Christchurch City Council

Wainui Community Hall Toilets
BU 3675 002 EQ2

Detailed Engineering Evaluation

Quantitative Assessment Report

Christchurch City Council

Wainui Community Hall Toilets Quantitative Assessment Report

Wainui, Banks Peninsula

Prepared By

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Reference: 6-QUCC1.59
Status: Final

Summary

Wainui Community Hall Toilets
BU 3675 002 EQ2

Detailed Engineering Evaluation
Quantitative Report - Summary
Final

Background

This is a summary of the Quantitative report for the Wainui Community Hall Toilets building, and is based on the Detailed Engineering Evaluation Procedure document (draft) issued by the Structural Advisory Group on 19 July 2011, visual inspections on 23 August 2012, available drawings and calculations.

Key Damage Observed

No seismic damage was identified.

Critical Structural Weaknesses

No critical structural weaknesses have been identified.

Indicative Building Strength

Based on the information available, and from undertaking a quantitative assessment, the building's original capacity has been assessed to be 79% NBS across the building, as limited by the wall lining. The building's post-earthquake capacity is in the order of 79% NBS across the building and 100% NBS along the building.

The building has been assessed to have a seismic capacity of more than 33% NBS and is therefore not classed as earthquake prone.

Contents

1 Introduction

Opus International Consultants Limited has been engaged by Christchurch City Council (CCC) to undertake a detailed seismic assessment of the Wainui Community Hall Toilets building, located at Wainui, Banks Peninsula, 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 qualitative and quantitative procedures detailed in the Detailed Engineering Evaluation Procedure (DEEP) document (draft) issued by the Structural Engineering Society (SESOC) on 19 July 2011.

2 Compliance

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

2.1 Canterbury Earthquake Recovery Authority (CERA)

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

Section 38 – Works

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

Section 51 – Requiring Structural Survey

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

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

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

1. The importance level and occupancy of the building.

2. The placard status and amount of damage.

3. The age and structural type of the building.

4. Consideration of any critical structural weaknesses.

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 Wainui Community Hall Toilets building is a single storey timber framed structure with timber weatherboard cladding, a lightweight monoslope profiled steel roof and a concrete slab foundation.

The building is situated on a flat section adjacent to the Wainui Community Hall. The building is approximately 8.5m long in the north south direction and 2.8m wide in the east west direction. The apex of the roof is approximately 2.6m from the ground and the stud height is 2.2m. The building consists of three sections; the female toilets at the northern end, a storage room in the middle and the male toilets at the southern end of the building. The walls and ceiling have tongue and groove timber lining in the toilets and no lining in the storage room.

The exact building age is unknown, but appears to have been constructed within the last 5 years.

4.2 Gravity Load Resisting System

The roof is a timber framed roof clad in lightweight profiled steel, with the ceiling lined with tongue and groove timber.

The walls are timber framed with a stud height of approximately 2.2m. A section of wall in the male toilets at the south west corner is constructed of reinforced concrete.

The building sits on a concrete slab foundation, with concrete nibs supporting the walls.

4.3 Seismic Load Resisting System

Seismic loads in both principal directions are resisted by the shear walls braced with the tongue and groove wall linings in the toilet rooms, let-in timber bracing in the storage room, and reinforced concrete walls in the south west corner of the male toilet room. The ceiling is lined with tongue and groove boards and is assumed to provide a form of diaphragm action to distribute the lateral loads to the wall bracing elements.

5 Survey

The building currently has a green placard (not issued as part of this inspection).

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

- One architectural sketch of the building completed by Opus International Consultants, titled "Wainui Community Hall Toilets, Construction Drawings, 6/1366/286/8602, Sheet 1, R0".

No copies of the design calculations or structural drawings have been obtained for this building.

6 Damage Assessment

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

7 General Observations

Overall the building has performed well under seismic conditions, which would be expected for a timber framed single storey structure. The building has sustained no visible seismic damage and continues to be fully operational.

Due to the non-intrusive nature of the original survey, many connection details could not be ascertained.

8 Detailed Seismic Assessment

8.1 Critical Structural Weaknesses

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

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

8.2 Seismic Coefficient Parameters

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

- Site soil class D, 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;
- μ_{max} = 1.25 for the tongue and groove wall linings and concrete panel.

