

31 March 2025

Bidfood Limited
PO Box 74-552
Greenlane
Auckland 1546

Attn :Phil Struckmann

Dear Sir

Initial Seismic Assessment Report - 9 Matiu Close, Porirua

We have now completed an Initial Seismic Assessment (ISA) of the building at 9 Matiu Close, Porirua using the Initial Evaluation Procedure (IEP). The assessment was carried out after reviewing the structural drawings and a site visit.

Executive Summary

The ISA gave a Percentage New Building Standard (%NBS) of 70% in both the Longitudinal and Transverse directions which therefore gives an overall %NBS of 70% and a Building Grade of B.

In terms of Earthquakes this building is considered low risk.

The ISA is considered to provide a relatively quick, high-level and qualitative measure of the building's performance. A more reliable result will be obtained from a Detailed Seismic Assessment (DSA) however we do not believe this is required for this building. A DSA could find Critical Structural Weaknesses (CSWs) not identified from the IEP of the building.

Introduction

This assessment has been based on the IEP as defined by the 2013 NZSEE Guidelines

Background to the IEP and Its Limitations

The IEP procedure was developed in 2006 by the New Zealand Society for Earthquake Engineering (NZSEE) and updated in 2013 to reflect experience with its application and as a result of experience in the Canterbury earthquakes. It is a tool to assign a percentage of New Building Standard (%NBS) score and associated grade to a building as part of an initial seismic assessment of existing buildings.

The IEP enables territorial authorities, building owners and managers to review their building stock as part of an overall risk management process.

Characteristics and limitations of the IEP include:

- It tends to be somewhat conservative, identifying some buildings as earthquake prone, or having a lower %NBS score, which subsequent detailed investigation may indicate is less than actual performance. However, there will be exceptions, particularly when critical structural weaknesses (CSWs) are present that have not been recognised from the level of investigation employed.
- It can be undertaken with variable levels of available information, eg exterior only inspection, structural drawings available or not, interior inspection, etc. The more information available the more representative the IEP result is likely to be. The IEP records the information that has formed the basis of the assessment and consideration of this is important when determining the likely reliability of the result.
- It is an initial, first-stage review. Buildings or specific issues which the IEP process flags as being problematic or as potentially critical structural weaknesses, need further detailed investigation and evaluation. A Detailed Seismic Assessment is recommended if the seismic status of a building is critical to any decision making.
- The IEP assumes that the buildings have been designed and built in accordance with the building standard and good practice current at the time. In some instances, a building may include design features ahead of its time - leading to better than predicted performance. Conversely, some unidentified design or construction issues not picked up by the IEP process may result in the building performing not as well as predicted.
- It is a largely qualitative process and should be undertaken or overseen by an experienced engineer. It involves considerable knowledge of the earthquake behaviour of buildings, and judgement as to key attributes and their effect on building performance. Consequently, it is possible that the %NBS derived for a building by independent experienced engineers may differ.
- An IEP may over-penalise some apparently critical features which could have been satisfactorily taken into account in the design.
- An IEP does not take into account the seismic performance of non-structural items such as ceiling, plant, services or glazing.

Experience to date is that the IEP is a useful tool to identify potential issues and expected overall performance of a building in an earthquake. However, the process and the associated %NBS and grade should be considered as only indicative of the building's compliance with current code requirements. A detailed investigation and analysis of the building will typically be required to provide a definitive assessment.

An IEP score above 34%NBS should be considered sufficient to classify the building as not earthquake prone. However, if further information comes available reassessment may be required.

Basis for the Assessment

The information we have used for our IEP assessment includes:

- Building Plans
- Original Calculations

Building Description

The building located at 9 Matiu Close, Porirua is a single storey warehouse and coldstore with a two storey office structure designed and built in 2006. It is currently used as commercial food distribution centre for Bidfood.

The warehouse building was constructed using structural steel portal frames and lightweight cladding. The coldstore also uses structural steel frames and is clad with metal skinned insulation panels with a freestanding steel/concrete firewall on the eastern side. Seismic forces are generally resisted by portal frames and tension steel bracing.

