Executive summary

We have now completed an Initial Seismic Assessment (ISA) of the building at 6 Britannia Street, Petone using the Initial Evaluation Procedure (IEP). The assessment was carried out after completing a site visit and inspection of building consent documentation.

6 Britannia Street was built in 1890's as a residential house. The building is of light timber framed construction. The building is currently used as a community centre housing community facilities such as the Citizens Advice Bureau. This building has been subject to an Initial Seismic Assessment (ISA).

The building was found to have a potential compliance of 45% (IL2) of a new building built to current standards (NBS). The performance of this building is limited by its age and the lower seismic loading standards at construction.

As the potential performance is more than 33% NBS ***this building should not be considered as potentially Earthquake Prone.***

Although this building has a NBS rating of 45%, the risk to human life is not necessarily high. The rating in this case represents greater damage to the building, as opposed to increased risk to human life. The building is well configured, with a large number of internal walls, able to resist lateral loads, regularly spread throughout the building at both levels. 6 Britannia Street has been well maintained with no major structural alterations reducing the strength of the structure. The total removal of the brick chimneys indicates that thought towards reducing the effect of an earthquake.

The ISA is considered to provide a relatively quick, high-level and qualitative measure of the building's performance but is harsh on older timber structures due to the lack of seismic considerations during design of the building. However, while not designed for the purpose, the buildings walls are multiple layers thick and act as bracing to resist the horizontal loads an earthquake may apply. The walls are original and are well distributed around the structure to provide bracing throughout the building.

A more reliable result will be obtained from a Detailed Seismic Assessment (DSA) and is recommended for this building. A DSA could find Critical Structural Weaknesses (CSWs) not identified from the IEP, or it could find potential CSWs have been addressed in the design of the building as well as investigating the role of the walls as bracing for seismic events..

This report is subject to, and must be read in conjunction with, the limitations set out in section 1.4 and the assumptions and qualifications contained throughout the Report.

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1. Introduction

1.1 Purpose of this report

This assessment has been carried out at the request of the building owner, Hutt City Council, as part of their program of seismic assessments of community facilities.

1.2 Assesment Methodology

The IEP procedure was developed in 2006 by the New Zealand Society for Earthquake Engineering (NZSEE) and updated in 2013 to reflect experience with its application and as a result of experience in the Canterbury earthquakes. It is a tool to assign a percentage of New Building Standard (%NBS) score and associated grade to a building as part of an initial seismic assessment of existing buildings.

The IEP enables territorial authorities, building owners and managers to review their building stock as part of an overall risk management process.

Characteristics and limitations of the IEP include:

- An IEP assessment is primarily concerned with life safety. It does not consider the susceptibility of the building to damage, and therefore to economic losses.
- It tends to be somewhat conservative, identifying some buildings as earthquake prone, or having a lower %NBS score, which subsequent detailed investigation may indicate is less than actual performance. However, there will be exceptions, particularly when potential critical structural weaknesses (CSWs) are present that have not been recognised from the level of investigation employed.
- An IEP can be undertaken with variable levels of available information: e.g. exterior only inspection, structural drawings available or not, interior inspection, etc. The more information available, the more representative the IEP result is likely to be. The IEP records the information that has formed the basis of the assessment and consideration of this is important when determining the likely reliability of the result.
- It is an initial, first-stage review. Buildings or specific issues which the IEP process flags as being problematic or as potentially critical structural weaknesses need further detailed investigation and evaluation. A Detailed Seismic Assessment is recommended if the seismic status of a building is critical to any decision making.
- The IEP assumes that buildings have been designed and built in accordance with the building standard and good practice current at the time. In some instances, a building may include design features ahead of its time, leading to better than predicted performance. Conversely, some unidentified design or construction issues not picked up by the IEP process may result in the building performing not as well as predicted.
- It is a largely qualitative process, and should be undertaken or overseen by an experienced engineer. It involves considerable knowledge of the earthquake behaviour of buildings, and judgement as to key attributes and their effect on building performance. Consequently, it is possible that the %NBS derived for a building by independent experienced engineers may differ.
- An IEP may over-penalise some apparently critical features which could have been satisfactorily taken into account in the design.

- An IEP does not take into account the seismic performance of non-structural items such as ceilings, plant, services or general glazing that are not considered to present a significant life safety hazard.

Experience to date is that the IEP is a useful tool to identify potential issues and expected overall performance of a building in an earthquake. However, the process and the associated %NBS and grade should be considered as only indicative of the building's compliance with current code requirements. A detailed investigation and analysis of the building will typically be required to provide a definitive assessment.

An IEP score above 34%NBS should be considered sufficient to classify the building as not potentially earthquake prone. However, if further information comes available reassessment may be required.

Council Policies and Earthquake Prone Buildings (EPB)

Changes to the Local Government Act and the Building Act in 2004 have resulted in all Local Authorities being required to adopt a policy on earthquake prone buildings. The Hutt City Council has formulated a policy. Subsequently, the HCC is making an assessment of essentially all non-residential buildings in the area. This has produced a list of buildings that might be considered earthquake prone.

The Building Act and its provisions for Earthquake Prone Buildings have been revised in April 2016 and enacted in July 2107. Some of the changes include nationalizing the policies to reduce regional variation and to create a distinction between different building types. The current time frame for assessment of building in the HCC area is 12 months based on the new legislation come into force on 1 July 2017.

1.3 Scope and limitations

This report: has been prepared by [redacted] for Hutt City Council and *may only be used and relied on by Hutt City Council for the purpose agreed between [redacted] and the Hutt City Council as set out in section 1 of this report.*

[redacted] otherwise disclaims responsibility to any person other than Hutt City Council arising in connection with this report. [redacted] also excludes implied warranties and conditions, to the extent legally permissible.

The services undertaken by [redacted] in connection with preparing this report were limited to those specifically detailed in the report and are subject to the scope limitations set out in the report.

