

Seismic performance report

Action sheet

Application number: O SPR 2013 3073

ASSESSMENT:

Assessment type:	<input type="checkbox"/> Initial Evaluation Procedure	<input type="checkbox"/> Detailed Engineering Evaluation	<input checked="" type="checkbox"/> Retrofit
Source:	<input type="checkbox"/> Auckland Council	<input checked="" type="checkbox"/> Building Owner	
Engineer:	Andrew Thompson	CPEng No:	149819
Company:	Harrison Grierson Consultants Limited		

THE BUILDING:

Street address of building:	311 Manukau Road, Epsom
Legal description of land where building is located:	Pt Lot 17 DP 2332 789m2
Building name:	
Location of building within site/block number:	

DETAILS:

Seismic Grade:	A	%NBS:	100	Status:	Good
Does this report supersede a previously accepted report:	Yes	Date of original report:	21/08/2013		
Additional notes:	Seismic strengthening based on detailed design completed and CCC issued on 22 September 2015.				


CONSULTATION:

Provisional notification sent:	Date:	Response received:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
<i>Note: If the report has been received directly from the building owner then no provisional notification is required.</i>				
Response provided:	<input type="checkbox"/> Additional information	<input type="checkbox"/> Peer review	<input type="checkbox"/> Improved assessment	

OFFICE USE ONLY:

Report Processing:	<input type="checkbox"/>	Resend Report:	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Superseding Report:	<input type="checkbox"/> Yes	<input type="checkbox"/> No
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ACTION REQUIRED:

Further action required by Council:	No				
Name: Jose Paul				Role: Policy Advisor	
Signature: 		Date: 14/11/2016	Time: 10.30 am		

29 July 2014



Zealandia Properties Limited
101 Wheturangi Road
Greenlane
AUCKLAND 1051

Attention: Garry Allport

Dear Garry

311 MANUKAU ROAD

HG REF: 1011-133861-01

SCOPE AND NATURE OF THE SERVICES PROVIDED

As per your request the following outlines the scope of services provided including earthquake engineering advice for the redevelopment of the 311 Manukau Road, Epsom.

Structural Engineering

We undertook a Detailed Seismic Assessment (DSA) for the existing building which determined the original seismic rating for the building (% NBS) to a high degree of certainty. This involved a detailed site investigation to determine the existing structure of the building, and included testing of the brick structure where required to determine its strength.

From the DSA assessment we have been able to identify the weaknesses in the building structure and propose remedial works to increase the capacity to resist earthquake damage.

We then undertook detailed design of the strengthening works and completed documentation for the building consent.

Construction Monitoring

During construction of the works we carried out construction monitoring to sign off the strengthening work which was carried out.

The work was completed to the required standard and as such the strengthened building now has a 100% NBS rating.

A summary of the work completed is as follows;

1. Concept strengthening scheme for the client.
2. Detailed strengthening design documentation for building consent.
3. Site observation of the strengthening works to the existing building during construction.
4. Structural design input for the building extension.
5. Construction observation sign off including PS4 certificate.



We now understand that the council have the building rating on their files as a 100% NBS rating.
We trust this meets your requirements, please call if you have any queries.

Yours faithfully
Harrison Grierson Consultants Limited

A handwritten signature in black ink, appearing to read 'Andrew Thompson', written in a cursive style.

Andrew Thompson
Team Manager - Structural Engineering

Code compliance certificate

Section 95, Building Act 2004
 (Form 7 -- Building (Forms) Regulations 2004)

Auckland Council
 Te Kaunihera o Tāmaki Makaurau



THE BUILDING

Building consent number:	B/2013/3120	Date building consent issued:	17-Jun-2013
Street Address of building:	311 Manukau Road, Epsom, Auckland 1023		
Legal description of land where building is located:	PT LOT 17 DP 2332 CT-145/248		
Building name:	N/A		
Location of building within site/block number:	N/A	Level or unit number:	N/A
Currently, lawfully established use: <i>[include number of occupants per level and per use if more than 1]</i>	Commercial		
Year first constructed:	1910		

THE OWNER

Name of owner:	Zealandia Properties Limited		
*Contact person:	Garry Allport		
Mailing address:	101 Wheturangi Road, Greenlane, Auckland 1051		
Street address/ registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	021 707 507
Daytime:	021 707 507	After hours:	021 707 507
Facsimile No:	N/A		
Email address:	gallport@pl.net		
Website:	N/A		

FIRST POINT OF CONTACT FOR COMMUNICATION (Must be in New Zealand)

Full name:	Build Docs Limited (Rochelle Nicholson)		
Mailing address:	Po Box 439 Pukekhe 2340		
Street address/ registered office:	N/A		
Phone Number: Landline:	N/A	Mobile:	021 501 923
Daytime:	09 550 4501	After hours:	021 501 923
Facsimile No:	N/A		
Email address:	rochellen@buiddocs.co.nz		

BUILDING WORK

The following building work is authorised by this building consent:

Seismic Strengthening And Extension To Office Building
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CODE COMPLIANCE


The building consent authority named below is satisfied, on reasonable grounds, that:

The building work complies with the building consent; and

ATTACHMENTS

Compliance schedule

On behalf of Auckland Council:



Date issued: 22-Sep-2015

Print name:

Ian McCormick

Position: General Manager Building Control

Auckland Council, Private Bag 92300, Auckland 1142

Important information about the maintenance of your building



New Zealand is one of the few countries in the world that requires buildings and building components to last for specified minimum periods as part of legislation. It is therefore important that normal maintenance is carried out on buildings to ensure they meet legislative requirements.

Normal maintenance is defined as work that is necessary to achieve the expected durability periods for each building component. The frequency and nature of that maintenance will depend on the material or system, its geographical location and position within the building, and may involve the replacement of some components, which are subject to accelerated wear.

The Building Code (B2/AS1, clause 2) states that it is the responsibility of the person specifying (designing) the building elements to determine normal maintenance requirements. This information is usually contained within the specifications attached to your building consent. Maintenance requirements are often based on manufacturer's recommendations and may include the periodic inspection of elements that are not readily visible without special effort (e.g. access to the roof or sub-floor spaces).

Normal maintenance tasks include, but are not limited to:

- Regularly washing down external surfaces, especially those subject to wind driven salt spray
- Regularly cleaning internal surfaces, especially those subject to moisture (bathrooms, laundries, etc)
- Ensure your home / building is well-ventilated; open windows and clean air-extraction systems
 - Dampness encourages mould and mildew which can harm your health
- Ensure ground levels are maintained around the building and kept well below the cladding
 - Don't block subfloor ventilators or weep holes in brick veneer, they are there for a reason
 - Remove all moss, dirt, overgrown vegetation and obstacles
- Removing and cleaning water traps in showers to remove hair and other foreign matter
- Re-coating or painting interior and exterior surface finishes
- Replacing sealant, seals and gaskets in joints
- Replacing valves, washers and similar high-wearing components in service equipment and other building elements
- Cleaning and replacing filters in building services
- Cleaning out gutters and spouting
- Cleaning out cess pits and cut-off drains
- Regular servicing of boilers, cooling towers, lifts, escalators, emergency lighting and fire protection equipment
- Regular servicing of heating, ventilation and air-conditioning systems
- Cleaning and maintaining signs for access, escape routes, emergency equipment and hazardous areas

Maintenance does not include replacing or upgrading building elements to meet the demands of new technology or to increase the environmental expectations of users.

For more information about maintenance, please refer to the Consumer build website at <http://www.consumerbuild.org.nz/publish/maintenance.php>