



# Earthquake Prone Buildings Legislation

# Priority Buildings:

## A guide to the earthquake-prone building provisions of the Building Act



Consultation on vehicular and pedestrian thoroughfares  
with sufficient traffic to warrant prioritisation and  
buildings on a transport route of strategic importance





# 1. Introduction

The system for identifying and managing earthquake-prone buildings changed on the 1st July 2017, when the Building (Earthquake-prone Buildings) Amendment Act 2016 came into force. The new system ensures the way our buildings are managed for future earthquakes is consistent across the country, and provides more information for people using buildings. There are new requirements, powers and time frames to address earthquake-prone buildings.

The new system prioritises identification and remediation of earthquake-prone buildings that either pose a high risk to life safety, or are critical to recovery in an emergency. Certain hospital, emergency, and education buildings that are earthquake prone will be 'priority buildings'. Other earthquake-prone buildings may be priority buildings due to their location, and the potential impact of their failure in an earthquake on people. These buildings must be identified with community input. Priority buildings must be identified and remediated in half the usual time, to reduce the risks to life safety more promptly.

Invercargill City Council seeks your feedback on proposals for roads, footpaths and other thoroughfares that should be prioritised. Invercargill City Council also seeks your views on whether there are any other routes that should be included.

This consultation is undertaken in accordance with section 133AF(2)(a) and (b) of the Building Act 2004, which requires Invercargill City Council to use the special consultative procedure in section 83 of the Local Government Act 2002 to identify certain priority buildings.

## 2. New system for managing earthquake prone buildings

The Building (Earthquake-prone Buildings) Amendment Act 2016 came into force on 1st July 2017. It changes the current system for identifying and remediating earthquake-prone buildings.

The new system ensures the way our buildings are managed for future earthquakes is consistent across the country, and provides more information for people using buildings, such as notices on earthquake-prone buildings and a public register. Owners of earthquake-prone buildings will be required to take action within certain time frames depending on the seismic risk area their building is located in. Affected owners will be contacted by Invercargill City Council.

Invercargill has been categorised as a medium seismic risk area. This means that Invercargill City Council must identify potentially earthquake-prone buildings within 10 years, and building owners must strengthen or demolish earthquake-prone buildings within 25 years<sup>1</sup>.

More information about the new system can be found at:

<https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

1. from the date the earthquake-prone building notice is issued.

## Priority buildings pose a high risk to life safety, or are critical to recovery in an emergency

The new system prioritises identification and remediation of earthquake-prone buildings that either pose a high risk to life safety, or are critical to recovery in an emergency. These buildings are called 'priority buildings'. Priority buildings must be identified and remediated in half the time allowed for other earthquake-prone buildings, to reduce the risks to life safety more promptly.

This means that Invercargill City Council must identify potentially earthquake-prone priority buildings in this district within 5 years, and building owners must strengthen or demolish earthquake-prone priority buildings within 12.5 years<sup>2</sup>.

Certain hospital, emergency, and education buildings that are earthquake prone are likely to be priority buildings. Some other buildings may also be priority buildings due to their location, and the potential impact of their failure in an earthquake on people.

Further guidance on priority buildings is available at:

<https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/resources/>

### 3. Why we are consulting

Your input is required to identify some priority buildings

To determine which other buildings may be priority buildings, Invercargill City Council must identify:

1. which thoroughfares have sufficient vehicular or pedestrian traffic to warrant prioritisation, if part of an Unreinforced Masonry (URM) building were to fall onto them in an earthquake; and
2. which transport routes of strategic importance would be impeded if buildings collapsed onto them in an earthquake.

Your views on the acceptable level of risk, our buildings, and their uses will inform Invercargill City Council's decision on which thoroughfares and routes to prioritise.

This consultation is in accordance with section 133AF(2)(a) and 133AF(2)(b) of the Building Act 2004, which require Invercargill City Council to use the special consultative procedure in section 83 of the Local Government Act 2002 to identify these priority buildings.

