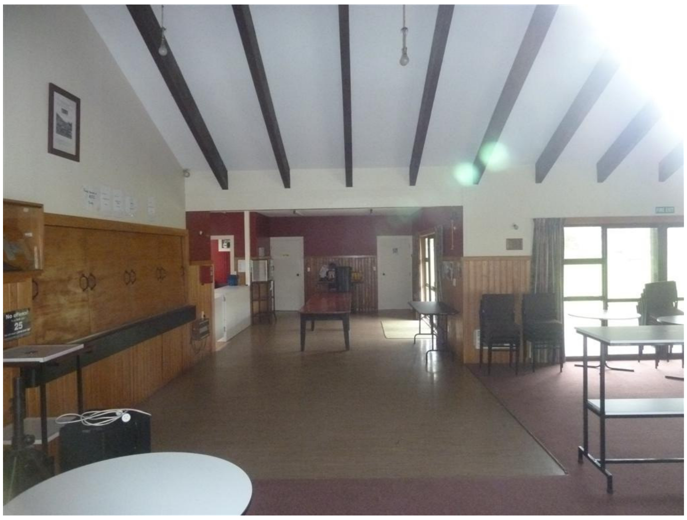
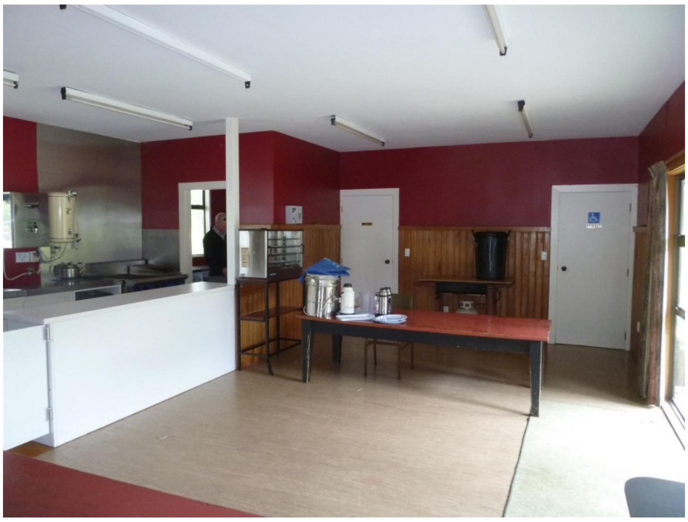
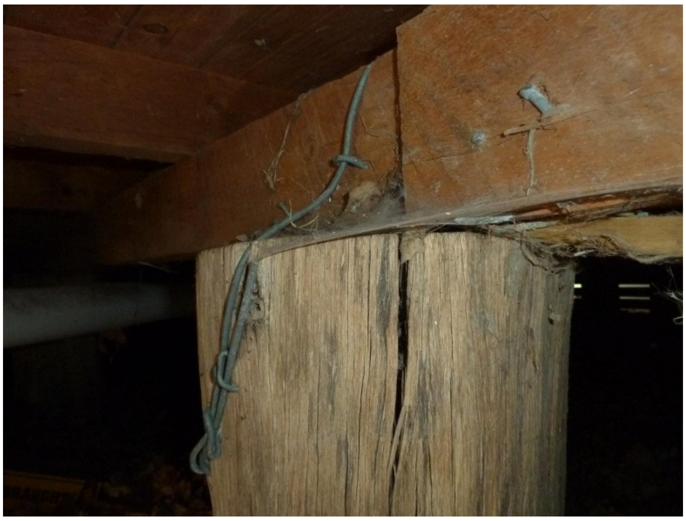
[5] SESOC (2011), Practice Note – Design of Conventional Structural Systems Following Canterbury Earthquakes, Structural Engineering Society of New Zealand, 21 December 2011.

