

29 June 2021

John Targett
Spaghetti Junction Ltd
210 Huntsbury Avenue
Cashmere

Dear John

Re: 80 Byron Street, Sydenham – Summary of Building Seismic Capacity

Torlesse Structural Ltd has been engaged by Spaghetti Junction Ltd to summarise the seismic capacity of the buildings at 80 Byron Street, Christchurch.

Site Layout

There are three adjoining buildings on the site, comprising of two workshops at the rear, understood to have been built in various stages dating from the 1960's, and a newer office building at the front that was completed in 2020. Figure 1 shows the site layout.

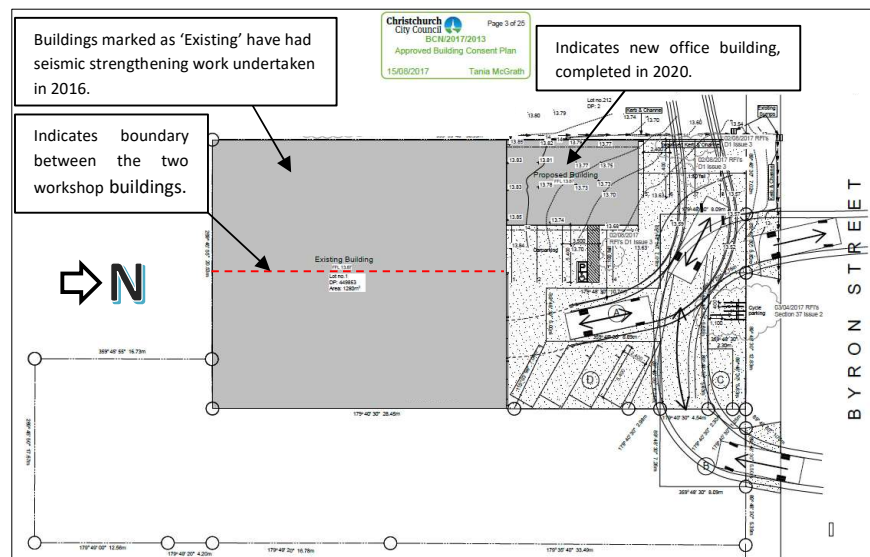


Figure 1: Excerpt from consented plans for BCN/2017/2013 for the new office building. Some annotations have been removed for clarity.

Building Seismic Capacity

The older workshop buildings were strengthened to a minimum of 67% of new building standard in 2017. The structural design for the strengthening was undertaken by Structex Harvard Ltd and the work was completed under a discretionary building consent exemption issued by the Christchurch City Council (CCC). Copies of the strengthening drawings and PS1 design certificate are attached to this letter.

The new office building, completed in 2020, is designed to full current code standard and is therefore 100% of new building standard. The office has been designed to be seismically separated from the adjoining workshop, the two being separated by a frangible flashing detail. Copies of the consented documents can be found on the CCC property file.

I trust this summary meets your requirements. If you have any queries, please do not hesitate to call me.

Kind regards



Julius Long

Director, CPEng #231242

PRODUCER STATEMENT – PS1 – DESIGN

(Guidance on use of Producer Statements (formerly page 2) is available at www.ipenz.nz)

ISSUED BY: Structex Harvard Limited
(Design Firm)

TO: Spaghetti Junction Limited
(Owner/Developer)

TO BE SUPPLIED TO: Christchurch City Council
(Building Consent Authority)

IN RESPECT OF: Strengthening of Building to at least 67% of New Building Standard
(Description of Building Work)

AT: 80 Byron Street
(Address)

Town/City: Christchurch **LOT** 1 **DP** 449853 **SO**
(Address)

We have been engaged by the owner/developer referred to above to provide:

Structural Engineering Design

(Extent of Engagement)

services in respect of the requirements of Clause(s) **B1** of the Building Code for:

☒ All or ☐ Part only (as specified in the attachment to this statement), of the proposed building work.

The design carried out by us has been prepared in accordance with:

☒ Compliance Documents issued by the Ministry of Business, Innovation & Employment NZS1170, NZS3101, NZS3 or
(verification method/acceptable solution)

☐ Alternative solution as per the attached schedule

The proposed building work covered by this producer statement is described on the drawings titled:

80 Byron Street Strengthening and numbered S4.01, S4.02, S4.03
together with the specification, and other documents set out in the schedule attached to this statement.

