142-146 Rodney Street, Wellsford, Auckland
Initial Seismic Assessment Report

Client:	Anna Barlow
Site Address:	142-146 Rodney Street, Wellsford, Auckland
Project number:	250040
Date:	21.07.25

Author:

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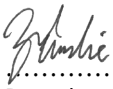
Basil Patsalosavis
Senior Structural Engineer

Approved by:



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Brandon Fowlie
Director

Document History and Status

Revision	Date	Author	Reviewed by	Approved by	Details
0	21.07.25	BAP	BDF	BDF	For Issue

Executive Summary

The Initial Seismic Assessment (ISA) of the building at 142-146 Rodney Street, Wellsford, Auckland was undertaken using the Initial Evaluation Procedure (IEP). The results from the IEP assessment show that the Potential Earthquake Rating for the subject building is **34%NBS (IL2), Grade C.**

The minimum required seismic rating under the earthquake-prone provisions of the Building Act is 34% New Building Standard (%NBS) and the rating of the subject building is equal to the required minimum. Therefore, the subject building is not Potentially Earthquake prone, and in accordance with the current legislation, no further action is required regarding the earthquake rating of the building.

Introduction

In June 2025, Ascent Structures Limited was engaged by Anna Barlow to undertake an Initial Seismic Assessment (ISA) for the commercial building at 142-146 Rodney Street, Wellsford, Auckland (see **Figure 1**).

The objective of the ISA is to establish the potential earthquake rating of the building in terms of %NBS using the Initial Evaluation Procedure (IEP) as described in Part A and B of the guidelines document 'The Seismic Assessment of Existing Buildings – Technical Guidelines for Engineering Assessments' dated July 2017.

The assessment was undertaken by conducting a review of the available building information within the Auckland Council property file, visual internal and external inspection carried out on 30 June 2025.

(a) Building Shopfront (b) Building Rear

Figure 1 – External building elevations.

Building Description

A brief description of the building and key structural features that may influence the response of the building when subjected to an earthquake are listed below. The descriptions are based on a review of relevant information within the property file and site observations.

Building geometry

- The original building appears to be a concrete frame structure with infill block walls constructed circa mid 1950's with further additions and alterations to the building in the early 1960's. Historic imagery of the building before and after the additions appears visible on the National Library of New Zealand, refer **Figure 2a, 2b**.
- The building appears to be a three-storey structure with two storeys above ground and a partial basement below.
- Partial basement appears to be constructed below the building with basement walls constructed from block masonry supporting a suspended concrete ground floor above.
- Concrete frames appear to be at regular centres with perimeter frames being infilled by block masonry along three sides of the building's perimeter.
- The suspended level 1 floor appears to be a mixture of insitu concrete and timber joisted floors which varies across the floor plate.

Gravity & Lateral Load Resisting System

Roof Structures

- Light-weight roof sheeting, refer **Figure 2c.**
- Roof cross-bracing not observed.

Upper Storey

- Block masonry walls along the rear elevation, refer **Figure 2d**.
- Block masonry walls along the sides of the building, refer **Figure 2e**.
- Concrete frame structure in both orthogonal directions, refer **Figure 2f.**
- Historic safe room with concrete roof and floor, refer **Figure 2g.**

Ground Floor

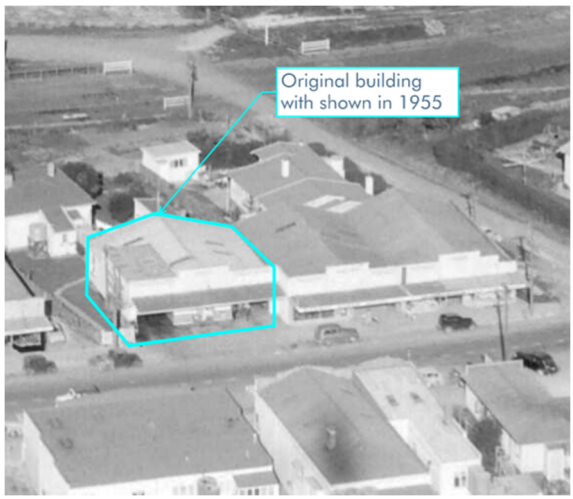
- Partial slab-on-grade with partial basement below, refer **Figure 2h.**
- Service areas towards the rear to access the partial basement, refer **Figure 2i**.

