

POLICY: **SEISMIC UPGRADING POLICY FOR OLD BUILDINGS**

GROUP RESPONSIBLE: Services and Assets

DATE APPROVED: 17/4/00 (approved by Executive)

DATE AMENDED:

FILE NO: 300/40/4/1

POLICY DETAIL:

- (1) Council will require seismic upgrading to existing buildings as follows:
- (a) When there is a change of use.
 - (b) When there is an application to extend the life of a building beyond its original design life.
 - (c) When a building deemed to be dangerous is brought to the notice of Council.

Comment

Any of these options a, b or c may apply to Council buildings. Council, through the Property Manager, should be proactively inspecting its own buildings to check the level of risk.

When there is an alteration (as defined in Section 38) to an existing building no seismic upgrading will be required, but any new work is to be fully in compliance with current code levels. In certain cases inspection work undertaken during a Section 38 alteration may reveal that then building is earthquake prone and works required under Section 66.

- (2) The level of seismic upgrading required will be:
- (a) As near as is reasonably possible to current code levels.
 - (b) At least 50% of the 1965 code level.
 - (c) Implemented, wherever possible, within two years of coming to notice rather than in stages.
 - (d) Recorded on the property file by the Group Manager Business Units.

Comment

Because of the difficulty in following up and enforcing staged works it is recommended that Council's prime objective be to require as much upgrade as is reasonably possible in one hit. If it is necessary to agree to staged upgrades, the timetables set out in the 1985 NZSEE publication: "Recommendations and Guidelines for Classifying, Interim Securing and Strengthening of Earthquake Risk Buildings" should be used. Recording of details on the property file and the PIM process gives any new owners information about the future liabilities for further work. It is not recommended that we go to the extent of registering requirements against the title, as, with changing codes, this would be an ongoing job.

- (3) In setting the level of upgrade and timing Council shall, in accordance with Section 47 of the Act, have regard to:
- (a) The size of the building, and
 - (b) The location of the building in relation to other buildings, public places and natural hazards, and
 - (c) The intended life of the building, and
 - (d) How often people visit the building, and
 - (e) How many people spend time in or in the vicinity of the building, and
 - (f) The intended use of the building, including any special traditional and cultural aspects of the intended use, and
 - (g) The expected useful life of the building and any prolongation of that life, and
 - (h) The reasonable practicality of any work concerned, and
 - (i) In the case of an existing building, any special historical or cultural value of that building, and
 - (j) Any other matter that Council considers to be relevant.

These above matters may be relevant as to how and to what extent Council implements the policy on seismic upgrading in particular circumstances.

- (4) Prior to purchasing any new building, Council shall determine the potential liability relating to seismic upgrading.
- (5) This policy will be administered by the Group Manager Business Units.
- (6) This policy will be reviewed once the amendments to the Building Act have been gazetted.