

Notes to the table:

The timeframes for the Timaru District Council (TAs) to identify potentially earthquake-prone buildings (in accordance with the EPB methodology) apply from the date the new Building Act provisions take effect.

Once the Council notifies a building owner that their building is potentially earthquake-prone the owner has 12 months to provide an engineering assessment or advise otherwise. They can apply for a one-time extension of up to 12 months in certain circumstances.

Once the Council determines that a building is earthquake-prone and notifies the building owner, the owner must strengthen or demolish the building within the given timeframe.

Priority buildings are:

- (1) Hospitals and emergency service facilities,
- (2) Educational facilities occupied by more than 20 people,
- (3) Parts of unreinforced masonry buildings that could fall into the street, and
- (4) Buildings that could impede main transport routes.

Of these, it is the third point that is likely to impact many buildings, particularly the older building stock common to our smaller towns and cities. This specific inclusion is as a result of the Canterbury Earthquakes where masonry falling into the street resulted in many injuries and deaths.

So for now the Timaru District Council Building Unit is awaiting MBIE's assessment templates for TA's to identify EPB's and then determine what resources are needed before the new legislation comes into force.

The Council has endeavoured to ensure this document is factual but it is only a summary of the new legislation. For full information we recommend you consult your lawyer and refer to the website links below:

MBIE website - www.building.govt.nz/managing-buildings/earthquake-prone-buildings-policy-framework

or the engineer design consultants website - www.edc.co.nz/downloads

or the Building (Earthquake-prone Buildings) Amendment Act - www.legislation.govt.nz/act/public/2016/0022/22.0/DLM5616102.html

Or contact Grant Hyde (Building Control Manager)
on 03 687 7232 or grant.hyde@timdc.govt.nz

New Framework for Managing Earthquake Prone Buildings

The system for identifying and remediating earthquake prone buildings is set to change significantly from 2017 to provide more nationally consistent regulations.



Significant amendments to the Building Act 2004 which introduce procedures for addressing earthquake-prone buildings (EPBs) have now been enacted. There will be major changes to the current system under the Building Amendment Act 2016, that will assist in identifying and remediating earthquake-prone buildings. The new provisions are anticipated to come into effect in July 2017, or a date that is no more than two years from enactment.

The new framework for managing earthquake-prone buildings draws on lessons learned from the Canterbury earthquakes, the findings of the subsequent Royal Commission, and public submissions.

It aims to:

- establish a more effective and nationally consistent framework for identifying and remediating earthquake-prone buildings
- better target those districts, buildings and parts of buildings that pose the greatest risk
- provide improved information for territorial authorities (e.g. local councils), building owners, engineers and the public

- strike an appropriate balance between protecting people from harm in an earthquake, the cost of strengthening or removing earthquake-prone buildings and impacts on heritage.

It means that:

- central government provides more leadership and direction for managing earthquake-prone buildings
- Territorial authorities (TAs) no longer have to develop individual policies for doing this (as they have done for the past decade since the Building Act 2004 was introduced). However, they will still be responsible for administering the Act's requirements in their district.

What types of buildings will this affect?

Any building that is not a house or farm outbuilding. In summary, EPBs are buildings such as:

- Offices
- Shops
- Factories
- Multi-unit residences (with at least 2 floors and at least 3 units)
- Hotels
- Hospitals
- Theatres

With a seismic strength of less than 33% of the current code requirement.

Timeframes depend on risk:

The new legislation assigns a particular level of seismic risk for each area of the country based on the level of expected seismic shaking.

The Timaru district has been categorised as a medium risk seismic area, therefore providing a timeframe set out below:

Seismic risk area	TAs must identify potentially earthquake-prone buildings within:		Owners must strengthen or demolish earthquake-prone buildings within:	
	Priority	Other	Priority	Other
High	2 ½ years	5 years	7 ½ years	15 years
Medium	5 years	10 years	12 ½ years	25 years
Low	n/a	15 years	n/a	35 years

These timeframes identify that earthquake-prone buildings will need to be strengthened or demolished within the timeframes specified.