8.3 Detailed Seismic Assessment Results

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

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 in the east-west direction i.e. across the building	Bracing capacity of wall linings across the building	No	79%
Walls in the north-south direction i.e. along the building	Bracing capacity of wall linings along the building	No	>100%
Ceiling diaphragm	Capacity of the ceiling lining/diaphragm	No	>100%

8.4 Discussion of Results

The building has a calculated seismic capacity of 79% NBS as limited by the wall lining in the east-west direction. In the north-south direction the building has a seismic capacity of >100% NBS. As the seismic capacity of the building is above 67% NBS it is classed as a low risk building.

It has been assumed that the tongue and groove ceiling lining acts as a diaphragm in accordance with NZSEE guidelines.

8.5 Limitations and Assumptions in Results

Onsite observations did not identify any damage deemed severe enough to affect the capacity of the building. Consequently, the analysis and assessment is based on an assessment of the building in its undamaged state. There may have been damage to the building that was unable to be observed during the assessment that could cause the capacity of the building to be reduced; therefore the current capacity of the building maybe 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:

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

9 Geotechnical Assessment

9.1 Regional Geology

The published geological map of the area, (Geology of the Christchurch Area 1:250,000, Forsyth, Barrell and Jongens, 2008) indicates the site is located on highly variable rock or soil debris in slump, slide or flow deposits.

9.2 Peak Ground Acceleration

Interpolation of United States Geological Survey (USGS) Shakemap: South Island of New Zealand (22 Feb, 2011) indicates that this location has likely experienced a horizontal Peak Ground Acceleration (PGA) of approximately 0.05g to 0.1 g during the 22nd February 2011 Earthquake. Estimated PGA's have been cross checked with Geonets' Modified Mercalli intensity scale observations.

9.3 Expected Ground Conditions

No relevant site investigation data is available from Environment Canterbury database in the vicinity of this building.

9.4 Site Observations

The building was inspected by Opus Structural Engineers on the 19th January 2012. The following observations were made from site notes and photographs.

- The toilet building is located on flat land, with the sea located approximately 70m east of the building.
- The toilet building is founded on a concrete slab foundation.
- Some ground movement may have occurred adjacent to the front steps of the hall. There is no evidence of liquefaction in the vicinity of the building.

9.5 Conclusions and Discussion

The existing foundations appear to have performed satisfactorily in the recent seismic event. No liquefaction movement has been observed on site. Due to the adequate performance of the building and the anticipated ground conditions, no further geotechnical investigations are recommended at this site.

10 Conclusions

(a) The building has a seismic capacity of 79% NBS, as limited by the bracing capacity of the timber wall linings, and is therefore not classed as earthquake prone.

(b) The existing foundations have performed satisfactorily, and no further geotechnical testing is required.

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

11 Limitations

(a) This report is based on an inspection of the structure with a focus on the damage sustained from the 22 February 2011 Canterbury Earthquake and aftershocks only. Some non-structural damage is mentioned but this is not intended to be a comprehensive list of non-structural items.

(b) Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at the time.

(c) This report is prepared for the CCC to assist with assessing remedial works required for council buildings and facilities. It is not intended for any other party or purpose.

12 References

[1] NZS 1170.5: 2004, *Structural design actions, Part 5 Earthquake actions,* Standards New Zealand.

[2] NZSEE: 2006, *Assessment and improvement of the structural performance of buildings in earthquakes,* New Zealand Society for Earthquake Engineering.

