

BUILDING PERFORMANCE



How to start: advice for territorial authorities on using existing information to identify potentially earthquake-prone buildings

Policies under previous system

Prior to commencement of the new system for identifying and managing earthquake-prone buildings on 1 July 2017, territorial authorities were required to have an earthquake-prone buildings policy. This may have been either:

- an 'active' policy, which could have included targeted assessments of building stock in the district, or
- a 'passive' policy, which is likely to only have required assessments of buildings as they came to the attention of the territorial authority.

You may have assessment information on file as a result of your previous policy

This information sheet provides information to help make use of assessment information already on file to undertake the task of identifying potentially earthquake-prone buildings.

It is not suitable for:

- buildings that have been issued a section 124 notice before 1 July 2017 (in which case, see Schedule 1AA of the Building Act 2004)
- buildings for which the building owner has been formally notified are not earthquake prone.

Scoping your task to identify potentially earthquake-prone buildings

Territorial authorities:

- must identify buildings in their district that meet the profile categories set out in section 1.2 of the EPB methodology as potentially earthquake prone within set time frames (including priority buildings¹ in high and medium seismic risk areas). The time frames to do this are based on the seismic risk area
- may identify a building as potentially earthquake prone at any time if they have reason to suspect the building may be earthquake prone. Section 1.3 of the EPB methodology sets out reasons that may cause a territorial authority to suspect a building may be earthquake prone.

If your previous policy was *active*, start with a gaps analysis:

Consider whether the approach undertaken under your previous policy (eg a programme of IEPs or requiring owners of certain buildings to provide assessments) aligns with the profile categories, ie would the same buildings have been screened?

- If there are no gaps, ie the same buildings have been identified as potentially earthquake prone – use the steps set out below to process that information to complete your task to identify potentially earthquake-prone buildings under the new system.

¹ More information on priority buildings is available on the MBIE website:

<https://www.building.govt.nz/building-code-compliance/b-stability/b1-structure/priority-buildings-earthquake-prone/>

- If there are gaps – use the steps set out below to process the information already obtained, **and** then use the EPB methodology in conjunction with the information sheet ‘Identifying potentially earthquake-prone buildings’ to apply the relevant profile categories to the building stock remaining (ie those buildings not yet screened).

If your previous policy was *passive*, use the following steps to process the information already obtained for individual buildings, and use the EPB methodology in conjunction with the information sheet ‘Identifying potentially earthquake-prone buildings’ to apply the relevant profile categories to the building stock remaining (ie those buildings not yet screened).

Use assessment information on file to identify potentially earthquake-prone buildings

The following process pathway is provided to assist territorial authorities with building assessment information on file. Using this information to inform the identification of potentially earthquake-prone buildings can significantly decrease the size of the task remaining.

Assessment information can include an IEP, ISA, a Detailed Engineering Evaluation or a Detailed Seismic Assessment undertaken before 1 July 2017, whether commissioned by a building owner or a territorial authority.

Step 1:

Check whether the assessment information held on file meets the criteria for recognising a previous assessment, set out in section 3.3 of the EPB methodology.

Outcome - exclude buildings meeting the criteria with a result of 34%NBS or above - not potentially earthquake prone. All other buildings need further consideration using the following steps.

Note: this outcome aligns with the ‘exclusions’ from application of the profile categories under section 1.2.2 of the EPB methodology.

Step 2:

Applicable for remaining buildings with assessment information on file that were not excluded as a result of Step 1.

Check whether the buildings meet the profile categories set out in the EPB methodology – this helps to determine what to do with this information, and how to prioritise remaining tasks.

In high and medium seismic risk areas, you will also need to check whether these buildings are priority buildings. The Priority Buildings guidance is available here:

<https://www.building.govt.nz/building-code-compliance/b-stability/b1-structure/priority-buildings-earthquake-prone/>

Step 3:

Apply the relevant outcome based on Steps 1 and 2.



Manage first - buildings that meet the profile categories, and:

- meet the criteria for recognising previous assessments in the EPB methodology AND have a result of less than 34%NBS - potentially earthquake prone
- do not meet criteria for recognising previous assessments in the EPB methodology - potentially earthquake prone.

Manage second – buildings that do not meet the profile categories, and:

- meet the criteria for recognising previous assessments in the EPB methodology AND have a result of less than 34%NBS - potentially earthquake prone (any time pathway)
- do not meet criteria for recognising previous assessments AND have a result of less than 34%NBS - potentially earthquake prone (any time pathway)
- do not meet criteria for recognising previous assessments AND have a result of 34%NBS or above - not potentially earthquake prone.

Summary of next steps

Territorial authorities are required to ask owners of potentially earthquake-prone buildings to provide an engineering assessment. Owners of potentially earthquake-prone buildings are required to provide an engineering assessment within 12 months.

Section 3.3 of the EPB methodology sets out how previous assessments can be used by owners in lieu of an engineering assessment, and how TAs use this information to make a decision on whether the building is earthquake prone.

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