On behalf of the Design Firm, and subject to:

- (i) Site verification of the following design assumptions Nail size and layout on glulam timber gusset plates
(ii) All proprietary products meeting their performance specification requirements;

I believe on reasonable grounds that a) the building, if constructed in accordance with the drawings, specifications, and other documents provided or listed in the attached schedule, will comply with the relevant provisions of the Building Code and that b), the persons who have undertaken the design have the necessary competency to do so. I also recommend the following level of construction monitoring/observation:

☐ CM1 ☐ CM2 ☒ CM3 ☐ CM4 ☐ CM5 (Engineering Categories) or ☐ as per agreement with owner/developer (Architectural)

I, William Julius Long am: ☒ CPEng 231242 # ☐ Reg Arch #
(Name of Design Professional)

I am a Member of: ☒ IPENZ ☐ NZIA and hold the following qualifications: BE(Hons), MIPENZ, CPEng

The Design Firm issuing this statement holds a current policy of Professional Indemnity Insurance no less than \$200,000*.

The Design Firm is a member of ACENZ: ☒

SIGNED BY: William Julius Long (Signature) William Julius Long
(Name of Design Professional)

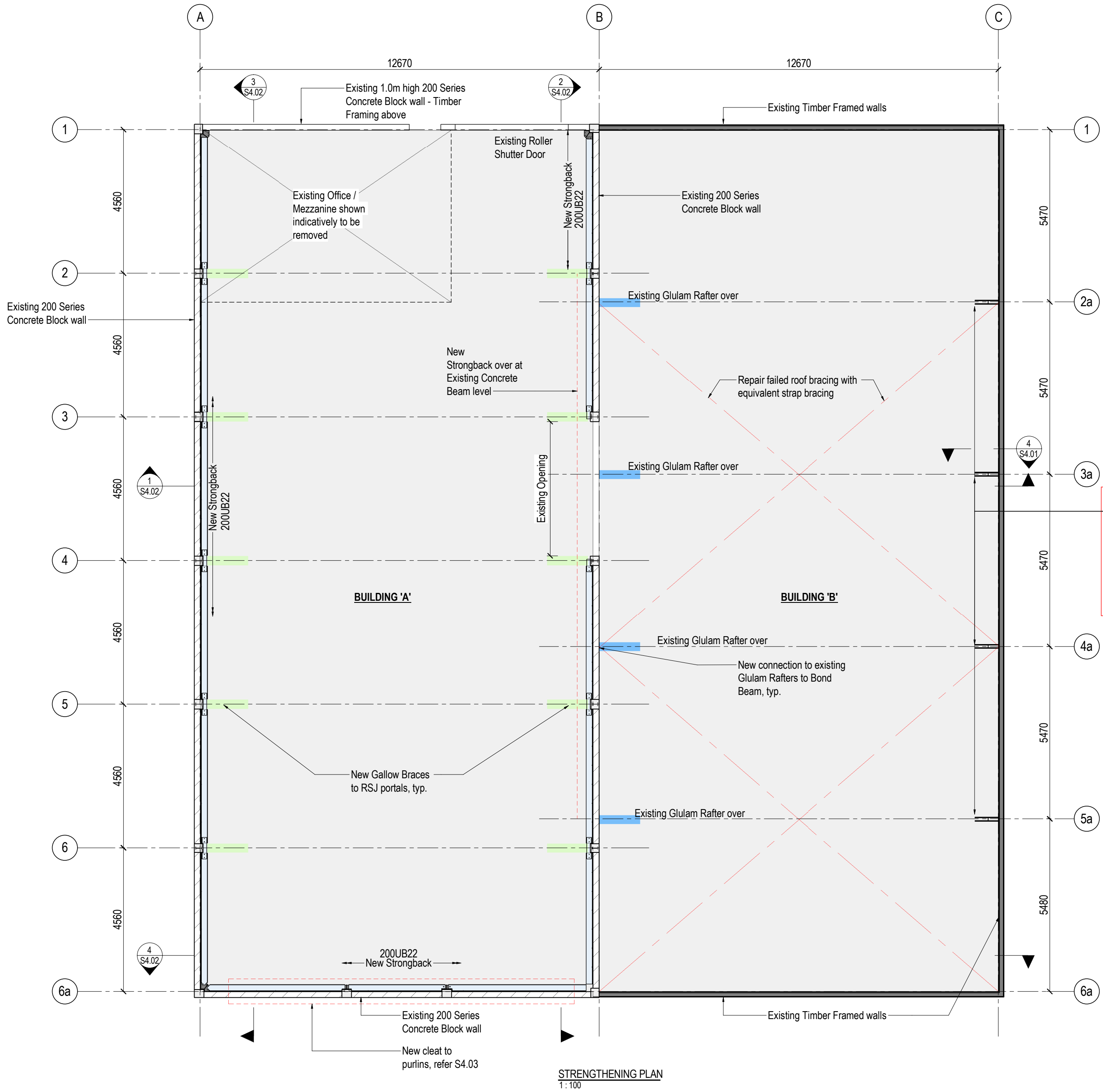
ON BEHALF OF Structex Harvard Limited Date 12/08/2016
(Design Firm)