The opinions, conclusions and any recommendations in this report are based on conditions encountered and information reviewed at the date of preparation of the report. [redacted] has no responsibility or obligation to update this report to account for events or changes occurring subsequent to the date that the report was prepared.

The opinions, conclusions and any recommendations in this report are based on assumptions made by [redacted] described in this report. [redacted] disclaims liability arising from any of the assumptions being incorrect.

[redacted] has prepared this report on the basis of information provided by Hutt City Council and others who provided information to [redacted] (including Government authorities)], which [redacted] has not independently verified or checked beyond the agreed scope of work. [redacted] does not accept liability in connection with such unverified information, including errors and omissions in the report which were caused by errors or omissions in that information.

The opinions, conclusions and any recommendations in this report are based on information obtained from, and testing undertaken at or in connection with, specific sample points. Site conditions at other parts of the site may be different from the site conditions found at the specific sample points.

Investigations undertaken in respect of this report are constrained by the particular site conditions, such as the location of buildings, services and vegetation. As a result, not all relevant site features and conditions may have been identified in this report.

Site conditions (including the presence of hazardous substances and/or site contamination) may change after the date of this Report. [redacted] does not accept responsibility arising from, or in connection with, any change to the site conditions. [redacted] is also not responsible for updating this report if the site conditions change.

2. Building History

2.1 Reference Documents

At your request, we have inspected the plans and available records for these buildings, visited the site, and carried out an assessment for the earthquake risk aspects.

The information we have used for our IEP assessment includes:

- Structural drawings – 1937 renovation plan
- Exterior & interior inspection
- GNS Wellington Region Site Subsoil Maps

Buildings on the site are as identified below:

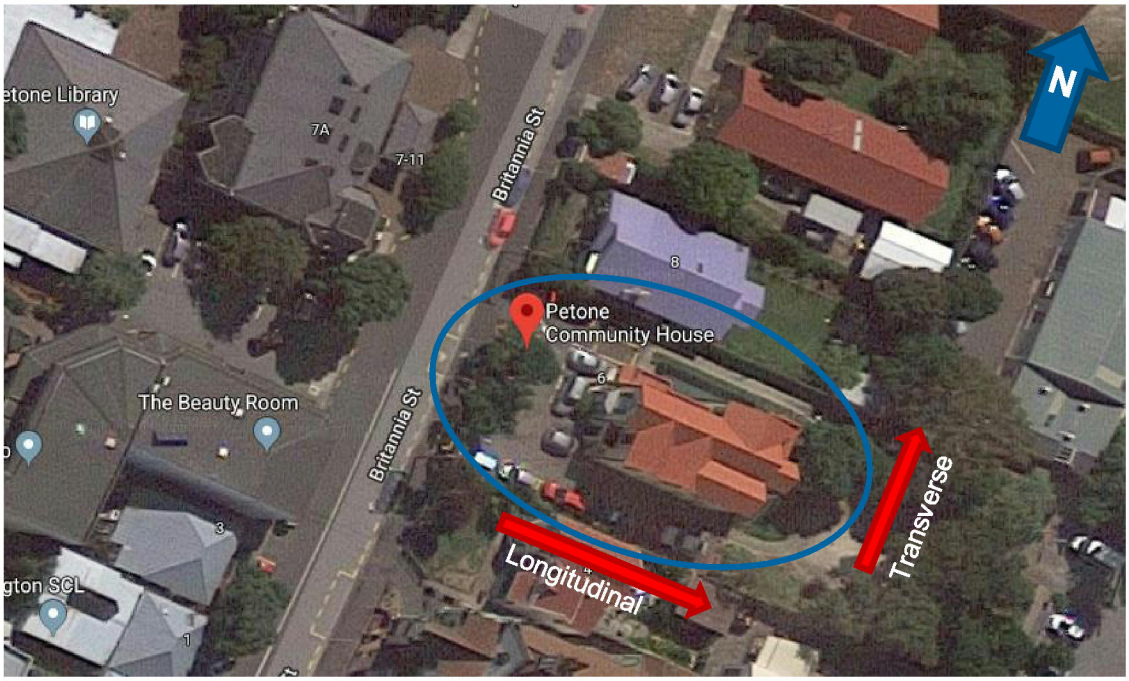


Figure 1 Location of Petone Community House

2.2 Structural System

6 Britannia Street was built in 1895 and altered in 1937. The building is 2 storey light timber framed construction. Ground level timber framed additions to the building were added in 1937 (Figure 2).

Generally, both the interior and exterior of the Petone Community House appears to be in relatively good condition for its age (Figure 3 & 5). The roof is cladded in corrugated iron with timber sarking and a series of ridges in place in the roof cavity (Figure 4). The building has been well maintained with refurbished plaster ceilings of varying ages and walls relined with plasterboard. The walls are timber framed with the original board lining in places and plasterboard lining over top (Figure 6). The floor is timber framed with tongue and groove floorboards (Figure 7). The exterior paintwork had been refurbished on numerous occasions. The structure was releveled and re-piled in 1993 and shows some undulation. All chimneys have been removed from all spaces inspected.