Ground floor and Foundation system

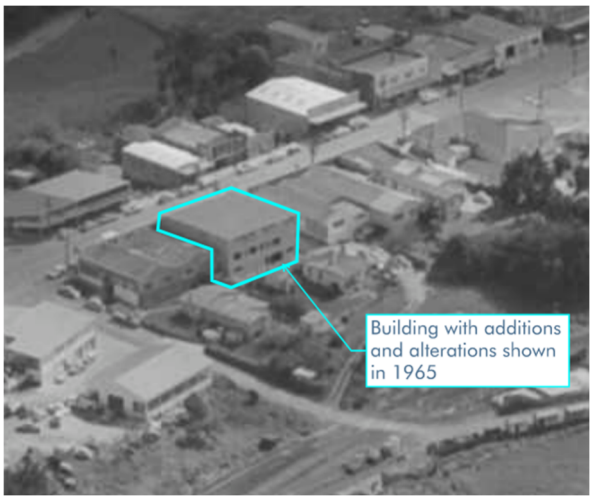
- The building appears to be constructed on shallow foundations with a partial basement towards the rear of the building.

Ground Profile and Identified Geohazards

- The site ground fall profile appears to be sloping towards the rear of the site.
- GNS maps indicates that the subject site is underlain by mudstone and limestone, see **Figure 2j**.



(a) Historic aerial photographs of the subject building (1955).



(b) Historic aerial photographs of the subject building (1965).

(c) Light-weight roof sheeting.

(d) Masonry block on rear of building.

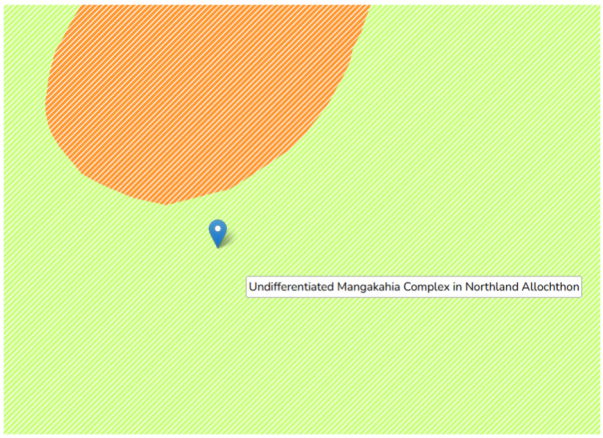
(e) Masonry block on sides of building.

(f) Concrete columns.

(g) Historic safe room with concrete roof and floor.

(h) Partial slab-on-grade with partial basement below

(i) Service areas towards the rear to access the partial basement



(j) Screenshot of GNS maps

Figure 2 - Key structural features of the subject building.

Initial Evaluation Procedure (IEP)

The seismic capacity of the subject building was assessed in accordance with the IEP. It must be noted that the IEP assessment is designed as a high-level review of the building's potential earthquake risks – not as a tool for accurate prediction of building response when subjected to earthquake induced shaking. The basis of the IEP is the comparison of the building codes between different eras, the locality of the building and allowances for the building geometry. During the IEP assessment it was assumed that the subject building was designed and built in accordance with the building standard and good practice current at the time of design and construction. **Table 1** provides a summary of key structural considerations that were made in the IEP calculations.

Table 1 – IEP parameters

IEP Parameter	Assumption	Justification
Date of Building Design	Mid 1950's	Historic Aerial Photography.
Soil Type	C	Assumption based on the GNS map.
Building Importance Level	2	Commercial Mixed-use Building.
Ductility of Structure - Transverse	1.25	Concrete frames with infill block masonry walls which do not appear to exhibit ductile detailing mechanisms, therefore limited to nominally ductile.
Ductility of Structure - Longitudinal	1.25	Concrete frames with infill block masonry walls which do not appear to exhibit ductile detailing mechanisms, therefore limited to nominally ductile.
Plan Irregularity Factor, A	1	No plan irregularity observed
Vertical Irregularity Factor, B	1	No vertical irregularity observed
Short Columns Factor, C	1	No short column effects
Pounding Factor, D	1	Building is interconnected and is not structurally linked to neighbouring buildings
Site Characteristics Factor, E	1	N/A
Other Factors, F - Transverse	1	No other factors noted.
Other Factors, F - Longitudinal	1	No other factors noted.

