

Attachment I

Earthquake Prone Status of the GWF

Leslie Almario

From: Hayley Moselen
Sent: Wednesday, 30 September 2015 11:58 a.m.
To: Daniel Batley
Subject: FW: WCC EPB Review SR 210925, 320 The Terrace, Te Aro (aka 314 The Terrace)

Hi Dan,

Review from WCC engineers regarding the above building as requested.

Regards,
Hayley

Hayley Moselen

Team Leader Seismic Assessments | Building Resilience | Wellington City Council

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From: Jon Devine [<mailto:jwd@spencerholmes.co.nz>]
Sent: Tuesday, 1 September 2015 5:54 p.m.
To: BUS: EQP Building Project
Subject: WCC EPB Review SR 210925, 320 The Terrace, Te Aro (aka 314 The Terrace)

Dear Hayley

We have reviewed the information forwarded to us from the Wellington City Council regarding the above-mentioned building by Beca, dated 28 May 2015, and Clendon Burns and Park Limited, dated 10 August 2010, and comment as follows;

We have not previously undertaken an assessment for this building.

IEPs have been prepared by both Engineer's, however the subsequent detailed seismic assessments that they prepared are commented upon in this review.

The information provided are two detailed seismic assessment's on the building structure that disagree on the building's earthquake prone status. The Beca report finds the building to be earthquake prone with the façade being the critical element, and the Clendon Burns and Park report finds the building to be 58% NBS.

Both reports are consistent in terms of the approach and the strength of the fundamental structural skeleton of the building. The Beca assessment finds the next critical element to be the longitudinal shear wall with a strength of approximately 50% NBS, which agrees reasonably well with the Clendon Burns and Park assessment.

The main difference is the Beca report is a condition assessment and they have assessed the building façade for its condition which is significantly deteriorated. The Clendon Burns and Park report notes the deteriorated façade, but does not appear to have factored its condition into the assessment.

We recommend that in this situation the report by Beca should be relied upon, and as the specific assessment finds the building to be earthquake prone, which we concur with, we are satisfied that the building should be considered an earthquake prone building.

Should you have any questions regarding this matter, please do not hesitate to contact the writer.

Jon Devine
Director

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