2. from the date the earthquake-prone building notice is issued.





## 4. Have your say

Submissions are invited and must be received by Council no later than 5.00pm on Friday 8 December 2017

Submissions should clearly show the submitter's name, address, contact phone number and whether the submitter wishes to be heard by Council in support of their submission. Hearings will be held in early 2018. A submission form is attached to this document, or you can obtain one from all Council offices and libraries, as well as the Council's website [www.icc.govt.nz](http://www.icc.govt.nz)

### Submissions can be:

**Posted to:** Invercargill City Council

Submission – Priority Buildings

Private Bag 90104

INVERCARGILL 9840

**Delivered to:** Help Desk, Invercargill City Council, 101 Esk Street, Invercargill

Bluff Service Centre, 98 Gore Street, Bluff

**Online at:** [www.surveymonkey.com/r/prioritybuildings](http://www.surveymonkey.com/r/prioritybuildings)

**Emailed to:** [policy@icc.govt.nz](mailto:policy@icc.govt.nz)

## 5. Proposals

### 5.1 Vehicular and pedestrian thoroughfares with sufficient traffic to warrant prioritisation

Invercargill City Council has applied the following criteria to identify roads, footpaths or other thoroughfares to be prioritised:

#### 1. High pedestrian areas (people not in vehicles)

Description of use	Description of area	Example of application to Invercargill city
Areas relating to social or utility activities	Areas where shops or other services are located	City and suburban areas with shops, cafes, restaurants, bars, theatres and malls
Areas relating to work	Areas where concentrations of people work and move around	Areas around office buildings or other places of work where there is a concentration of workers
Areas relating to transport	Areas where concentrations of people access transport	Areas around transport hubs, bus stops, car parks
Key walking routes	Key walking routes that link areas where people are concentrated	Routes from transport hubs or other areas relating to transport to areas where shops, other services or areas people work are located



and/or

## 2. Areas with high vehicular traffic (people in motor vehicles/on bikes)

Description of use	Description of area	Example of application to Invercargill City
Key traffic routes	Key traffic routes regularly used by vehicles including public transport	Central business district streets, well trafficked suburban streets, arterial routes, heavy use bus routes
Areas with concentrations of vehicles	Areas where high concentrations of vehicles build up	Busy intersections, areas where traffic builds up at peak hours

and

## 3. Potential for part of an unreinforced masonry building to fall onto the identified thoroughfare<sup>3</sup>.

Invercargill City Council seeks your views on whether the following roads, footpaths and other thoroughfares have sufficient traffic to warrant prioritisation. It also seeks your views on whether there are any other thoroughfares that should be included.

Based on there being sufficient traffic and the potential for part of an unreinforced masonry building to fall, Invercargill City Council proposes the following thoroughfares be prioritised:

- **The Invercargill CBD** – the boundary is outlined in pink at **Appendix One** any area within this boundary is a priority area. This boundary is Victoria Avenue extending down through Bond Street, along Tyne Street then back up to Queens Drive to meet up with Gala Street/Victoria Avenue.
- **Bluff Priority Area** – the boundary is outlined in pink at **Appendix Two** and any area within this boundary is a priority area. The boundary is Gore Street extending from Liffey Street to Henderson Street.

3. An unreinforced masonry (URM) building has masonry walls that do not contain steel, timber or fibre reinforcement. URM buildings are older buildings that often have parapets, as well as verandas, balconies, decorative ornaments, chimneys and signs attached to their facades (front walls that face onto a street or open space).

### Questions

1. Do you agree with the thoroughfares identified for prioritisation?
2. If not, which thoroughfares do you disagree with and why?
3. Are there any other thoroughfares that meet the criteria but are not listed?

## 5.2 Buildings on a transport route of strategic importance

Access to emergency services in emergencies is essential for a number of reasons, including saving lives. Buildings impeding a strategic transport route in an earthquake could inhibit an emergency response to the detriment of the community, ie loss of life, if access to emergency care is not possible.