This system is summarised further in Appendix 1 – structural system

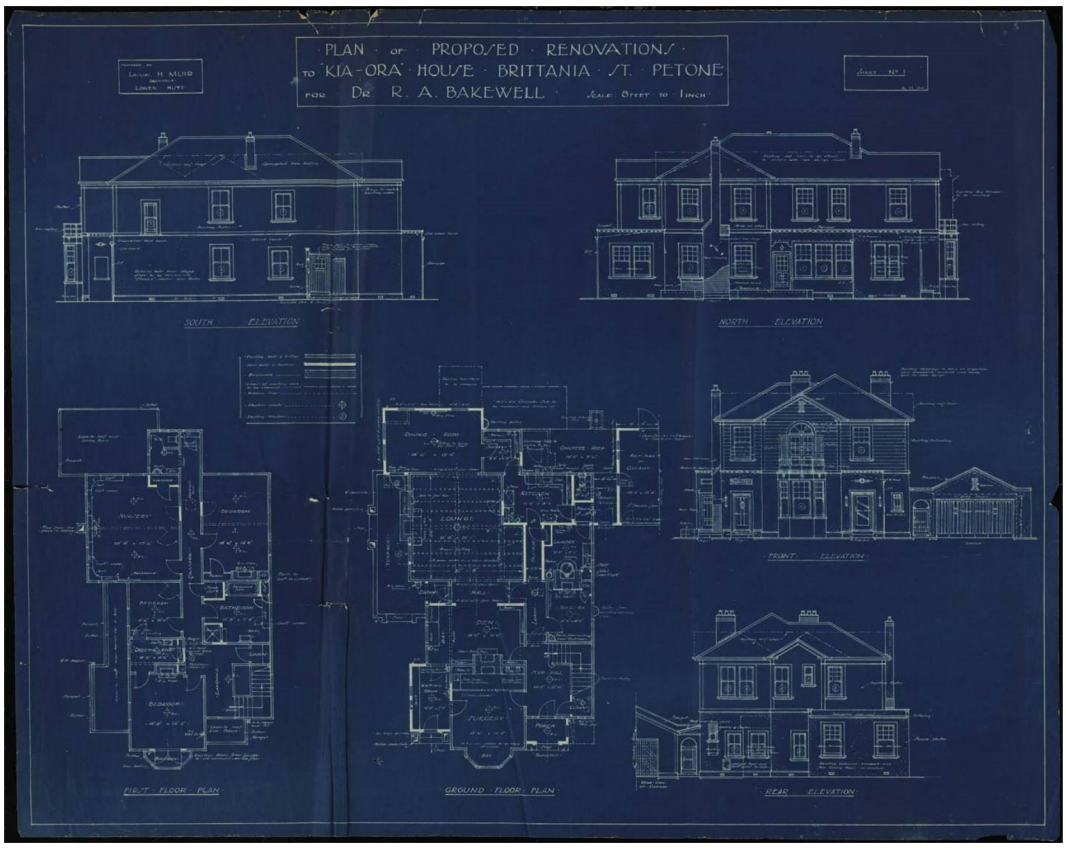


Figure 2: Plans of addition (1937)