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

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

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

Appendix A – Photographs

Photo 1: View of the eastern elevation of the toilet block

Photo 2: View of the western elevation of the toilet block

Photo 3: View of a let-in timber brace in the storage room

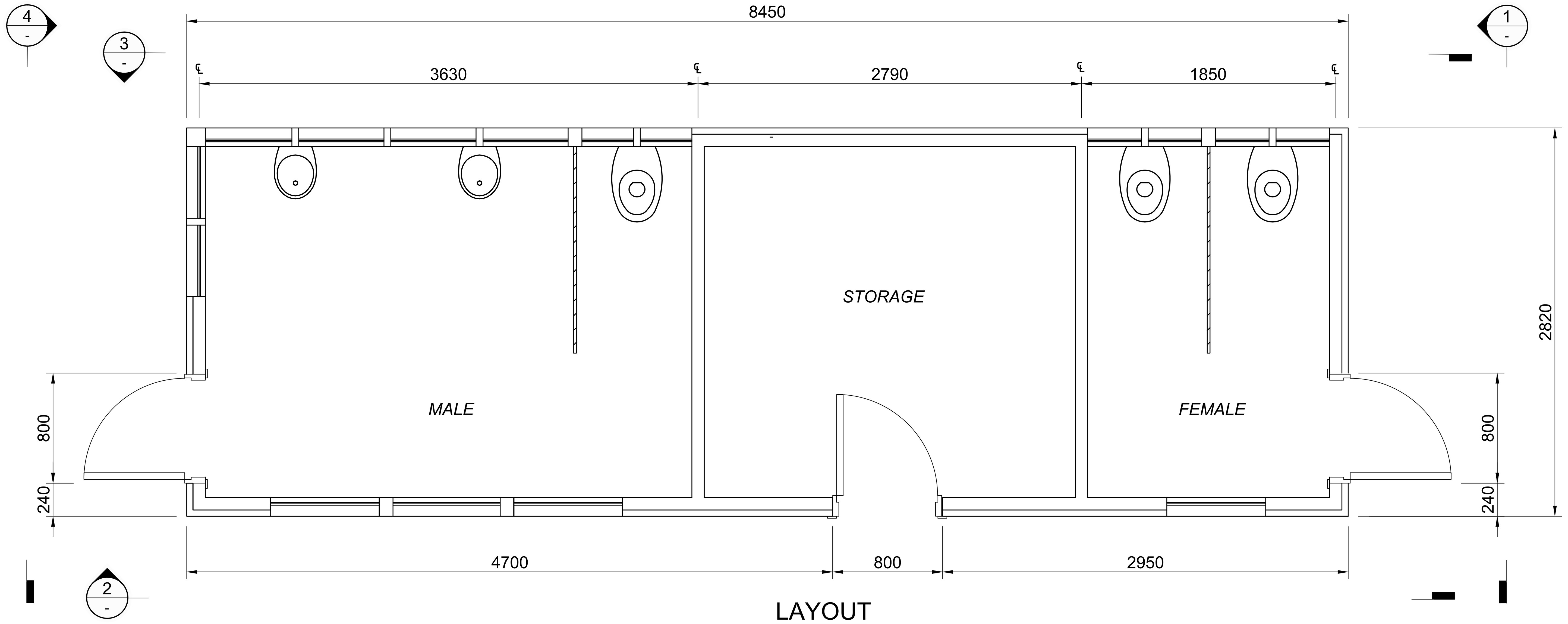
Photo 4: View western wall in the storage room

