



WAIROA DISTRICT COUNCIL

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🌐 www.wairoadc.govt.nz

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INFORMATION SHEET

WHAT IS AN EARTHQUAKE PRONE BUILDING?

The definition of an earthquake-prone building (EPB) is set out in Section 122 of the Building Act 2004. The definition of a moderate earthquake is defined in Regulation 7, 2005/32.

Earthquake-prone buildings are those likely to collapse causing injury or death, or damage to any other property, during or following a moderate earthquake.

A moderate earthquake is one that would generate the level of shaking that would be used to design a new building at the site. Earthquake-prone buildings are defined as those that fail to meet 34% of the current New Building Standard (NBS).

Wairoa District Council is currently working through the process to identify Priority and Non-Priority Earthquake Prone Buildings.

WHY DO WE NEED TO KNOW IF A BUILDING IS EQP?

New Zealand's building standards have developed considerably over the years and many existing buildings fall short of the standards now required of a new building.

The purpose of the Building Act regarding earthquake-prone buildings is to identify which buildings are the most vulnerable and to protect the public and occupants from harm.

WHAT STRUCTURES ARE TO BE ASSESSED UNDER THE ACT?

The aim of this system is to focus on the most vulnerable buildings in terms of public safety, for this reason residential buildings are only covered under the Act if they are:

- Two or more storeys and are used as hostels, boarding houses or other types of specialist accommodation, or
- Two or more stories and contain 3 or more household units within the building.

Other buildings which are excluded from being assessed as EQP under the building act are listed below:

- Farm buildings, storage tanks
- Stand-alone retaining walls, fences
- Statues or other monuments
- Wharves, bridges, tunnels, or dams



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EARTHQUAKE PRONE BUILDING PROCESS

What is currently being done?

Wairoa District Council is the local Territorial Authority (TA), and are working through firstly, Buildings that are considered "Priority" under the Building Act.

These buildings are crucial to Wairoa Districts Infrastructure and present a higher risk because of their construction type, use, or location, like the Hospital, Schools, Civil Defence and Emergency Response buildings or buildings located adjacent to a high pedestrian traffic area. The WDC then will continue to move through and evaluate all necessary buildings in the District.

The Territorial Authority (TA) has been asked by Central Government to:

IDENTIFY

TA to identify all buildings that are potentially earthquake prone in its District

ASSESS

The TA to advise owners their building potentially being EQP.
At which point, the Owner must organise for a Qualified Engineer, using the EQP methodology, to assess (within 12 months)

DECIDE

TA to officially determine that a building is Earthquake Prone, then it will be given a rating using the Engineers assessment and other relevant information available. Ratings, as per the EQP methodology.

The TA will issue the owner with an EQP notice

MANAGE

An Owner of an earthquake-prone building must take action to either, strengthen or demolish and remove the risk. Timeframes for doing so depends on the building priority and seismic risk area