Assessment Outcomes

Table 2 is taken from Part A of the Technical Guidelines referred to earlier and provides the basis of a proposed grading system and one way of interpreting the %NBS earthquake rating of existing buildings. Occupants in Potentially Earthquake Prone buildings (less than 34% NBS) are exposed to more than 10 times the risk that they would be in a similar new building. For buildings that are Potentially Earthquake Risk (less than 67% NBS), but not Potentially Earthquake Prone, the risk is at least 5 times greater than that of an equivalent new building. Broad descriptions of the life-safety risk can be assigned to the building grades as shown in **Table 2**.

Table 2 - Building Grades and Relative Seismic Risk

Percentage of New Building Standard (%NBS)	Building Grade	Approximate Risk Relative to a New Building	Life-safety Risk Description
>100	A+	Less than or comparable to	Low risk
80 to 100	A	1-2 times greater	Low risk
67 to 79	B	2-5 times greater	Low or Medium risk
34 to 66	C	5-10 times greater	Medium risk
20 to <34	D	10-25 times greater	High risk
<20	E	25 times greater	Very high risk

Error! Not a valid bookmark self-reference. - Summary of the assessment outcomes for the subject building based on the ISA.

Assessed %NBS Rating	Longitudinal: **34% NBS (IL2)** Transverse: **34% NBS (IL2)**
Seismic Grade and Relative Risk	Grade C - Medium risk.
Potential Critical Structural Weaknesses (CSWs)	Potential insufficient shear capacity of concrete columns due to strut forces induced by infill masonry block walls.
Is More Information / Analysis Required?	No – However, a detailed seismic assessment could be carried out to improve the accuracy of the assessment in the determination of the potential %NBS rating.

Seismic Restraint of Non-Structural Items

An IEP does not consider the seismic performance of non-structural items such as ceiling, plant, services or glazing. During an earthquake, the safety of building occupants can be put at risk due to such non-structural elements falling on them. These items should be adequately seismically restrained, where possible, to the NZS 4219:2009 "The Seismic Performance of Engineering Systems in Buildings".

An assessment of the following elements has not been performed - bracing of the ceilings, in-ceiling ducting, services, timber partition walls and plant. It was also not checked whether tall or heavy furniture and building fit-out has been seismically restrained or not. These issues are outside the scope of this initial seismic assessment but could be the subject of another investigation.

Conclusion and Recommendation

1. The IEP indicates a potential earthquake rating of **34%NBS (IL2)**.
2. The potential earthquake rating corresponds to a **Grade 'C'** building, as defined by the NZSEE building grading scheme.
3. The potential earthquake rating is **equal** to the threshold for earthquake prone buildings (34%NBS), as recommended by the NZSEE.
4. No potential SSWs were identified from the available information.

Therefore, the subject building is not classified as Potential Earthquake Prone and in accordance with the current legislation, further action is required regarding the earthquake rating of the building.

Limitations

This report has been prepared by Ascent Structures Limited exclusively for Anna Barlow ('Client') in relation to 142-146 Rodney Street, Wellsford, Auckland. The findings in this Report are based on and are subject to the assumptions specified in the Report. Ascent Structures Limited accepts no liability whatsoever for any reliance on or use of this Report, in whole or in part, for any use or purpose other than the Purpose or any use or reliance on the Report by any third party.

In preparing the Report, Ascent Structures Limited has relied upon data, plans and other information ('Client Data') provided by or on behalf of the Client. Except as otherwise stated in the Report, Ascent Structures Limited has not verified the accuracy or completeness of the Client Data. To the extent that the statements, opinions, facts, information, conclusions and/or recommendations in this Report are based in whole or part on the Client Data, those conclusions are contingent upon the accuracy and completeness of the Client Data. Ascent Structures Limited will not be liable in relation to incorrect conclusions or findings in the Report should any Client Data be incorrect or have been concealed, withheld, misrepresented or otherwise not fully disclosed to Ascent Structures Limited.