Photo 5: View of the wall and ceiling linings in the female toilets

Photo 6: View of the south west corner in the male toilets

Photo 7: View of northern wall in the male toilets

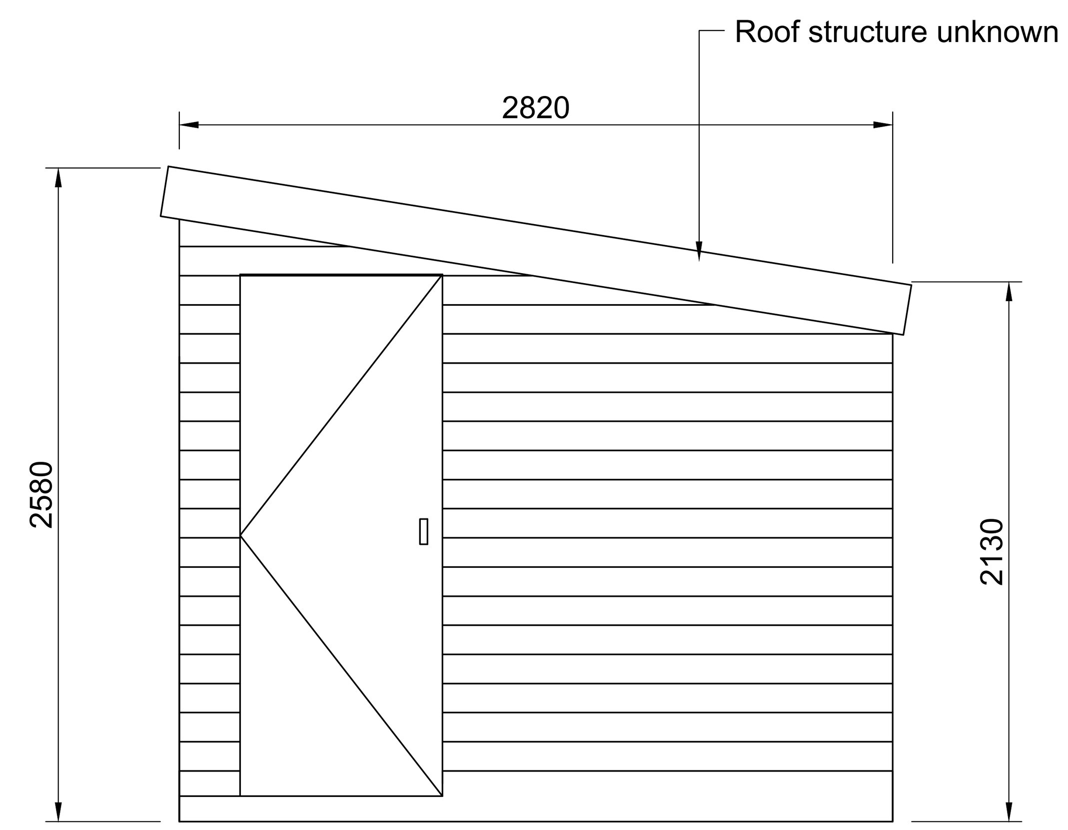
Appendix B – Floor Plan



LAYOUT
Scale: 1:25

FRONT VIEW
NTS

BACK VIEW
NTS



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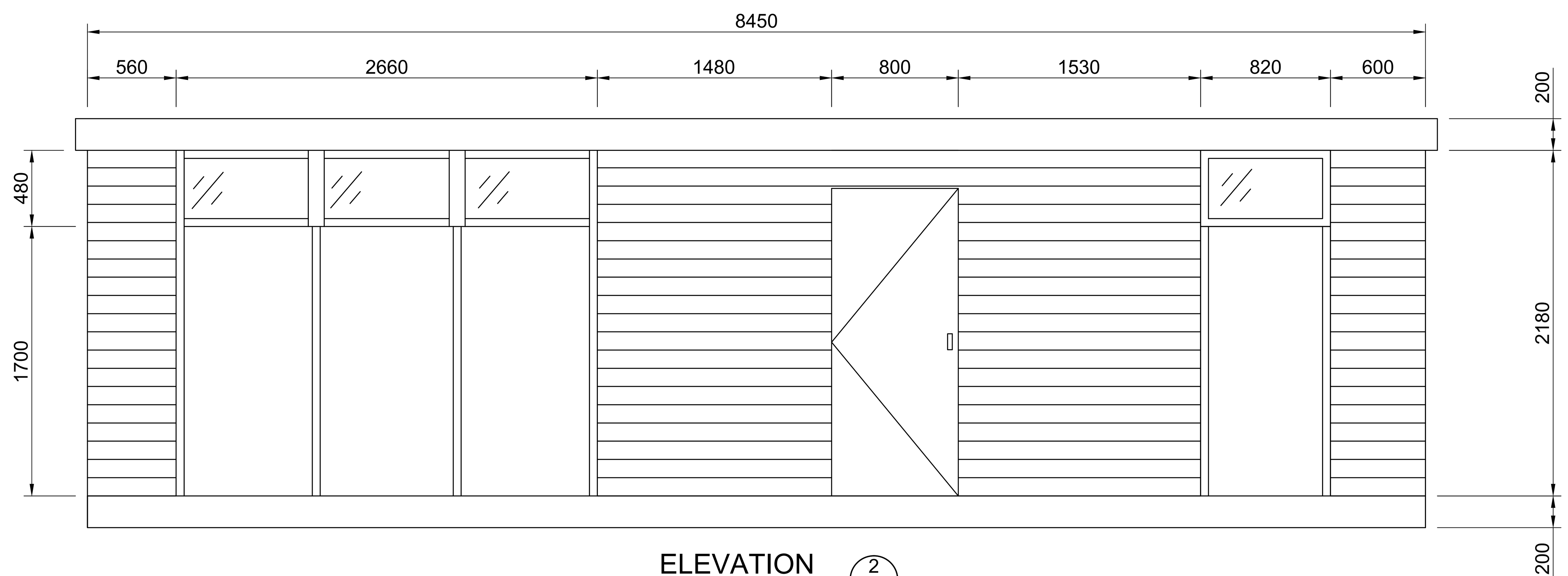
Scale: 1:25



