Christchurch City Council

Hornby Domain Toilets
PRK 1575 BLDG 001 EQ2

Detailed Engineering Evaluation

Quantitative Assessment Report

Christchurch City Council

Hornby Domain Toilets

Quantitative Assessment Report

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Summary

Hornby Park Toilets
PRK 1575 BLDG 001 EQ2

Detailed Engineering Evaluation
Quantitative Report - Summary
Final

Background

This is a summary of the quantitative report for the building structure, and is based on the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011, visual inspections on 27 July 2012, measured-up sketch drawings and calculations.

Key Damage Observed

No major damage was identified. There are moderate cracks in the ceiling and external separation wall.

Critical Structural Weaknesses

The external unreinforced concrete block masonry walls of this building support the roof and their seismic capacity under out-of-plane response is assessed as only 58%. Collapse of the external walls would result in collapse of the roof, hence we consider the external walls to be a Critical Structural Weakness (CSW).

Indicative Building Strength

Based on the information available, and from undertaking a quantitative assessment, the building's capacity has been assessed as 58% of the new building standard (NBS).

The external block separation wall has an assessed capacity of 42%NBS and is considered to be a critical structural weakness as it is essentially unfilled and unreinforced. It is recommended that the CCC review access provisions around this wall until the risk has been mitigated.

Recommendations

The following recommendations have been made:

a) Strengthening of the building should be undertaken to increase the overall building capacity to at least 67% NBS.
b) Remedial repair work to ceiling cracks and opened wall joints should be undertaken.
c) Investigations should be undertaken to determine the adequacy of the ceiling diaphragm connection to the block walls.
d) The external separation block wall should be demolished and rebuilt with reinforced masonry.

Contents

1 Introduction

Opus International Consultants Limited has been engaged by Christchurch City Council to undertake a detailed seismic assessment of Hornby Domain Toilets, located at 521 Main South Rd, Islington, 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 Background Information

4.1 Building Description

Figure 2: Location of Hornby Domain Toilets

4.2 General

The Hornby Domain Toilets are a single storey partially reinforced masonry building with a lightweight corrugated iron roof supported by timber framing. The floor is a concrete slab-on-grade with footings likely to be a thickened concrete strip under the walls.

The 7.0m long by 3m wide building is situated on relatively flat ground near the edge of the park. The roof apex height is 2.8m from slab level and the unreinforced block wall height is 2.2m.

The building age is unknown, but the building is expected to have been built after the 1960s.

4.3 Seismic Load Resisting System

Seismic loads are resisted by the concrete block walls acting as shear walls in-plane and as vertically spanning walls out-of-plane. The walls resist seismic out-of-plane loads by spanning between their base fixities and a bond beam/diaphragm ceiling transferring load horizontally to the return walls.

The timber framed roof has a plasterboard lined horizontal ceiling that acts as an effective flexible diaphragm to transfer lateral loads.

There appears to be inadequate vertical wall reinforcing to consider this as a reinforced masonry building, hence we have assessed it mostly as an unreinforced masonry building.

4.4 Survey

A visual inspection and measure-up was carried out on 27 July 2012.

The building had no earthquake rapid assessment placard in place. No lateral displacement of the building was evident except for the joint between the building and an external block separation wall (refer Appendix 1, photos 9 & 10).

No copies of structural drawings have been obtained for the building however the building has been accurately measured. The observations and measurements have been used to confirm the structural systems, to investigate potential critical structural weaknesses (CSW's) wherever possible, and identify details which would require particular attention.

From the cover meter survey vertical bars were identified at wall ends only and horizontal bars were identified at top bond beams. The survey indicated that 20 series concrete blocks were used but was unable to determine the adequacy of vertical reinforcement embedment into the foundations.

4.5 Original Documentation

No construction drawings or design calculations for the structure were located for this building.

5 Structural Damage

The building structure appears to have only suffered minor damage as a result of the recent earthquake events. Separation cracks in the ceiling and opening of the block separation wall joint were observed. However, intrusive investigations and level surveys have not been undertaken.

6 General Observations

Overall the building has performed well under seismic conditions which would be expected for a single storey reinforced concrete masonry building. The building has only minor damage and continues to be fully operational.

Due to the non-intrusive nature of the original survey, some details could not be ascertained such as the connection of the walls to the supporting slab, fixing of ceiling diaphragm to walls.