Figure 3: Front view of Petone Community House

Figure 4 Sarking and ridges of roof

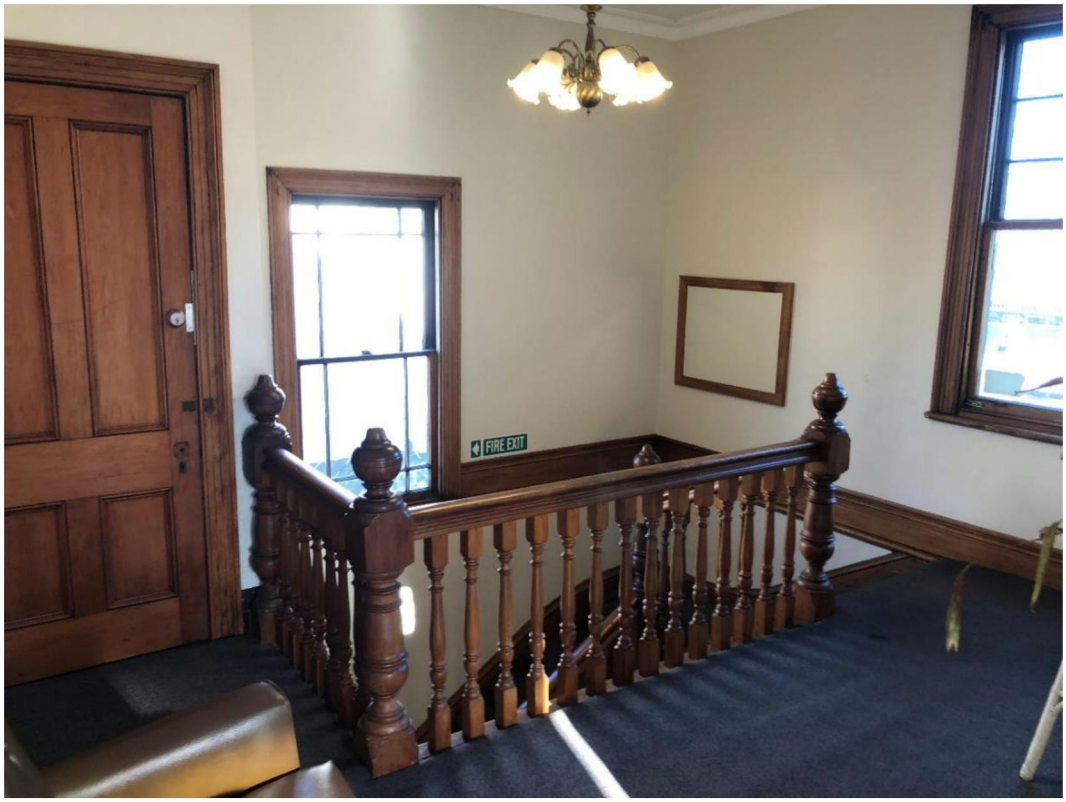


Figure 5: Interior view

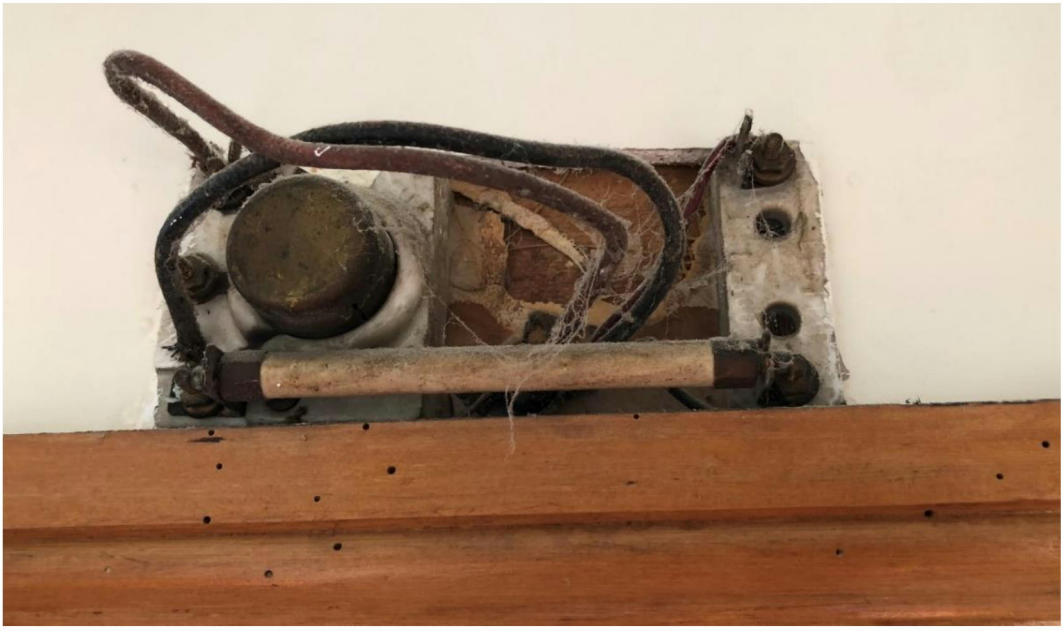


Figure 6: View of layers of wall

Figure 7: Original floorboards

2.3 Lateral Load Resisting System

The light timber construction of the building is beneficial as it reduces the horizontal loads an earthquake can apply on the building.

This building carries the horizontal loads through the timber-framed walls and into the foundation piles. The timber frame is lined with timber board that is in turn lined with plasterboard, which creates a brace to resist the horizontal forces of an earthquake.

The structure also contains the majority of its original walls, which are well distributed around the building and can resist the horizontal loads.

2.4 Vulnerabilities

No observed vulnerabilities.

3. Assessment Calculations

3.1 Calculation Summary

The key assumptions made during our assessment are shown in Table 1 Refer also to the attached IEP assessment.

Table 1 – IEP Parameters and Assumptions

IEP Item	Assumption	Justification
Date of building Design	1890's	The Victorian building style refers to the period (1850-1910). Photo of building on site states "circa 1895"
Subsoil Type	D	Based on GNS Wellington Region Site Subsoil Maps
Ductility of structure	2.0	Pre-1935 timber frame construction in both transverse and longitudinal directions.
Plan irregularity factor, A	1.0 (Both. dir.)	No irregularity observed.
Vertical irregularity factor, B	1.0 (Both dir.)	No irregularity observed.
Short columns factor, C	1.0 (Both dir.)	N/A
Pounding factor, D	1.0 (Both dir.)	Refer to IEP report for further details.
Site characteristic	Insignificant	GNS Wellington Region Liquefaction Map shows a high/very high liquefaction risk for this site. The building is considered as a resiliant type for a liquefaction event, as it is a two-storey timber frame.
F factor	2.0 (Both dir.)	The building is a two-storey building of light-weight materials construction. The timber frame is well detailed, and in relatively good condition for its age. The building was re-piled in 1980 and re-piled and relevelled in 1993. All chimneys have been fully removed

Our IEP assessment of this building indicates it can achieve **45% NBS** in both the longitudinal and transverse direction. The IEP assessment of the building therefore indicates an overall score of **45% NBS**, corresponding to **a Grade C building** as defined by the New Zealand Society for Earthquake Engineering building grading scheme.

This is above the threshold for earthquake prone buildings (34%NBS) but below the threshold for earthquake risk buildings (67%NBS) as recommended by the NZSEE. The key assumptions made during our assessment are shown in Table 1. Refer also to the attached IEP assessment.

3.2 IEP Grades and Relative Risk

Table 1 taken from the NZSEE Guidelines provides the basis of a proposed grading system for existing buildings, as one way of interpreting the %NBS building score. It can be seen that occupants in Earthquake Prone buildings (less than 34%NBS) are exposed to more than 10 times the risk that they would be in a similar new building. For buildings that are Earthquake Risk (less than 67%NBS), but not Earthquake Prone, the risk is at least 5 times greater than that of an equivalent new building. Broad descriptions of the life-safety risk can be assigned to the building grades as shown in Table 2.

Table 2: Relative Earthquake Risk

Building Grade	Percentage of New Building Standard (*%NBS*)	Approx. Risk Relative to a New Building	Life-safety Risk Description
A+	>100	<1	low risk
A	80 to 100	1 to 2 times	low risk
B	67 to 79	2 to 5 times	low or medium risk
C	34 to 66	5 to 10 times	medium risk
D	20 to 33	10 to 25 times	high risk
E	<20	more than 25 times	very high risk

This building has been classified by the IEP as a **grade C building** and is therefore considered to be a **medium risk structure.**

The New Zealand Society for Earthquake Engineering (which provides authoritative advice to the legislation makers, and should be considered to represent the consensus view of New Zealand structural engineers) classifies a buildings achieving greater than 67%NBS as "Low Risk", and having "Acceptable (improvement may be desirable)" building structural performance.

3.3 Seismic Restraint of Non-Structural Items

During an earthquake, the safety of people can be put at risk due to non-structural items falling on them. These items should be adequately seismically restrained, where possible, to the NZS 4219:2009 "The Seismic Performance of Engineering Systems in Buildings".

An assessment has not been made of the bracing of the ceilings, in-ceiling ducting, services and plant. We have also not checked whether tall or heavy furniture has been seismically restrained or not. These issues are outside the scope of this initial assessment but could be the subject of another investigation.

