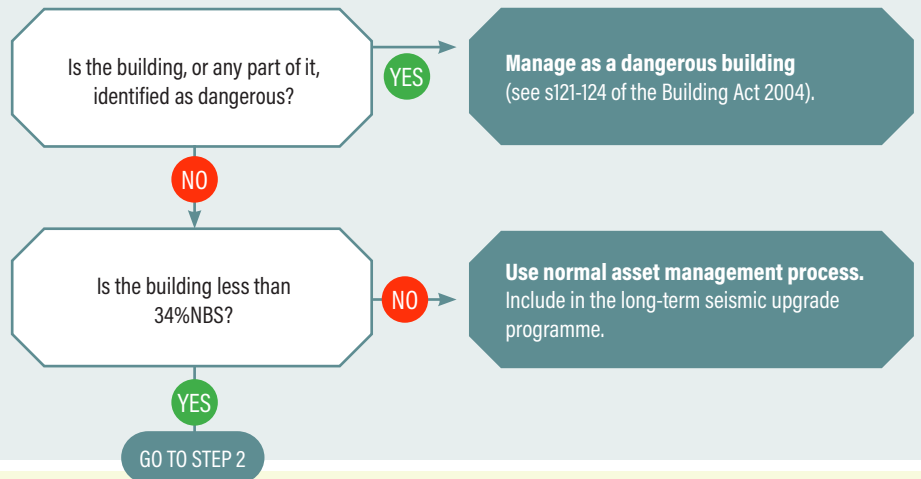


Decision making for council-owned earthquake-prone buildings

STEP 1 :

Building assessment

Start with a detailed seismic assessment of the building that clearly identifies any structural vulnerability, mode of failure, and the area of the building that is affected

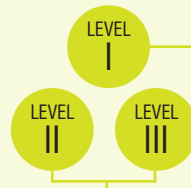


STEP 2 :

Building user exposure to risk

Evaluate the number of people using the building and the length of time they spend there (use Tables 1, 2, and 3)

What is the level of life safety exposure?



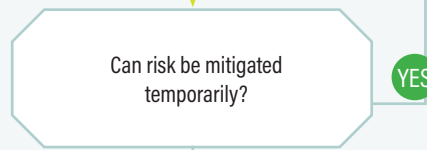
GO TO STEP 3

Building remains open. Communicate any risk to building owners and visitors. Include building in seismic upgrade programme (Building Act 2004 requirements as minimum). See also notes 1 and 2.

STEP 3 :

Risk mitigation measures

Identify any temporary measures that can be put in place to reduce safety risk to building users (e.g. fence off the dangerous part of the building, close adjacent footpaths, remove parapets)



GO TO STEP 4

STEP 4 :

Consequences of building closure

Determine likely immediate consequences of closing the building. This includes impacts of staff, building users and neighbouring business and community (see Table 4)

GO TO STEP 5

STEP 5 :

Overall assessment of building risk

Evaluate the overall risk (safety and consequences of closure) (see Table 3, 4 and 5)

What is the overall risk?

Category A

Category B

Category C

Close building within reasonable period (see note 1)

Note 1: Before making a final decision, do a sense check: is this a reasonable and justifiable decision?

Note 2: Consider the demographics of the people using the building – are they elderly, physically impaired, or vulnerable in any way? Does this change the risk? Consider other hazards that might create additional risk, like the presence of hazardous substances or asbestos in the building, or natural and geological hazards nearby, such as unstable ground.