

# Mayor & Councillors

**FROM:** Matt Feisst (Commercial Property Manager)

**DATE:** 20 September 2011

**SUBJECT: COUNCIL ADMINISTRATION CENTRE: Seismic Assessment**

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As part of asset management planning for the Fitzherbert Street administration centre and budgeting for the upcoming Ten Year Plan, a seismic assessment of the original two storey part of the structure built in 1954 has been conducted.

The building is identified as "earthquake prone" under the Building Act 2004 and is classified as a post-disaster critical building. This gives the building a greater requirement of strength capacity as it is deemed to be critical in response to a civil defence emergency, or similar.

The building was firstly assessed using the Initial Evaluation Procedure (IEP) method. This gave an approximate percentage against the New Building Standard (NBS) of 19%. With such a low percentage of NBS an immediate engineer's report was commissioned to further examine the structure.

The resulting engineer's report has confirmed the IEP assessment at 19% NBS. The conclusion of the report is that earthquake strengthening would not be an economic option for this building – primarily due to the post-strengthening reduction in internal volume and the age of the separate building components.

Council has a number of issues resulting from this report:

- Staff and visitor wellbeing and communication of any strengthening approach
- Insurer notification and subsequent effects
- Council's building owner capacity and its inherent responsibilities to be seen as an industry leader
- The likelihood of a notice to repair being issued by the Building Services section and the limited timeframe this may have.

Matt Feisst

**Commercial Property Manager**