4. Recommendations

The completed assessment gives a %NBS of >33 % and therefore, the ***building should not be classed as potentially earthquake prone.***

Although this building has a NBS rating of 45%, the risk to human life is not necessarily high. The rating in this case represents greater damage to the building, as opposed to increased risk to human life. The building has been well maintained with no major structural alterations reducing the strength of the structure. The total removal of the chimneys indicates that thought has been applied to reduce the effect of an earthquake.

The ISA is considered to provide a relatively quick, high-level and qualitative measure of the building's performance but is harsh on older timber structures due to the lack of seismic considerations during design of the building. However, while not designed for the purpose, the buildings walls are multiple layers thick and act as bracing to resist the horizontal loads an earthquake may apply. The walls are original and are well distributed around the structure to provide bracing throughout the building.

In order to confirm the seismic performance of this building with more reliability you may wish to request a DSA. A DSA would investigate the role of the walls in resisting earthquake loads but may also investigate other potential weaknesses that may not have been considered in the initial seismic assessment.

We trust this satisfies your requirements at this stage, however please contact the undersigned should you require any further information.

Appendices

Appendix A – Structural System Summary

Table 3 - Assessment Information

Assessment Information	
Consulting Practice	[redacted]
CPEng Responsible, including: • Name • CPEng number • A statement of suitable skills and experience in the seismic assessment of existing buildings[1]	
Documentation reviewed, including: • date/ version of drawings/ calculations[2] • previous seismic assessments	• Drawings and specifications of alteration work dated 1937 • Drawings and calculations of re-piling work dated 1993
Geotechnical Report(s)	Site subsoil type D is based on GNS Wellington Region Site Subsoil Maps
Date(s) Building Inspected and extent of inspection	Date of initial seismic assessment inspection: 23/05/2019 Inspection included exterior, interior, without removal of linings.
Description of any structural testing undertaken and results summary	N/A
Previous Assessment Reports	N/A
Other Relevant Information	N/A

[1] This should include reference to the engineer's Practice Field being in Structural Engineering, and commentary on experience in seismic assessment and recent relevant training

[2] Or justification of assumptions if no drawings were able to be obtained

Table 4 – Structural System Summary

Number of Storeys	2 storeys
Gross Floor Area (m^2)	Approx. 400 m^2
Year of Design (approximate)	Approx 1895, drawings available from 1937
Current use	Community House
Importance Level (IL)	IL2 • The building is a public building but not a public assembly building. • The building is not designated as post-disaster
Structural Alterations	Additions to the ground floor of the structure were added in 1937.
Basement	None
Gravity Load Resisting System	Timber frame
Lateral Load Resisting System	The lateral loads from the roof and floor self-weight are transferred through the timber frame and into the foundation piles.
Wall/Cladding/Roof System	Lightweight corrugated iron cladded roof with timber sarking and ridges External cladding comprised of timber weatherboards on timber frame.
Floor System	Timber framed with tongue and groove floorboards.
Foundation System	Timber piles encased in concrete – re-piled in 1993
Geotechnical Considerations	Based on GNS Wellington Region Site Subsoil Maps the subsoil classification for the site is considered to be Class D in accordance with NZS1170.5:2004.

Appendix B Initial Evaluation Form

Initial Evaluation Procedure (IEP) Assessment - Completed for Hutt City Council

WARNING!! *This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in the "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.*

Street Number & Name:	**6 Britannia St**	**Job No.:**	**5137964**
AKA:		**By:**	**MF**
Name of building:	**Petone Community House**	**Date:**	**28/05/2019**
City:	**Lower Hutt**	**Revision No.:**	

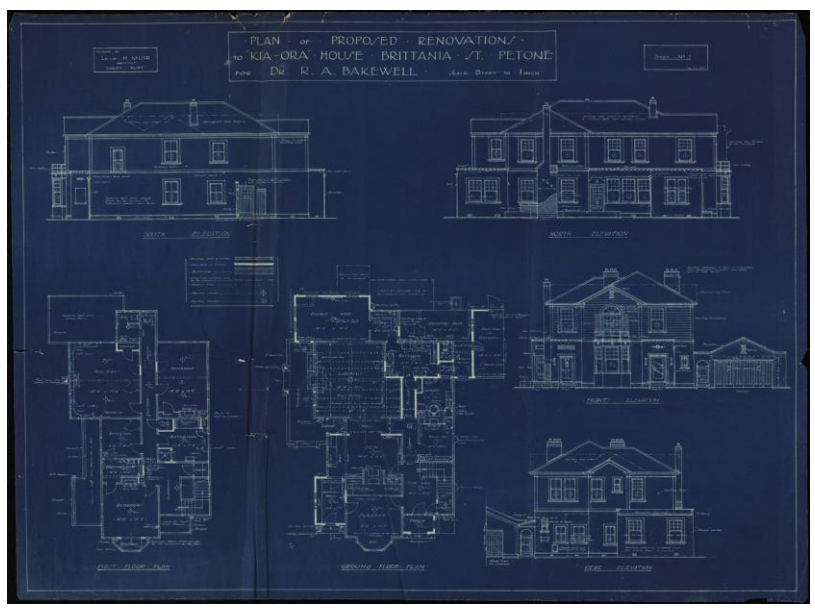
Table IEP-1 Initial Evaluation Procedure Step 1

Step 1 - General Information

1.1 Photos (attach sufficient to describe building)

NOTE: THERE ARE MORE PHOTOS ON PAGE 1a ATTACHED

1.2 Sketches (plans etc, show items of interest)



NOTE: THERE ARE MORE SKETCHES ON PAGE 1a ATTACHED

1.3 List relevant features (Note: only 10 lines of text will print in this box. If further text required use Page 1a)

The Petone Community Centre is a two storey timber framed house, constructured in the 1890's.