Note: This statement shall only be relied upon by the Building Consent Authority named above. Liability under this statement accrues to the Design Firm only. The total maximum amount of damages payable arising from this statement and all other statements provided to the Building Consent Authority in relation to this building work, whether in contract, tort or otherwise (including negligence), is limited to the sum of \$200,000.*

This form is to accompany **Form 2 of the Building (Forms) Regulations 2004** for the application of a Building Consent.
THIS FORM AND ITS CONDITIONS ARE COPYRIGHT TO ACENZ, IPENZ AND NZIA



Google Earth View
1:200

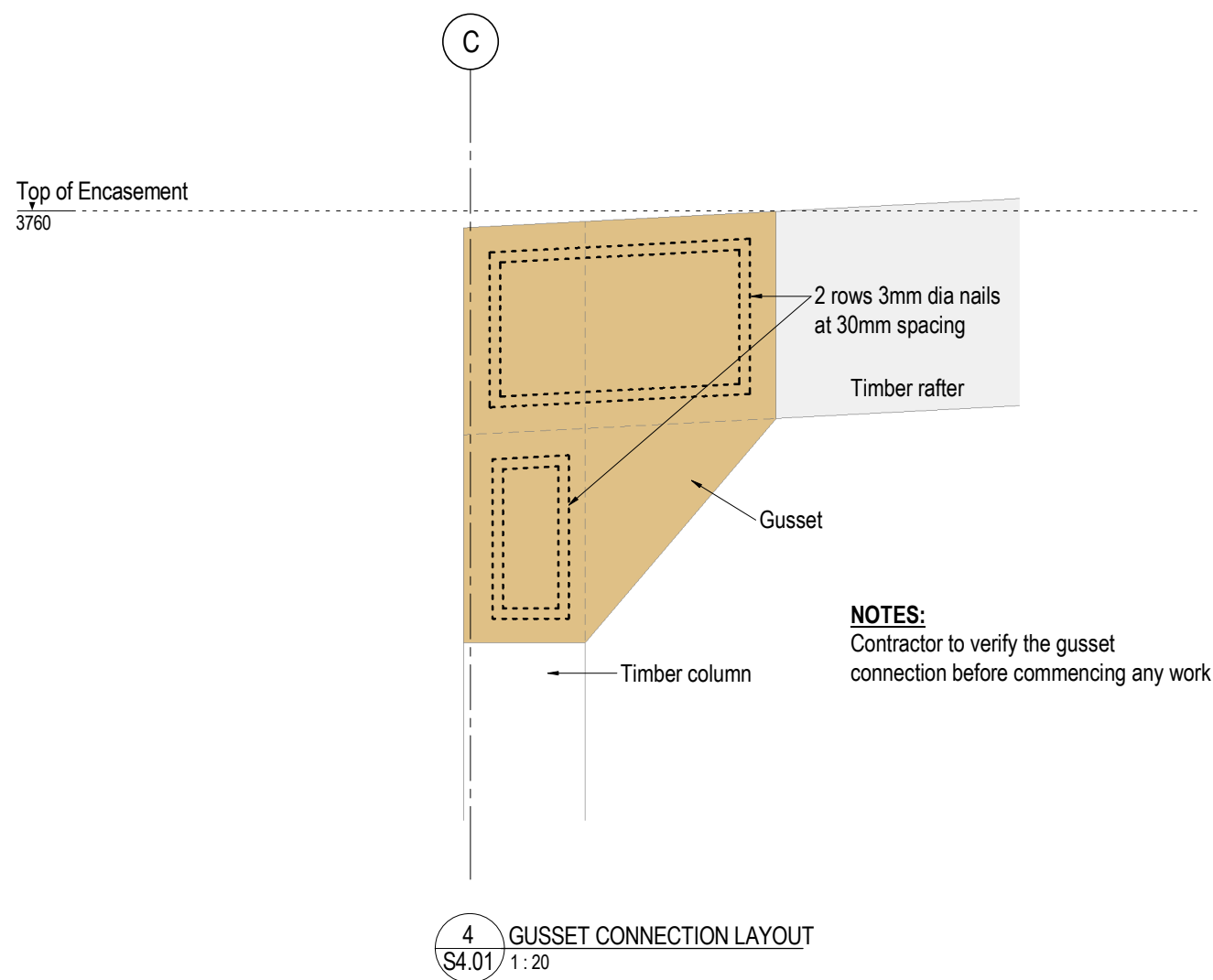


NOTES:

1. All dimensions to be confirmed by contractor on site before construction.
2. Structural gouge and re-mortar all cracks greater than 1mm to a depth of face shell less 5mm. Extent to be determined by contractor and engineer on site.
3. Avoid pre-loading anchors when installing strongback connections.
4. Scan columns for reinforcing locations prior to fabrication

IMPORTANT

Contractor to remove fire lining to confirm nail size and layout of timber gusset plate before construction and reinstate linings after confirmation from engineer, refer Detail 1 same sheet



NOTES:
Contractor to verify the gusset connection before commencing any work

DRAWING TO BE PRINTED IN COLOUR			
1	Consent Issue	DJ	08-08-2016
revision	description	by	date