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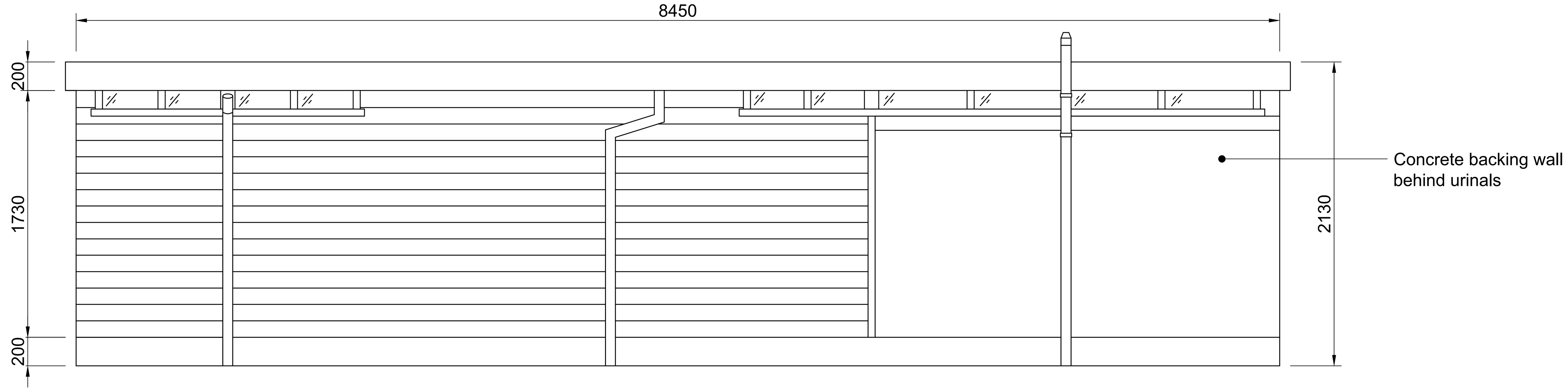
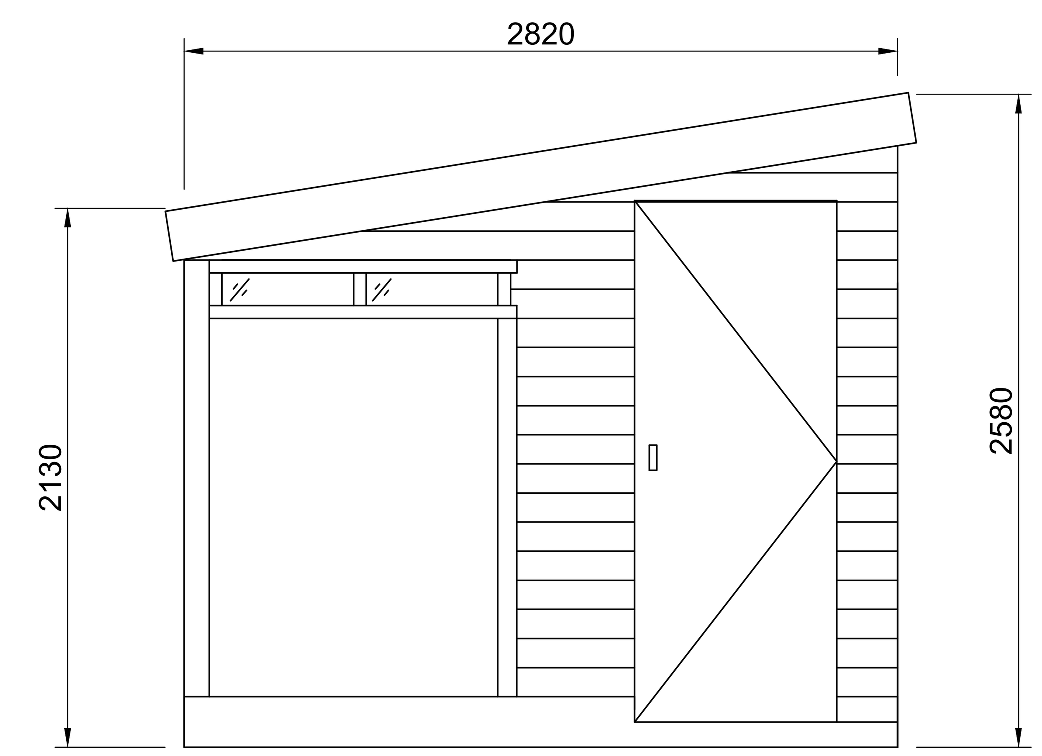