Roof:
- Sarking still in place
- Brick chimneys removed
- Cladding consists of corrugated iron sheets

Exterior:
- Repairs around bathroom areas and window replacement

Interior:
- New ceilings throughout (except bathroom)
- Walls relined with plaster board
- Some sign of sagging of floors

1.4 Note information sources Tick as appropriate

Visual Inspection of Exterior	☑	**Specifications**	☑
Visual Inspection of Interior	☑	**Geotechnical Reports**	☐
Drawings (note type)	☑	**Other (list)**	☐

Renovation plans and specifications (1937). Foundation drawings (1993)

Initial Evaluation Procedure (IEP) Assessment - Completed for Hutt City Council

Street Number & Name:	**6 Britannia St**	**Job No.:**	**5137964**
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City:	**Lower Hutt**	**Revision No.:**	

Table IEP-2 Initial Evaluation Procedure Step 2

Step 2 - Determination of *(%NBS)*$_b$

(Baseline *(%NBS)* for particular building - refer Section B5)

2.1 Determine nominal *(%NBS)* = *(%NBS)*$_{nom}$

	Longitudinal	Transverse
a) Building Strengthening Data		
Tick if building is known to have been strengthened in this direction	☐	☐
If strengthened, enter percentage of code the building has been strengthened to	N/A	N/A
b) Year of Design/Strengthening, Building Type and Seismic Zone		
Pre 1935	◉	◉
1935-1965	○	○
1965-1976	○	○
1976-1984	○	○
1984-1992	○	○
1992-2004	○	○
2004-2011	○	○
Post Aug 2011	○	○
Building Type:	Others	Others
Seismic Zone:	**Not applicable**	**Not applicable**
c) Soil Type		
From NZS1170.5:2004, Cl 3.1.3 :	D Soft Soil	D Soft Soil
From NZS4203:1992, Cl 4.6.2.2 : (for 1992 to 2004 and only if known)	**Not applicable**	**Not applicable**
d) Estimate Period, *T*		
Comment: Timber framed building		
h_n =	10	10 m
A_c =	1.00	1.00 m^2
Moment Resisting Concrete Frames: $T = \max\{0.09h_n^{0.75}, 0.4\}$	○	○
Moment Resisting Steel Frames: $T = \max\{0.14h_n^{0.75}, 0.4\}$	○	○
Eccentrically Braced Steel Frames: $T = \max\{0.08h_n^{0.75}, 0.4\}$	○	○
All Other Frame Structures: $T = \max\{0.06h_n^{0.75}, 0.4\}$	◉	◉
Concrete Shear Walls $T = \max\{0.09h_n^{0.75}/A_c^{0.5}, 0.4\}$	○	○
Masonry Shear Walls: $T \leq 0.4$sec	○	○
User Defined (input Period):	○	○
Where h_n = height in metres from the base of the structure to the uppermost seismic weight or mass.	**T:** 0.40	0.40
e) Factor A: Strengthening factor determined using result from (a) above (set to 1.0 if not strengthened)	**Factor A:** 1.00	1.00
f) Factor B: Determined from NZSEE Guidelines Figure 3A.1 using results (a) to (e) above	**Factor B:** 0.03	0.03
g) Factor C: For reinforced concrete buildings designed between 1976-84 Factor C = 1.2, otherwise take as 1.0.	**Factor C:** 1.00	1.00
h) Factor D: For buildings designed prior to 1935 Factor D = 0.8 except for Wellington and Napier (1931-1935) where Factor D may be taken as 1.0, otherwise take as 1.0.	**Factor D:** 0.80	0.80
***(%NBS)*$_{nom}$ = AxBxCxD**	***(%NBS)*$_{nom}$** 2%	2%

WARNING!! *This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.*

Initial Evaluation Procedure (IEP) Assessment - Completed for Hutt City Council

Street Number & Name:	**6 Britannia St**	**Job No.:**	**5137964**
AKA:		**By:**	**MF**
Name of building:	**Petone Community House**	**Date:**	**28/05/2019**
City:	**Lower Hutt**	**Revision No.:**	

Table IEP-2 Initial Evaluation Procedure Step 2 continued

2.2 Near Fault Scaling Factor, Factor E

If *T* ≤ 1.5sec, Factor E = 1

		Longitudinal	Transverse
a) Near Fault Factor, *N(T,D)* (from NZS1170.5:2004, Cl 3.1.6)	**N(T,D):**	1	1
b) Factor E = 1/N(T,D)	**Factor E:**	1.00	1.00

2.3 Hazard Scaling Factor, Factor F

a) Hazard Factor, *Z*, for site

Location: Wellington **Refer right for user-defined locations**

Z =	0.4	(from NZS1170.5:2004, Table 3.3)
Z_{1992} =	1.2	(NZS4203:1992 Zone Factor from accompanying Figure 3.5(b))
Z_{2004} =	0.4	(from NZS1170.5:2004, Table 3.3)

b) Factor F

For pre 1992	=	1/*Z*
For 1992-2011	=	Z_{1992}/Z
For post 2011	=	Z_{2004}/Z

	Longitudinal	Transverse
Factor F:	2.50	2.50

2.4 Return Period Scaling Factor, Factor G

a) Design Importance Level, I

(Set to 1 if not known. For buildings designed prior to 1965 and known to be designed as a public building set to 1.25. For buildings designed 1965-1976 and known to be designed as a public building set to 1.33 for Zone A or 1.2 for Zone B. For 1976-1984 set I value.)