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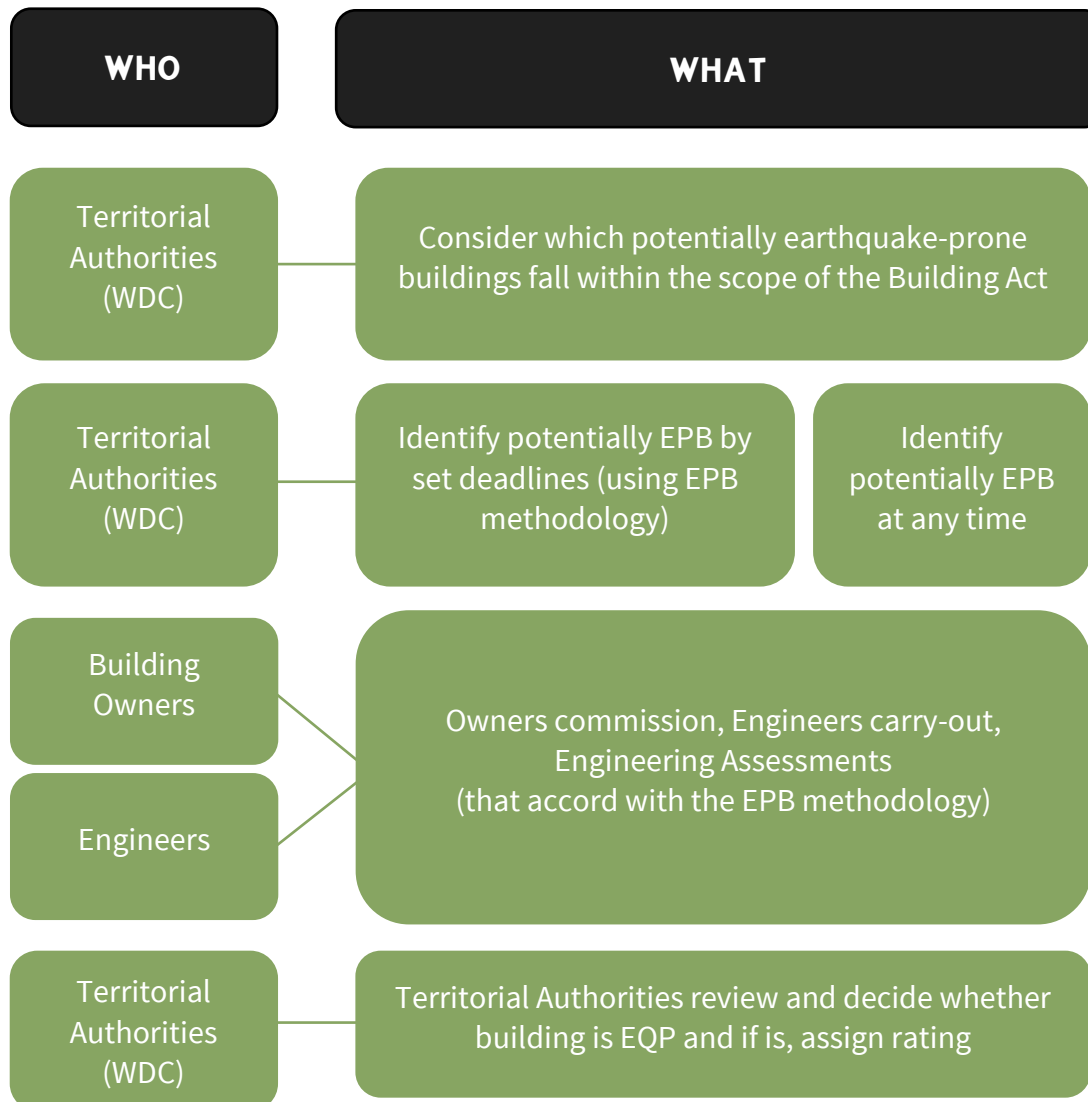
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WHO DOES WHAT?

Everyone will have their part to play in making the community a safer place to be. The Territorial Authorities, engineers and owners have key roles and responsibilities in this process.



INTERESTED IN MORE INFORMATION:

To understand **a little more** – [Click here to watch an Introduction Video](#)

OR: <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/video-epb-system/>

To understand **a lot more** – [Click here to Read the full EQP Methodology document](#)

OR: <https://www.building.govt.nz/assets/Uploads/building-code-compliance/b-stability/b1-structure/epb-methodology.pdf>



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BUILDING ASSESSMENT CATERGORIES

WAIROA IS RATED IN THE SEISMIC RISK AREA = HIGH.

Main Buildings at risk will be assessed into three categories to start. These categories are used to help the TA determine if a building is potentially Earthquake Prone (EQP).

	HIGH-Medium Seismic risk areas	Low Seismic risk areas
CATEGORY A	Unreinforced masonry buildings	Unreinforced masonry buildings
CATEGORY B	Pre-1976 buildings that are either: <ul style="list-style-type: none">• 3 or more storeys• 12m or greater in height above lowest ground level (other than reinforced)	Pre-1976 buildings that are either: <ul style="list-style-type: none">• 3 or more storeys• 12m or greater in height above lowest ground level (other than reinforced)
CATEGORY C	Pre-1935 buildings that are one or two storeys (other than reinforced masonry in Category A)	



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BUILDING EARTHQUAKE RATINGS

HOW ARE THE BUILDINGS RATED?

Once an Engineering assessment of the building been received and the building has been classed as Earthquake Prone, it needs to be rated. It could fall into one-of-four ratings.

The Earthquake rating means the degree to which the building, or part, meets the seismic performance requirements of the Building Code.

0-20% NBS

20-34% NBS

EXCLUSION

HERITAGE

For example if your building meets 25% of the requirement of the building code, it is the equivalent to 25% of the New Building Standard (NBS), therefore earthquake rating will be 25%. This helps the TA to determine which type of EPB Notice to issue on the building and start the timeframe for remedial work.

TIMEFRAMES FOR ACTION

WAIROA IS RATED IN THE SEISMIC RISK AREA = HIGH.

Based on the Seismic Risk Area that Wairoa District is in, the following Timeframes for Action will apply:

TA'S MUST IDENTIFY

Identify Potential
Priority EQP
Buildings:

1 Jan 2020

Identify Other
Potential EQP
Buildings:

1 July 2022

OWNER'S OF EQP BUILDING

**Priority EQP
Buildings**
- Carry out remedial
works

7.5 years
*(time from Issue of
EQP notice)*

Other EQP Buildings
- Carry out remedial
works

15 years
*(time from Issue of
EQP notice)*

EARTHQUAKE PRONE BUILDING - OFFICIAL GOVERNMENT INFORMATION

[Click here to view](#)

OR: <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/how-the-system-works/>