Appendix A
Initial Evaluation Procedure

Initial Evaluation Procedure (IEP) Assessment - Completed for {Anna Barlow/AC} Page 1

WARNING!! *This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out in the "The Seismic Assessment of Existing Buildings" Technical Guidelines for Engineering Assessments, July 2017. This spreadsheet must be read in conjunction with the limitations set out in the accompanying report, and should not be relied on by any party for any other purpose. Detailed inspections and engineering calculations, or engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.*

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AKA:		**By:**	**BAP**
Name of building:		**Date:**	**21.07.25**
City:	**Wellsford, Auckland**	**Revision No.:**	**0**

Table IEP-1 Initial Evaluation Procedure Step 1

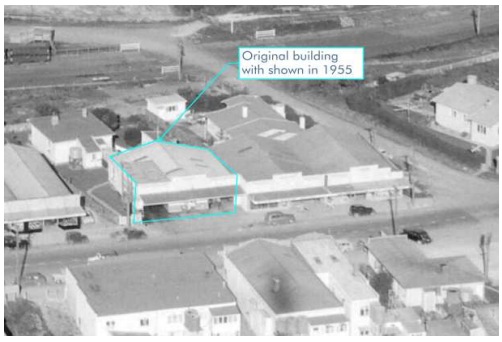
Step 1 - General Information

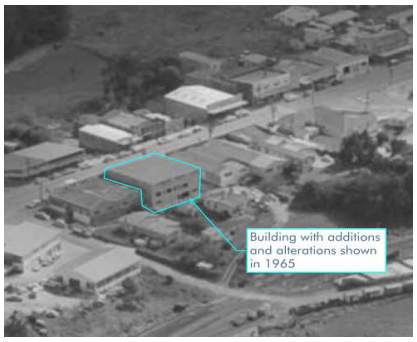
1.1 Photos (attach sufficient to describe building)



NOTE: THERE ARE MORE PHOTOS ON PAGE 1a ATTACHED

1.2 Sketches (plans etc, show items of interest)





NOTE: THERE ARE MORE SKETCHES ON PAGE 1a ATTACHED

1.3 List relevant features (Note: only 10 lines of text will print in this box. If further text required use Page 1a)

Building geometry

- The original building appears to be a concrete frame structure with infill block walls constructed circa mid 1950's with further additions and alterations to the building in the early 1960's. Historic imagery of the building before and after the additions appears visible on the National Library of New Zealand.
- The building appears to be a three-storey structure with two storeys above ground and a partial basement below.
- Partial basement appears to be constructed below the building with basement walls constructed from block masonry supporting a suspended concrete ground floor above.
- Concrete frames appear to be at regular centres with perimeter frames being infilled by block masonry along three sides of the building's perimeter.
- The suspended level 1 floor appears to be a mixture of insitu concrete and timber joisted floors which varies across the floor plate.

1.4 Note information sources Tick as appropriate

Visual Inspection of Exterior	☑	**Specifications**	☐
Visual Inspection of Interior	☑	**Geotechnical Reports**	☐
Drawings (note type)	☐	**Other (list)**	☐

No structural drawings available.

Initial Evaluation Procedure (IEP) Assessment - Completed for {Anna Barlow/AC}

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Table IEP-2 Initial Evaluation Procedure Step 2

Step 2 - Determination of *(%NBS)* $_b$

(Baseline *(%NBS)* for particular building - refer Section B5)

2.1 Determine nominal *(%NBS)* = *(%NBS)* $_{nom}$

	Longitudinal	Transverse
a) Building Strengthening Data		
Tick if building is known to have been strengthened in this direction	☐	☐
If strengthened, enter percentage of code the building has been strengthened to	N/A	N/A
b) Year of Design/Strengthening, Building Type and Seismic Zone		
Pre 1935	○	○
1935-1965	◉	◉
1965-1976	○	○
1976-1984	○	○
1984-1992	○	○
1992-2004	○	○
2004-2011	○	○
Post Aug 2011	○	○
Building Type:	Others	Others
Seismic Zone:	**Not applicable**	**Not applicable**
c) Soil Type		
From NZS1170.5:2004, Cl 3.1.3 :	C Shallow Soil	C Shallow Soil
From NZS4203:1992, Cl 4.6.2.2 : (for 1992 to 2004 and only if known)	**Not applicable**	**Not applicable**
d) Estimate Period, *T*		
Comment:		
h_n =	8.6	8.6 m
A_c =	1.00	1.00 m^2
Moment Resisting Concrete Frames: $T = \max\{0.09h_n^{0.75}, 0.4\}$	○	○
Moment Resisting Steel Frames: $T = \max\{0.14h_n^{0.75}, 0.4\}$	○	○
Eccentrically Braced Steel Frames: $T = \max\{0.08h_n^{0.75}, 0.4\}$	○	○
All Other Frame Structures: $T = \max\{0.06h_n^{0.75}, 0.4\}$	○	○
Concrete Shear Walls $T = \max\{0.09h_n^{0.75}/A_c^{0.5}, 0.4\}$	○	○
Masonry Shear Walls: $T \leq 0.4$sec	○	○
User Defined (input Period):	◉	◉
Where h_n = height in metres from the base of the structure to the uppermost seismic weight or mass.	**T:** 0.40	0.40
e) Factor A: Strengthening factor determined using result from (a) above (set to 1.0 if not strengthened)	**Factor A:** 1.00	1.00
f) Factor B: Determined from NZSEE Guidelines Figure 3A.1 using results (a) to (e) above	**Factor B:** 0.04	0.04
g) Factor C: For reinforced concrete buildings designed between 1976-84 Factor C = 1.2, otherwise take as 1.0.	**Factor C:** 1.00	1.00
h) Factor D: For buildings designed prior to 1935 Factor D = 0.8 except for Wellington and Napier (1931-1935) where Factor D may be taken as 1.0, otherwise take as 1.0.	**Factor D:** 1.00	1.00
***(%NBS)* $_{nom}$ = AxBxCxD**	***(%NBS)* $_{nom}$** 4%	4%