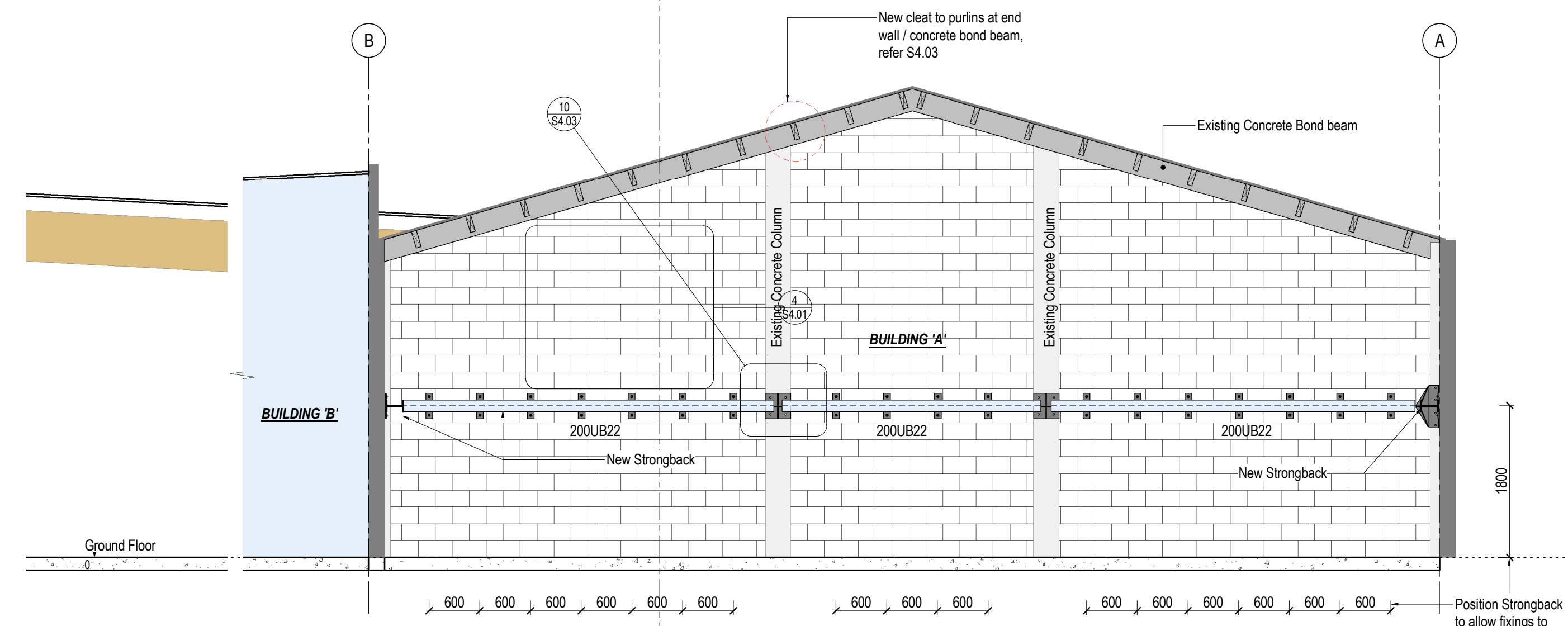
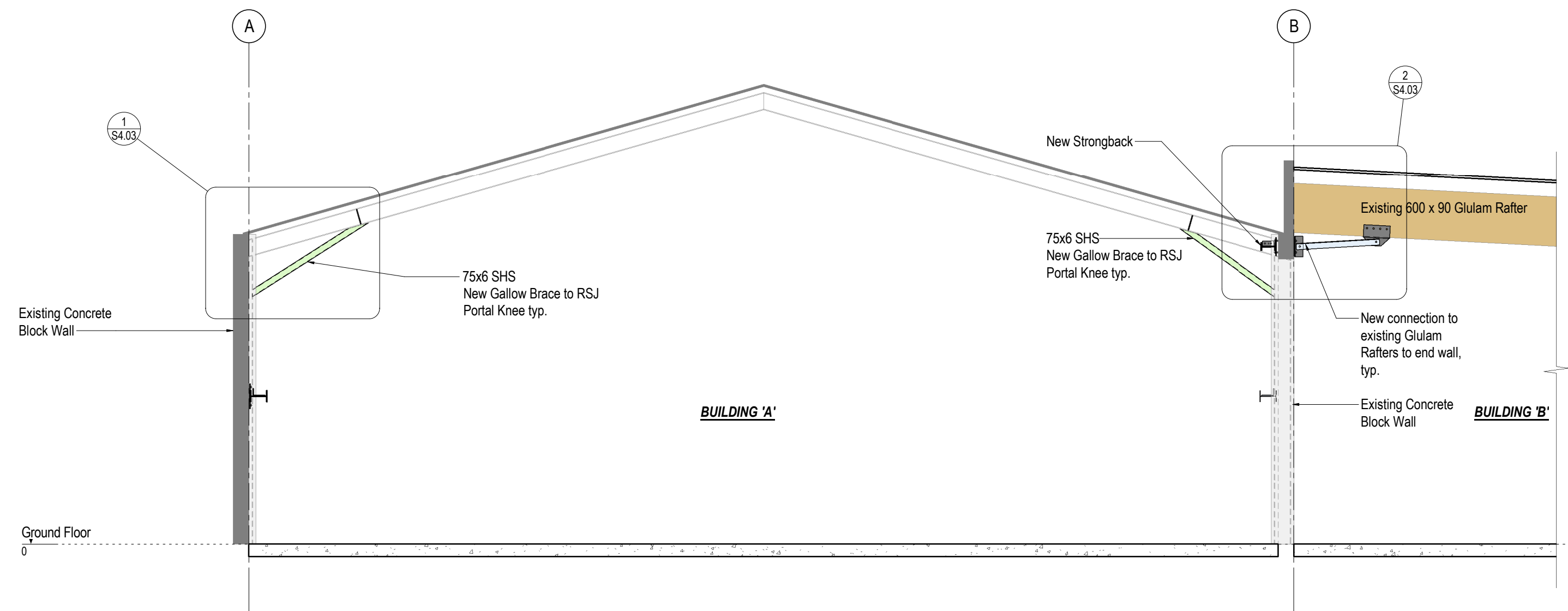
structex
www.structex.co.nz

project title
**80 Byron Street
Strengthening**
for
Spaghetti Junction Limited

client				A3 ORIGINAL
DJ	MB	JL	As indicated (at A1)	HV5451
drawn	designed	approved	scales	project