	Longitudinal	Transverse
I =	1	1

b) Design Risk Factor, R_o

(set to 1.0 if other than 1976-2004, or not known)

	Longitudinal	Transverse
R_o =	1	1

c) Return Period Factor, R

(from NZS1170.0:2004 Building Importance Level)

Choose Importance Level

	Longitudinal	Transverse
	○ 1 ◉ 2 ○ 3 ○ 4	○ 1 ◉ 2 ○ 3 ○ 4
R =	1.0	1.0

d) Factor G = IR_o/R

	Longitudinal	Transverse
Factor G:	1.00	1.00

2.5 Ductility Scaling Factor, Factor H

a) Available Displacement Ductility Within Existing Structure

Comment:

Pre-1935 timber framed building

		Longitudinal	Transverse
	μ =	2.00	2.00

b) Factor H

		k_μ Longitudinal	k_μ Transverse
For pre 1976 (maximum of 2)	=	1.57	1.57
For 1976 onwards	=	1	1
Factor H:		1.57	1.57

(where kμ is NZS1170.5:2004 Inelastic Spectrum Scaling Factor, from accompanying Table 3.3)

2.6 Structural Performance Scaling Factor, Factor I

a) Structural Performance Factor, S_p

(from accompanying Figure 3.4)

Tick if light timber-framed construction in this direction

	Longitudinal	Transverse
	☑	☑
S_p =	0.50	0.50

b) Structural Performance Scaling Factor = $1/S_p$

	Longitudinal	Transverse
Factor I:	2.00	2.00

Note Factor B values for 1992 to 2004 have been multiplied by 0.67 to account for Sp in this period

2.7 Baseline *%NBS* for Building, *(%NBS)*$_b$

(equals **(*%NBS*)$_{nom}$ x E x F x G x H x I**)

Longitudinal	Transverse
18%	**18%**

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Initial Evaluation Procedure (IEP) Assessment - Completed for Hutt City Council

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Table IEP-3 Initial Evaluation Procedure Step 3

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

a) Longitudinal Direction

potential CSWs — **Effect on Structural Performance (Choose a value - Do not interpolate)** — **Factors**

3.1 Plan Irregularity

Effect on Structural Performance ○ *Severe* ○ *Significant* ○ *Insignificant* **Factor A** 1.0

No plan irregularity

3.2 Vertical Irregularity

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor B** 1.0

No vertical irregularity

3.3 Short Columns

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor C** 1.0

N/A

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or 1.0 if no potential for pounding, or consequences are considered to be minimal)

a) Factor D1: - Pounding Effect

Note:
Values given assume the building has a frame structure. For stiff buildings (eg shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1 For Longitudinal Direction: 1.0

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Alignment of Floors within 20% of Storey Height	○ 1	○ 1	◉ 1
Alignment of Floors not within 20% of Storey Height	○ 0.4	○ 0.7	○ 0.8

Comment

b) Factor D2: - Height Difference Effect

Factor D2 For Longitudinal Direction: 1.0

Table for Selection of Factor D2	Severe	Significant	Insignificant
	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

Comment

Factor D 1.0

3.5 Site Characteristics - *Stability, landslide threat, liquefaction etc as it affects the structural performance from a life-safety perspective*

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor E** 1.0

GNS Wellington Region Liquefaction Map shows a high/very high liquefaction risk for this site. The building is considered as a resilient structure type for a liquefaction event, as it is a two-storey timber building.

3.6 Other Factors - *for allowance of all other relevant characterstics of the building*

For ≤ 3 storeys - Maximum value 2.5
otherwise - Maximum value 1.5.
No minimum.

Factor F 2.5

Record rationale for choice of Factor F:

The building is a two-storey building, of light weight materials construction. The timber frame is well detailed, and in good condition for its age. The building was repiled in 1980 and repiled and relevelled in 1993. All chimneys have been fully removed

3.7 Performance Achievement Ratio (PAR)
(equals **A x B x C x D x E x F**)

PAR

Longitudinal **2.50**

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Initial Evaluation Procedure (IEP) Assessment - Completed for Hutt City Council

Street Number & Name:	**6 Britannia St**	**Job No.:**	**5137964**
AKA:		**By:**	**MF**
Name of building:	**Petone Community House**	**Date:**	**28/05/2019**
City:	**Lower Hutt**	**Revision No.:**	

Table IEP-3 Initial Evaluation Procedure Step 3

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

b) Transverse Direction

Factors

potential CSWs — **Effect on Structural Performance** (Choose a value - Do not interpolate)

3.1 Plan Irregularity

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor A** 1.0

No plan irregularity

3.2 Vertical Irregularity

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor B** 1.0

No vertical irregularity

3.3 Short Columns

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor C** 1.0

N/A

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or 1.0 if no potential for pounding, or consequences are considered to be minimal)

a) Factor D1: - Pounding Effect

Note:
Values given assume the building has a frame structure. For stiff buildings (eg shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1 For Transverse Direction: 1.0

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Alignment of Floors within 20% of Storey Height	○ 1	○ 1	◉ 1
Alignment of Floors not within 20% of Storey Height	○ 0.4	○ 0.7	○ 0.8

Comment

b) Factor D2: - Height Difference Effect

Factor D2 For Transverse Direction: 1.0

Table for Selection of Factor D2	Severe	Significant	Insignificant
	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

Comment

Factor D 1.0

3.5 Site Characteristics - *Stability, landslide threat, liquefaction etc as it affects the structural performance from a life-safety perspective*

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor E** 1.0

GNS Wellington Region Liquefaction Map shows a high/very high liquefaction risk for this site. The building is considered as a resiliant type for a liquefaction event, as it is a two-storey timber frame.

3.6 Other Factors - *for allowance of all other relevant characterstics of the building*

For ≤ 3 storeys - Maximum value 2.5
otherwise - Maximum value 1.5.
No minimum.