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Initial Evaluation Procedure (IEP) Assessment - Completed for {Anna Barlow/AC} Page 3

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Table IEP-2 Initial Evaluation Procedure Step 2 continued

2.2 Near Fault Scaling Factor, Factor E

If $T \leq 1.5$sec, Factor E = 1

		Longitudinal	Transverse
a) Near Fault Factor, *N(T,D)* (from NZS1170.5:2004, Cl 3.1.6)	**N(T,D):**	1	1
b) Factor E = 1/N(T,D)	**Factor E:**	1.00	1.00

2.3 Hazard Scaling Factor, Factor F

a) Hazard Factor, *Z*, for site

Location: Warkworth — **Refer right for user-defined locations**

Z =	0.13	(from NZS1170.5:2004, Table 3.3)
Z_{1992} =	0.6	(NZS4203:1992 Zone Factor from accompanying Figure 3.5(b))
Z_{2004} =	0.13	(from NZS1170.5:2004, Table 3.3)

b) Factor F

For pre 1992	=	$1/Z$
For 1992-2011	=	Z_{1992}/Z
For post 2011	=	Z_{2004}/Z

	Longitudinal	Transverse
Factor F:	7.69	7.69

2.4 Return Period Scaling Factor, Factor G

a) Design Importance Level, I

(Set to 1 if not known. For buildings designed prior to 1965 and known to be designed as a public building set to 1.25. For buildings designed 1965-1976 and known to be designed as a public building set to 1.33 for Zone A or 1.2 for Zone B. For 1976-1984 set I value.)

	Longitudinal	Transverse
I =	1	1

b) Design Risk Factor, R_o

(set to 1.0 if other than 1976-2004, or not known)

	Longitudinal	Transverse
R_o =	1	1

c) Return Period Factor, R

(from NZS1170.0:2004 Building Importance Level)

Choose Importance Level ○1 ◉2 ○3 ○4 ○1 ◉2 ○3 ○4

	Longitudinal	Transverse
R =	1.0	1.0

d) Factor G = IR_o/R

	Longitudinal	Transverse
Factor G:	1.00	1.00

2.5 Ductility Scaling Factor, Factor H

a) Available Displacement Ductility Within Existing Structure

Comment:
Building does not appear to exhibit ductile detailing mechanisms, therefore limited to nominally ductile.

	Longitudinal	Transverse
μ =	1.25	1.25

b) Factor H

		Longitudinal	Transverse
		k_μ	k_μ
For pre 1976 (maximum of 2)	=	1.14	1.14
For 1976 onwards	=	1	1
Factor H:		1.14	1.14

(where $k\mu$ is NZS1170.5:2004 Inelastic Spectrum Scaling Factor, from accompanying Table 3.3)

2.6 Structural Performance Scaling Factor, Factor I

a) Structural Performance Factor, S_p

(from accompanying Figure 3.4)

Tick if light timber-framed construction in this direction ☐ ☐

	Longitudinal	Transverse
S_p =	0.93	0.93

b) Structural Performance Scaling Factor = $1/S_p$

	Longitudinal	Transverse
Factor I:	1.08	1.08

Note Factor B values for 1992 to 2004 have been multiplied by 0.67 to account for Sp in this period

2.7 Baseline *%NBS* for Building, $(\%NBS)_b$

(equals $(\%NBS)_{nom}$ x E x F x G x H x I)