7 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.

7.1 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.

As the walls of the building are constructed from unreinforced concrete block walls, they are more prone to collapsing due to their low ductility capacity. Collapse of the external walls could result in partial collapse of the roof structure; hence, we consider these walls to be a Critical Structural Weakness (CSW).

7.2 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 D, clause 3.1.3 NZS 1170.5:2004;
- Site hazard factor, Z=0.3, B1/VM1 clause 2.2.14B;
- Return period factor, Ru = 1.0 from Table 3.5, NZS 1170.5:2004, for an Importance

  Level 2 structure with a 50 year design life;
- Structural Ductility Factor, μ_{max} = 1.0

7.3 Quantitative Assessment Methodology

The assessment analysis has been based on assumed material properties for non-grouted, mostly unreinforced, concrete masonry.

The assessment has been carried out considering the total seismic load (roof and wall self-weight inertial seismic load) equally distributed to the reinforced block walls for in-plane and out-of-plane shear and bending, proportional with tributary area for each wall.

For out-of-plane loading walls span vertically between their base and the top bond beam/ ceiling diaphragm. The bond beam/ceiling diaphragm transmits the horizontal seismic reactions to the supporting end walls as in-plane shear loads.

7.4 Assessment

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

Table 2: Summary of Seismic Performance

Structural Element/System	Failure mode or description of limiting criteria based on elastic capacity of critical element.	% NBS based on calculated capacity
Wall in North South direction- Along -W1 Wall in East West direction- Across –W3	Out of plane – URM rocking mode	58 %
Wall in North South direction – Along - W5	In-plane shear & bending	81 %
Walls in East west direction - Across –W14	In-plane shear & bending	>100 %
External separation wall - W15	Out of plane – URM rocking mode	42%

7.5 Discussion of Results

The structure has a calculated capacity of 58%NBS, as limited by the out of plane capacity of the mostly unreinforced masonry walls, and it is defined as a moderate earthquake risk building under the NZSEE classification system.

It has been assumed that, along with the top bond beam, the lined ceiling acts as an adequate flexible diaphragm to distribute induced seismic loads at roof level to masonry walls acting in plane. The adequacy of the diaphragm to wall connections should be investigated further.

We note that the external separation block wall, although not connected to the building, has performed well under seismic conditions, with only some minor opening up of the joint against the buildings external block wall. The out-of-plane capacity of this separation wall is 42% NBS, as limited by the out-of-plane response of unreinforced masonry. It is considered to be a critical structural weakness as it is essentially unfilled and unreinforced.

7.6 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:

a. Simplifications made in the analysis, including foundation fixity, and reinforcement sizes.

b. Assessments of material strengths based on site inspections only,
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.

8 Geotechnical

Due to a lack of observed ground damage, no specific geotechnical assessment has been undertaken for this site. The site parameters used for the structural analysis have been taken as site subsoil class D, based on geotechnical advice.

9 Conclusions

a) The building has a seismic capacity of 58% NBS and is therefore not classed as an earthquake prone building under the NZSEE classification system.

b) The connection between the wall and the ceiling diaphragm requires further investigation to confirm the adequacy.

c) The existing foundations have performed satisfactorily, and no geotechnical testing is required.

d) The external block separation wall has an assessed capacity of 42%NBS and is considered to be a critical structural weakness as it is essentially unfilled and unreinforced. It is recommended that the CCC review access provisions around this wall until the risk has been mitigated.

10 Recommendations

The following recommendations have been made:

a) Strengthening of the building should be undertaken to increase the overall building capacity to at least 67% NBS.
b) Remedial repair work to ceiling cracks and opened wall joints should be undertaken.
c) Investigations should be undertaken to determine the adequacy of the ceiling diaphragm connection to the block walls.
d) The external separation block wall should be demolished and rebuilt with reinforced masonry.

