

BUILDING PERFORMANCE

Information sheet: Deciding if a building is earthquake prone

Once a territorial authority (TA, eg a local council) has identified a building as potentially earthquake prone, they must then determine whether or not the building is earthquake prone. An engineering assessment is used in making this decision.

The process looks like this:

How	What	Documents and tools
TAs check that the engineering assessment or previous assessment are suitable for use	TAs check that engineering assessments or previous assessments supplied by owners meet the requirements in the EPB methodology	EPB methodology – criteria for accepting engineering assessments or previous assessments
TAs determine if a building/part of a building is earthquake prone and, if so, its earthquake rating	<p>TAs use information in the engineering assessment to determine whether or not a building is earthquake prone, and if it is, its earthquake rating.</p> <p>TAs must proceed as if they had determined a building to be earthquake prone if:</p> <ul style="list-style-type: none"> the owner doesn't provide an assessment within the required time frame or notifies the TA that they won't provide one, or the engineering assessment doesn't comply with the requirements in the EPB methodology. 	<p>Building Act – required actions</p> <p>EPB methodology – basis for legal decision, suitable assessments, earthquake ratings</p> <p>Regulations – categories of earthquake rating</p>
TAs advise owners, issue EPB notice and update EPB register	<p>If the TA has determined that the building or part is <u>not</u> earthquake prone:</p> <ul style="list-style-type: none"> the owner will receive written notice of this from the TA. <p>If the TA has determined that the building or part <u>is</u> earthquake prone:</p> <ul style="list-style-type: none"> the TA will determine the time frame for completing seismic work. This will depend on the seismic risk area, and whether the building is a priority building the TA will issue an EPB notice with an earthquake rating and update the EPB register. <p>Owners must display EPB notices prominently on their building.</p>	<p>Building Act – time frames, content of EPB notices</p> <p>Regulations – form of EPB notices</p>

If you are a TA:

- Check that engineering assessments or previous assessments provided by owners meet the requirements in the EPB methodology – let owners know if they don't.
- When an engineering assessment or previous assessment is accepted, use this information to determine if the building or part is earthquake prone or not in accordance with the EPB methodology.
- If it is, assign an earthquake rating based on the %NBS in the assessment.
- Inform the owner whether or not their building or part is earthquake prone. If it is earthquake prone, this is done by issuing an EPB notice and updating the EPB register.
- You'll need to specify the time frame for completing the required seismic work – this goes on the EPB notice. The Building Act specifies the time frames. These depend on the seismic risk area and whether or not the building or part is a priority building.

If you are an owner:

- Your TA may ask you for additional information about your building (eg about its use or occupancy) to help inform its decision.
- The TA will let you know whether or not it has determined your building or part is earthquake prone and, where applicable, its earthquake rating.
- If it is earthquake prone, you will receive an EPB notice which you must display prominently on the building. The TA will also put information about your building on the EPB register.

If you are an engineer:

- You may be commissioned by the TA or owner to provide further engineering advice.

Find out more:

www.building.govt.nz - go to 'Managing earthquake-prone buildings' for an overview of the new system, and links to the EPB methodology and EPB register.

For full details on roles and obligations in the new system, refer to www.legislation.govt.nz for the Building Act 2004, the Building (Specified Systems, Change the Use, and Earthquake-prone Buildings) Regulations 2005, and the Building (Infringement Offences, Fees, and Forms) Regulations 2007, as updated by the Building (Earthquake-prone Buildings) Amendment Act 2016 from 1 July 2017.

This information sheet is one of a series:

Identify	TAs identify potentially earthquake-prone buildings
Assess	Owners obtain engineering assessments of these buildings
Decide	TAs determine whether buildings are earthquake prone and assign ratings
Manage	Owners strengthen or demolish buildings within set time frames

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