Longitudinal	Transverse
34%	**34%**

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Initial Evaluation Procedure (IEP) Assessment - Completed for {Anna Barlow/AC} Page 4

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Table IEP-3 Initial Evaluation Procedure Step 3

Step 3 - Assessment of Performance Achievement Ratio (PAR)

(Refer Appendix B - Section B3.2)

a) Longitudinal Direction

potential CSWs | **Effect on Structural Performance (Choose a value - Do not interpolate)** | **Factors**

3.1 Plan Irregularity

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor A** 1.0

Comment

3.2 Vertical Irregularity

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor B** 1.0

Comment

3.3 Short Columns

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor C** 1.0

Comment

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or 1.0 if no potential for pounding, or consequences are considered to be minimal)

a) Factor D1: - Pounding Effect

Note:
Values given assume the building has a frame structure. For stiff buildings (eg shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1 For Longitudinal Direction: 1.0

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Alignment of Floors within 20% of Storey Height	○ 1	○ 1	◉ 1
Alignment of Floors not within 20% of Storey Height	○ 0.4	○ 0.7	○ 0.8

Comment

b) Factor D2: - Height Difference Effect

Factor D2 For Longitudinal Direction: 1.0

Table for Selection of Factor D2	Severe	Significant	Insignificant
	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Height Difference > 4 Storeys	○ 0.4	○ 0.7	○ 1
Height Difference 2 to 4 Storeys	○ 0.7	○ 0.9	◉ 1
Height Difference < 2 Storeys	○ 1	○ 1	○ 1

Comment

Factor D 1.0

3.5 Site Characteristics - *Stability, landslide threat, liquefaction etc as it affects the structural performance from a life-safety perspective*

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor E** 1.0

None observed

3.6 Other Factors - *for allowance of all other relevant characterstics of the building*

For ≤ 3 storeys - Maximum value 2.5
otherwise - Maximum value 1.5.
No minimum.

Factor F 1.0

Record rationale for choice of Factor F:

No other factors noted.

3.7 Performance Achievement Ratio (PAR)
(equals **A x B x C x D x E x F**)

PAR

Longitudinal **1.00**

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Initial Evaluation Procedure (IEP) Assessment - Completed for {Anna Barlow/AC} Page 5

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Table IEP-3 Initial Evaluation Procedure Step 3

Step 3 - Assessment of Performance Achievement Ratio (PAR)
(Refer Appendix B - Section B3.2)

b) Transverse Direction

potential CSWs — **Effect on Structural Performance** (Choose a value - Do not interpolate) — **Factors**

3.1 Plan Irregularity

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor A** 1.0

Comment

3.2 Vertical Irregularity

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor B** 1.0

Comment

3.3 Short Columns

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor C** 1.0

Comment

3.4 Pounding Potential

(Estimate D1 and D2 and set D = the lower of the two, or 1.0 if no potential for pounding, or consequences are considered to be minimal)

a) Factor D1: - Pounding Effect

Note:
Values given assume the building has a frame structure. For stiff buildings (eg shear walls), the effect of pounding may be reduced by taking the coefficient to the right of the value applicable to frame buildings.

Factor D1 For Transverse Direction: 1.0

Table for Selection of Factor D1	Severe	Significant	Insignificant
Separation	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Alignment of Floors within 20% of Storey Height	○ 1	○ 1	◉ 1
Alignment of Floors not within 20% of Storey Height	○ 0.4	○ 0.7	○ 0.8

Comment

b) Factor D2: - Height Difference Effect

Factor D2 For Transverse Direction: 1.0

Table for Selection of Factor D2	Severe	Significant	Insignificant
	0<Sep<.005H	.005<Sep<.01H	Sep>.01H
Height Difference > 4 Storeys	○ 0.4	○ 0.7	○ 1
Height Difference 2 to 4 Storeys	○ 0.7	○ 0.9	◉ 1
Height Difference < 2 Storeys	○ 1	○ 1	○ 1

Comment

Factor D 1.0

3.5 Site Characteristics - *Stability, landslide threat, liquefaction etc as it affects the structural performance from a life-safety perspective*

Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor E** 1.0

None observed.

3.6 Other Factors - *for allowance of all other relevant characterstics of the building*

For ≤ 3 storeys - Maximum value 2.5
otherwise - Maximum value 1.5.
No minimum.

Factor F 1.00

Record rationale for choice of Factor F:

No other factors noted.