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

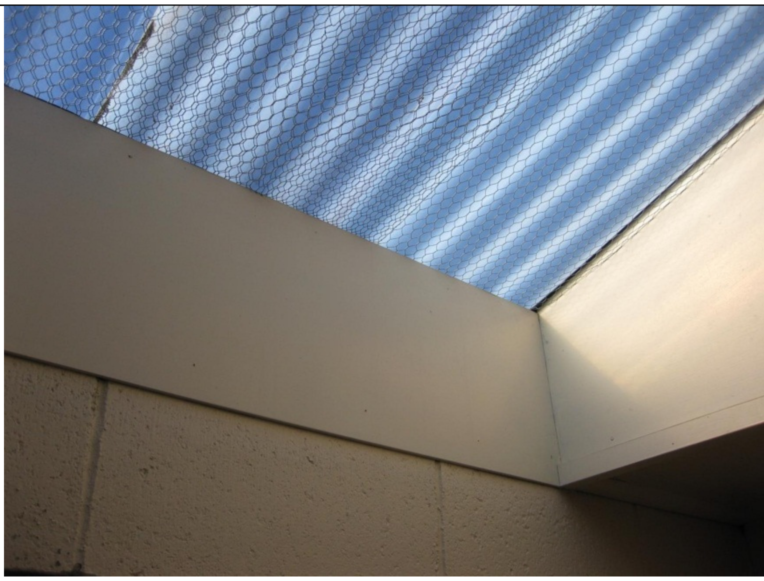
[6] DBH (2012), Guidance for engineers assessing the seismic performance of non-residential and multi-unit residential buildings in greater Christchurch, Department of Building and Housing, June 2012.

Appendix 1 - Photographs

No.	Item description	Photo
General		
1.	**South-east view of building**	
2.	**Rear view of building**	

3.	**Southern view of building**	
4.	**Northern view of building**	

5.	**Ceiling lining**	
6.	**Opening crack in ceiling adjacent block wall**	

7.	**Crack in ceiling lining**	
8.	**Skylight**	

9.	**External separation wall between male and female entries – showing opening of joint**	
10.	**Opening of joint between the external separation wall and building**	

Appendix 2 – CERA DEE Spreadsheet

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Hornby Domain Toilets	Reviewer:	Alistair Boyce
	Unit / No: 521 / Street: Main South Rd , Islington	CPEng No:	209860
Building Address:	521 Main South Rd , Islington	Company:	Opus International Consultants
Legal Description:		Company project number:	QUCC1.80
		Company phone number:	03 363 5400
GPS south:	Degrees 43, Min 32, Sec 47.12	Date of submission:	5-Mar-13
GPS east:	Degrees 172, Min 30, Sec 39.07	Inspection Date:	27-Jul-12
		Revision:	Final
Building Unique Identifier (CCC):	PRK 1575 BLDG 001 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):	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):	
Ground floor split?	no		Ground floor elevation above ground (m):	
Storeys below ground	0			
Foundation type:			if Foundation type is other, describe:	
Building height (m):	2.80		height from ground to level of uppermost seismic mass (for IEP only) (m):	
Floor footprint area (approx):	21			
Age of Building (years):	50		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	
Floors:			
Beams:	none	overall depth x width (mm x mm)	
Columns:			
Walls:	partially filled concrete masonry	thickness (mm)	190

Lateral load resisting structure

Lateral system along:	other (note)	**Note: Define along and across in detailed report!**		Unreinforced & non-grouted blockwall
Ductility assumed, μ:	1.00		describe system	
Period along:	0.13	0.00	estimate or calculation?	estimated
Total deflection (ULS) (mm):			estimate or calculation?	estimated
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	estimated
Lateral system across:	other (note)			Unreinforced & non-grouted blockwall
Ductility assumed, μ:	1.00		describe system	
Period across:	0.13	0.00	estimate or calculation?	estimated
Total deflection (ULS) (mm):			estimate or calculation?	estimated
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	estimated

Separations:

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

Non-structural elements

Stairs:			
Wall cladding:			
Roof Cladding:	Metal	describe	profiled sheet
Glazing:	timber frames		
Ceilings:	plaster, fixed		
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 site disturbance	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?:		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:	none	Describe:	
	Building Consent required:	no	Describe:	
	Interim occupancy recommendations:	full occupancy	Describe:	
Along	Assessed %NBS before e'quakes:	42%	##### %NBS from IEP below	If IEP not used, please detail assessment methodology: Quantitative
	Assessed %NBS after e'quakes:	42%		
Across	Assessed %NBS before e'quakes:	58%	##### %NBS from IEP below	
	Assessed %NBS after e'quakes:	58%		

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