ELEVATION 3
Scale: 1:25



ELEVATION 4
Scale: 1:25

Revision	Amendment	Approved	Revision Date

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Drawn	Designed	Approved	Revision Date
DMF			

Project
Christchurch City Council
Wainui Main Road, Wainui
Wainui Community Hall Toilets

Sheet
Construction Drawings

Project No.	Scale	Drawing No.	Sheet. No.	Revision
QUCC1.40	As Shown @ A1	6/1366/286/8602	1	R0

1:25 @ A1 / 1:50 @ A3 — 0 400 800 1200 1600 2000 2400 mm

Original Sheet Size A1 [841x594] Plot Date 31/08/12 @ 14:04 p:\projects\6-quake.01\ccc_libraries-comm centres-serv centres etc\wainui community hall\toilets\drawing\wainui community hall toilets.dwg - 1R0

Appendix C – CERA DEE Spreadsheet

Detailed Engineering Evaluation Summary Data V1.11

Location

Building Name:	Wainui Community Hall Toilets	Reviewer:	John Newall
	Unit No: Street	CPEng No:	1018146
Building Address:	Wainui	Company:	Opus International Consultants
Legal Description:		Company project number:	6-QUCC1.59
		Company phone number:	03 363 5400
	Degrees / Min / Sec		
GPS south:	43 / 49 / 3.70	Date of submission:	5/02/2013
GPS east:	172 / 54 / 8.75	Inspection Date:	19/01/2012
		Revision:	Final
Building Unique Identifier (CCC):	BU 3675-002 EQ2	Is there a full report with this summary?	yes

Site

Site slope:	flat	Max retaining height (m):	0
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):	5.00

Building

No. of storeys above ground:	1	single storey = 1	Ground floor elevation (Absolute) (m):	5.00
Ground floor split?	no		Ground floor elevation above ground (m):	0.10
Storeys below ground	0			
Foundation type:	mat slab		if Foundation type is other, describe:	
Building height (m):	2.60		height from ground to level of uppermost seismic mass (for IEP only) (m):	
Floor footprint area (approx):	24			
Age of Building (years):	5		Date of design:	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):				
Importance level (to NZS1170.5):	IL2			

Gravity Structure

Gravity System:	load bearing walls		
Roof:	timber framed	rafter type, purlin type and cladding	Corrugated iron cladding
Floors:	concrete flat slab	slab thickness (mm)	
Beams:	timber	type	
Columns:	timber	typical dimensions (mm x mm)	
Walls:			

Lateral load resisting structure

Lateral system along:	lightweight timber framed walls	**Note: Define along and across in detailed report!**	note typical wall length (m)	2
Ductility assumed, μ:	1.25			
Period along:	0.40	0.00	estimate or calculation?	estimated
Total deflection (ULS) (mm):			estimate or calculation?	
maximum interstorey deflection (ULS) (mm):			estimate or calculation?	
Lateral system across:	lightweight timber framed walls		note typical wall length (m)	1.5
Ductility assumed, μ:	1.25			
Period across:	0.40	0.00	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:	other light	describe	Timber weatherboard
Roof Cladding:	Metal	describe	
Glazing:	timber frames		
Ceilings:	strapped or direct fixed		Tongue and groove timber
Services(list):			

Available documentation

Architectural	partial	original designer name/date	Opus International / 31-08-12
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:		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:	green		
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?:	no	Describe:	

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

Recommendations

	Level of repair/strengthening required:	none	Describe:	
	Building Consent required:	yes	Describe:	
	Interim occupancy recommendations:	full occupancy	Describe:	
Along	Assessed %NBS before:	100% ##### %NBS from IEP below	If IEP not used, please detail assessment methodology:	
	Assessed %NBS after:	100%		
Across	Assessed %NBS before:	79% ##### %NBS from IEP below		
	Assessed %NBS after:	79%		

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