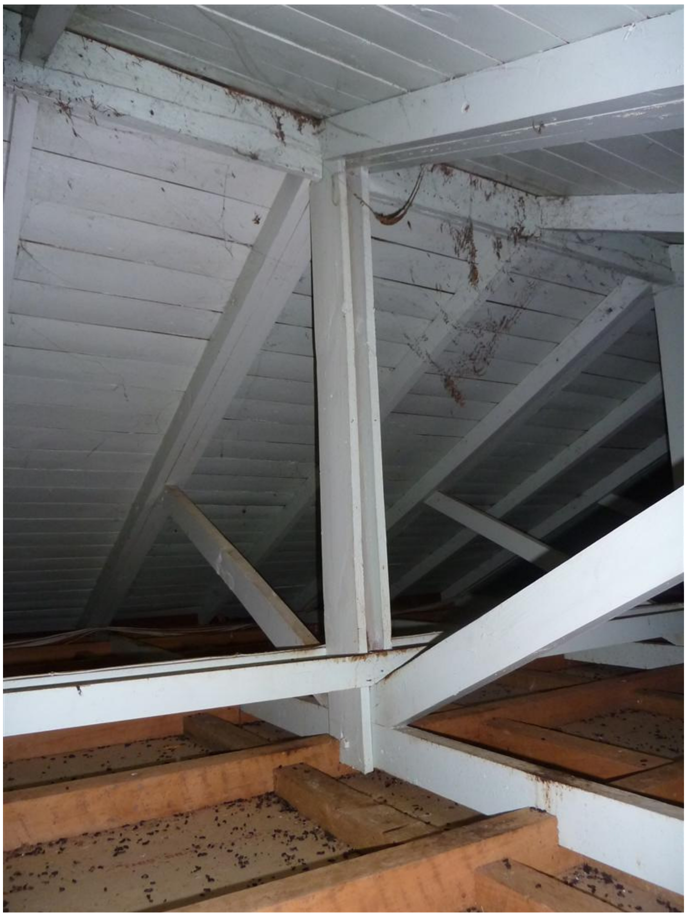
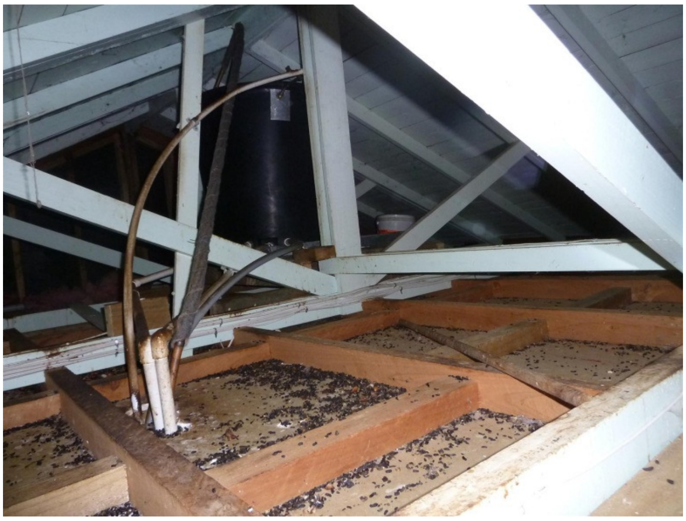
[6] DBH (2012), Guidance for engineers assessing the seismic performance of non-residential and multi-unit residential buildings in greater Christchurch, Department of Building and Housing, June 2012.

Appendix 1 - Photographs

Awa-iti Domain Community Building		
No.	Item description	Photo
1.	External View – West Side	
2.	South west end wall	
3.	South east end wall	

4.	North east side wall	
5.	Internal view of north west end wall	
6.	Internal view of first internal bracing wall from north west end wall	

7.	Main structure to kitchen passage	
8.	Kitchen	
9.	Bearer to timber pile connection	

10.	Timber roof trusses	
11.	Water unit in ceiling	

Appendix 2 – CERA DEE Spreadsheet

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Awa-iti Domain Community Building	Reviewer:	Will Parker
	Unit No: Street	CPEng No:	144116
Building Address:	40 Western Valley Road	Company:	Opus International Consultants
Legal Description:		Company project number:	QUCC1.25
		Company phone number:	03 363 5400
	Degrees Min Sec		
GPS south:	43 45 54.00	Date of submission:	12-Apr-13
GPS east:	172 47 45.00	Inspection Date:	14/06/2012 and 21/01/2013
		Revision:	Final
Building Unique Identifier (CCC):	PRK 3746 BLDG 009 EQ2	Is there a full report with this summary?	yes

Site

Site slope:	flat	Max retaining height (m):	
Soil type:		Soil Profile (if available):	
Site Class (to NZS1170.5):	C		
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):
Ground floor split?	no	Ground floor elevation above ground (m):	0.50
Storeys below ground	0		
Foundation type:	timber piles	if Foundation type is other, describe:	
Building height (m):	2.90	height from ground to level of uppermost seismic mass (for IEP only) (m):	
Floor footprint area (approx):	250		
Age of Building (years):	80	Date of design:	
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):			
Importance level (to NZS1170.5):	IL2		

Gravity Structure

Gravity System:	load bearing walls		
Roof:	timber framed	rafter type, purlin type and cladding	portion of timber trusses
Floors:	timber	joist depth and spacing (mm)	
Beams:			
Columns:			
Walls:			

Lateral load resisting structure

Lateral system along:	lightweight timber framed walls	**Note: Define along and across in detailed report!**		Height = 2.9m typical.
Ductility assumed, μ:	2.50		note typical wall length (m)	
Period along:	0.14	0.00	estimate or calculation?	
Total deflection (ULS) (mm):			estimate or calculation?	
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	
Lateral system across:	lightweight timber framed walls			Height = 2.9m typical.
Ductility assumed, μ:	2.50		note typical wall length (m)	
Period across:	0.14	0.00	estimate or calculation?	
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:	other light	describe	internal sheet, external board and stucco
Roof Cladding:	Metal	describe	corrugated iron
Glazing:	aluminium frames		
Ceilings:			
Services(list):			

Available documentation

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

Damage

Site:
(refer DEE Table 4-2)

Site performance:	No foundation issues or damage noted	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:		notes (if applicable):	
Ground cracks:		notes (if applicable):	
Damage to area:		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?:		Describe:	
Pounding:	Damage?:		Describe:	
Non-structural:	Damage?:		Describe:	

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

Recommendations

	Level of repair/strengthening required:	minor structural	Describe:	Strenthening wall bracing elements
	Building Consent required:	yes	Describe:	
	Interim occupancy recommendations:	full occupancy	Describe:	
Along	Assessed %NBS before e'quakes:	100%	##### %NBS from IEP below	If IEP not used, please detail assessment methodology: Quantitative
	Assessed %NBS after e'quakes:	100%		
Across	Assessed %NBS before e'quakes:	69%	##### %NBS from IEP below	
	Assessed %NBS after e'quakes:	69%		

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