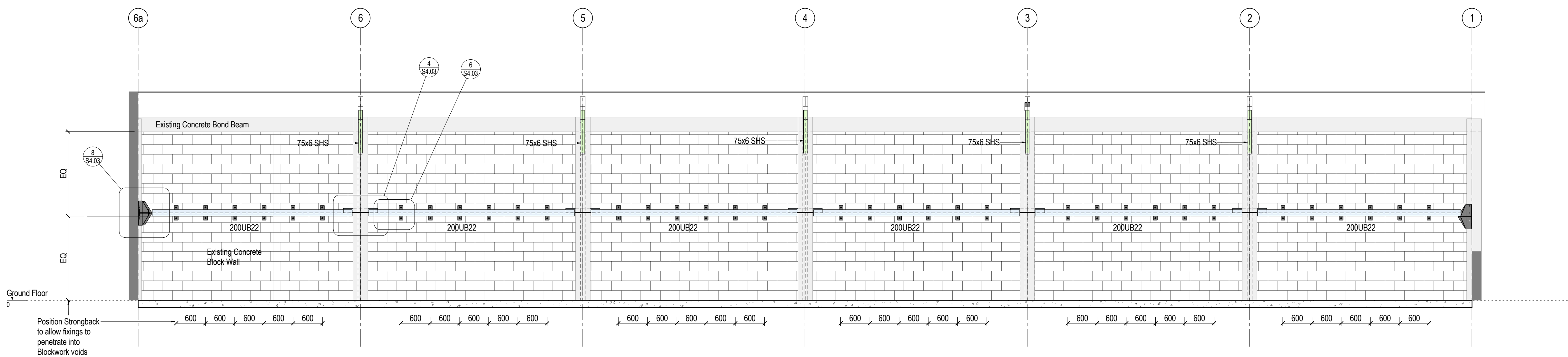
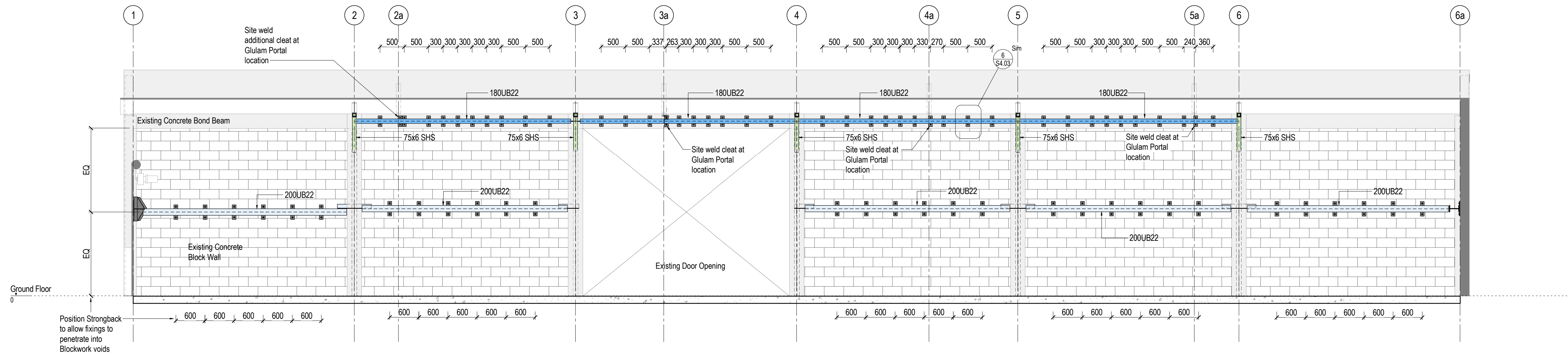
Strengthening Plan

S4.01



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revision	description	by	date
1	Consent Issue	DJ	08-08-2016

structex
www.structex.co.nz

project title
**80 Byron Street
Strengthening**

client
Spaghetti Junction Limited

drawn	designed	approved	As indicated (at A1) scales	A1 ORIGINAL HV5451 project
DJ	MB	JL	As indicated (at A1) scales	HV5451

**Strengthening Cross
Sections**

S4.02