PAR

3.7 Performance Achievement Ratio (PAR) (equals **A x B x C x D x E x F**) **Transverse** **1.00**

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Initial Evaluation Procedure (IEP) Assessment - Completed for {Anna Barlow/AC} Page 6

Street Number & Name:	**142-146 Rodney Street, Wellsford, Auckland**	**Job No.:**	**250040**
AKA:		**By:**	**BAP**
Name of building:		**Date:**	**21.07.25**
City:	**Wellsford, Auckland**	**Revision No.:**	**0**

Table IEP-4 Initial Evaluation Procedure Steps 4, 5, 6 and 7

Step 4 - Percentage of New Building Standard *(%NBS)*

		Longitudinal	Transverse
4.1	**Assessed Baseline *%NBS (%NBS)*$_b$** (from Table IEP - 1)	**34%**	**34%**
4.2	**Performance Achievement Ratio (PAR)** (from Table IEP - 2)	**1.00**	**1.00**
4.3	**PAR x Baseline *(%NBS)*$_b$**	**34%**	**34%**
4.4	**Percentage New Building Standard *(%NBS)* - Seismic Rating** (Use lower of two values from Step 4.3)		**34%**

Step 5 - Is *%NBS* < 34? **NO**

Step 6 - Potentially Earthquake Risk (is *%NBS* < 67)? **YES**

Step 7 - Provisional Grading for Seismic Risk based on IEP

Seismic Grade **C**

Additional Comments (items of note affecting IEP based seismic rating)

None.

Relationship between Grade and *%NBS*:

Grade:	A+	A	B	C	D	E
%NBS:	> 100	100 to 80	79 to 67	66 to 34	< 34 to 20	< 20

Initial Evaluation Procedure (IEP) Assessment - Completed for {Anna Barlow/AC} Page 7

Street Number & Name:	142-146 Rodney Street, Wellsford, Auckland	Job No.:	250040
AKA:		By:	BAP
Name of building:		Date:	21.07.25
City:	Wellsford, Auckland	Revision No.:	0

Table IEP-5 Initial Evaluation Procedure Step 8

Step 8 - Identification of potential Severe Structural Weaknesses (SSWs) that could result in significant risk to a significant number of occupants

8.1	Number of storeys above ground level	3
8.2	Presence of heavy concrete floors and/or concrete roof? (Y/N)	Y

Potential Severe Structural Weaknesses (SSWs):

Note: Options that are greyed out are not applicable and need not be considered.

Occupancy not considered to be significant - no further consideration required

Risk not considered to be significant - no further consideration required

The following potential Severe Structural Weaknesses (SSWs) have been identified in the building that could result in significant risk to a significant number of occupants:

1. None identified
2. Weak or soft storey (except top storey)
3. Brittle columns and/or beam-column joints the deformations of which are not constrained by other structural elements
4. Flat slab buildings with lateral capacity reliant on low ductility slab-to-column connections
5. No identifiable connection between primary structure and diaphragms
6. Ledge and gap stairs

IEP Assessment Confirmed by  **Signature**

Basil Patsalosavis **Name**

1153269 **CPEng. No**

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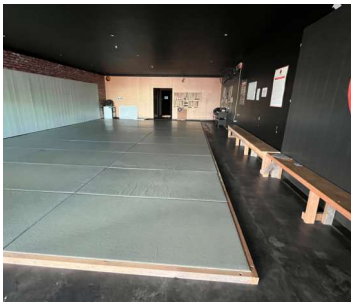
Initial Evaluation Procedure (IEP) Assessment - Completed for {Anna Barlow/AC} Page 1a

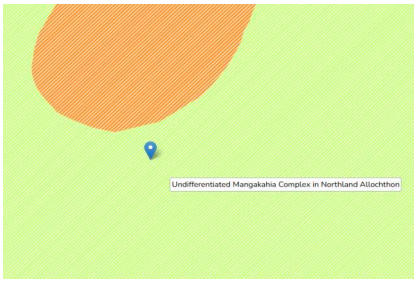
Street Number & Name:	**142-146 Rodney Street, Wellsford, Auckland**	**Job No.:**	**250040**
AKA:		**By:**	**BAP**
Name of building:		**Date:**	**21.07.25**
City:	**Wellsford, Auckland**	**Revision No.:**	**0**

Table IEP-1a Additional Photos and Sketches

Add any additional photographs, notes or sketches required below:

Note: print this page separately





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ASCENT
STRUCTURES