Invercargill City Council has applied the following criteria to identify buildings on transport routes of strategic importance in an emergency for prioritisation:

### 1. Emergency routes

- a. routes likely to be used by emergency services in:
  - i. transiting from their bases to areas of need in a major emergency, or
  - ii. transiting to central services such as hospitals, where there are no alternative routes available.

with

### 2. at least one building located on them that, if it collapsed, would impede the route.

Invercargill City Council seeks your views on whether the following emergency routes should be prioritised. It also seeks your views on whether there are any other routes that should be included.

Based on there being a likelihood of use by emergency services in an emergency and the potential for at least one building to impede the route if it collapsed, Invercargill City Council proposes the following route be prioritised:

- **Ocean Beach Road** – this is due to there only being one route to Bluff and if a building were to collapse over this road it would impinge on the ability to access Bluff. **(See Appendix Three)**

### Questions

1. Do you agree with the routes identified for prioritisation?
2. If not, which routes do you disagree with and why?
3. Are there any other routes that meet the criteria but are not listed?





## 6. What happens next

Upon consultation closing in December, Council will consider and hear submissions in early 2018. Council will determine a proposal in late February, early March 2018.

Once priority thoroughfares have been finalised, Invercargill City Council will look at buildings on those thoroughfares to determine whether they are potentially earthquake prone in accordance with the EPB methodology<sup>4</sup>. Affected building owners will be notified. Owners of potentially earthquake-prone buildings, whether a priority building or not, have 12 months to provide an engineering assessment. Invercargill City Council will then determine whether the building is earthquake prone, and notify the building owner of remediation requirements.

## 7. Further information

Further information on the new system for managing earthquake-prone buildings can be found at:  
<https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

Should you require any further information about the process or have any questions please contact Simon Tonkin, Development Liaison Manager.

**Email: [simon.tonkin@icc.govt.nz](mailto:simon.tonkin@icc.govt.nz)**

**4.** The EPB methodology is a regulatory tool that sets out the types of buildings that [Council] must identify as potentially earthquake prone.

# Appendix One – Priority Buildings





# Appendix Two – Priority Buildings



## Appendix Three – Strategic Routes





# Submission Form

## Submitter Details

<b>First Name</b>	<input type="text"/>	<b>Surname</b>	<input type="text"/>
<b>Organisation</b> <small>(if appropriate)</small>	<input type="text"/>	<b>Postal Address</b>	<input type="text"/>
<b>Phone</b> <small>(daytime)</small>	<input type="text"/>	<b>Postcode</b>	<input type="text"/>
<b>Email</b>	<input type="text"/>	<b>Date</b>	<input type="text"/>
<b>IF NON-RESIDENTIAL RATEPAYER, PROPERTY(IES) LOCATED IN</b>	<input type="text"/>	<b>Signature</b>	<input type="text"/>

## Returning your submission

Return by 5pm, Friday, December 8.

**Deliver to:** Civic Administration Building  
101 Esk Street  
Invercargill

**Email:** Policy@icc.govt.nz

**Post to:** Submission - EPB Legislation  
Invercargill City Council  
Private Bag 90104  
Invercargill 9840

## Presentation of submission

Please tick as appropriate. If neither of the boxes is ticked, it will be considered that you do not wish to be heard.

I wish to speak to the Mayor and Councillors about my submission.

I do NOT wish to speak in support of my submission and ask that the following written submission be fully considered.

## Other Ideas?

If you have a different option for any of the issues that you think Council should consider, please tell us.

## Tips for making an effective submission

- + Head each of your topics with a title so we clearly know what issue you are submitting on. Make it clear what you are supporting or opposing and give reasons why.
- + Bullet points help you form ideas clearly and are easy for the Mayor and Councillors to read.
- + Dark coloured pens make it easier to read and copy your submission.

**Please note:** Submissions received on the Earthquake Prone Building Legislation will be made available to the public as required by the Local Government Act 2002 and subject to the Local Government Official Information and Meetings Act 1987.

This will include the name and address of submitters.







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