Factor F 2.50

Record rationale for choice of Factor F:

The building is a two-storey building, light weight materials construction. The timber frame is well detailed, and in good condition for its age. The building was re-piled in 1980 and re-piled and relevelled in 1993. All chimneys have been fully removed

3.7 Performance Achievement Ratio (PAR)
(equals **A x B x C x D x E x F**)

PAR

Transverse **2.50**

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Table IEP-4 Initial Evaluation Procedure Steps 4, 5, 6 and 7

Step 4 - Percentage of New Building Standard *(%NBS)*

		Longitudinal	Transverse
4.1	**Assessed Baseline *%NBS* $(\%NBS)_b$** (from Table IEP - 1)	18%	18%
4.2	**Performance Achievement Ratio (PAR)** (from Table IEP - 2)	2.50	2.50
4.3	**PAR x Baseline $(\%NBS)_b$**	45%	45%
4.4	**Percentage New Building Standard *(%NBS)* - Seismic Rating** (Use lower of two values from Step 4.3)		45%

Step 5 - Is *%NBS* < 34? NO

Step 6 - Potentially Earthquake Risk (is *%NBS* < 67)? YES

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade C

Additional Comments (items of note affecting IEP based seismic rating)

Relationship between Grade and *%NBS*:

Grade:	A+	A	B	C	D	E
%NBS:	> 100	100 to 80	79 to 67	66 to 34	< 34 to 20	< 20

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Table IEP-5 Initial Evaluation Procedure Step 8

Step 8 - Identification of potential Severe Structural Weaknesses (SSWs) that could result in significant risk to a significant number of occupants

8.1	Number of storeys above ground level	2
8.2	Presence of heavy concrete floors and/or concrete roof? (Y/N)	N

Potential Severe Structural Weaknesses (SSWs):

Note: Options that are greyed out are not applicable and need not be considered.

Occupancy not considered to be significant - no further consideration required

Risk not considered to be significant - no further consideration required

The following potential Severe Structural Weaknesses (SSWs) have been identified in the building that could result in significant risk to a significant number of occupants:

1. None identified
2. Weak or soft storey (except top storey)
3. Brittle columns and/or beam-column joints the deformations of which are not constrained by other structural elements
4. Flat slab buildings with lateral capacity reliant on low ductility slab-to-column connections
5. No identifiable connection between primary structure and diaphragms
6. Ledge and gap stairs

IEP Assessment Confirmed by [redacted]

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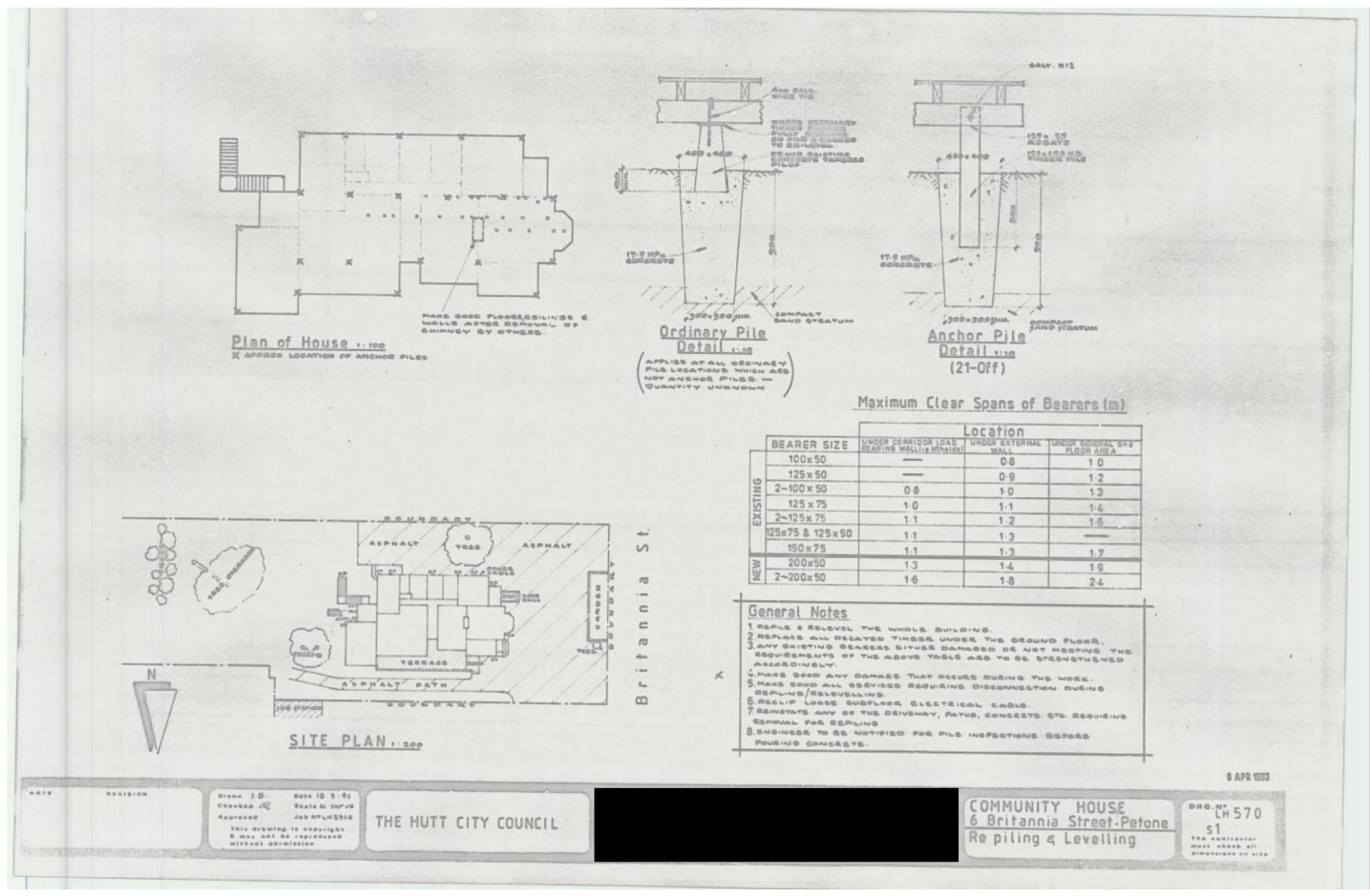
City:	**Lower Hutt**	**Revision No.:**	

Table IEP-1a Additional Photos and Sketches

Add any additional photographs, notes or sketches required below:

Note: print this page separately



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