The office building was constructed using timber framing and seismic forces are resisted by Gib bracing elements

IEP Assessment Results

Our IEP assessment of this building indicates the building can achieve 70%NBS in the longitudinal direction and 70%NBS in the transverse direction. The IEP assessment of this building therefore indicates an overall score of 70%NBS, corresponding to a 'Grade B' building as defined by the New Zealand Society for Earthquake Engineering (NZSEE) building grading scheme. This is above the threshold for earthquake risk buildings (67%NBS) as recommended by the NZSEE.

The key assumptions made during our assessment are shown in the Table below. Refer also to the attached IEP assessment.



IEP Item	Assumption	Justification
Date of Building Design	2006	Original drawings
Soil Type	C	Geotech Report
Building Importance Level	2	Current usage
Ductility of Structure	1.25	Conservative factor
Plan Irregularity Factor, A	1.00	Original drawings

IEP Item	Assumption	Justification
Vertical Irregularity Factor, B	1.0	Original drawings
Short Columns Factor, C	1.0	Original drawings
Pounding Factor, D	1.0	No adjacent structures
Site Characteristic	1.0	Geotech Report
F Factor	1.0	Detailed inspection not performed post construction

IEP Grades and Relative Risk

Table 1 taken from the NZSEE Guidelines provides the basis of a proposed grading system for existing buildings, as one way of interpreting the %NBS building score. It can be seen that occupants in *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 *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 1.

Table 1: Relative Earthquake Risk

Building Grade	Percentage of New Building Strength (%NBS)	Approx. Risk Relative to a New Building	Life-safety Risk Description
A+	>100	<1	low risk
A	80 to 100	1 to 2 times	low risk
B	67 to 79	2 to 5 times	low or medium risk
C	34 to 66	5 to 10 times	medium risk
D	20 to 33	10 to 25 times	high risk
E	<20	more than 25 times	very high risk

This building has been classified by the IEP as a grade A building and is therefore considered to be a low risk.

The New Zealand Society for Earthquake Engineering (which provides authoritative advice to the legislation makers, and should be considered to represent the consensus view of New Zealand structural engineers) classifies a buildings achieving greater than 67%NBS as “Low Risk”, and having “Acceptable (improvement may be desirable)” building structural performance.

Seismic Restraint of Non-Structural Items

During an earthquake, the safety of people can be put at risk due to non-structural items 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 has not been made of the bracing of the ceilings, in-ceiling ducting, services and plant. We have also not checked whether tall or heavy furniture has been seismically restrained or not. These issues are outside the scope of this initial assessment but could be the subject of another investigation.

Conclusion

Our ISA assessment for this building, carried out using the IEP indicates an overall score of 70%NBS which corresponds to a Grade B building, as defined by the NZSEE building grading scheme. This is above the threshold for Earthquake Risk Buildings (67%NBS) as defined by the NZSEE and the New Zealand Building Code.

The ISA is considered to provide a relatively quick, high-level and qualitative measure of the building's performance. In order to confirm the seismic performance of this building with more reliability you may wish to request a DSA

A DSA would also investigate other potential weaknesses that may not have been considered in the initial seismic assessment.

We trust this letter and initial seismic assessment meets your current requirements. We would be pleased to discuss further with you any issues raised in this report.

Please do not hesitate to contact me if you would like clarification of any aspect of this letter.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Burridge', with a stylized, flowing script.

Brett Burridge BE(Hons) MIPENZ CPEng IntPE
DIRECTOR
PETER SWAN LIMITED

Enc: IEP evaluation

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.

Street Number & Name:	9 Matiu Close,Elsdon	Job No.:	113801
AKA:		By:	SB
Name of building:	Bidfood	Date:	18/03/2025
City:	Elsdon,Porirua	Revision No.:	1

Table IEP-1 Initial Evaluation Procedure Step 1

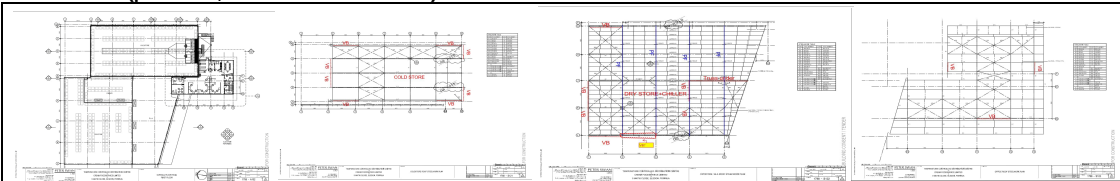
Step 1 - General Information

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)

1. This is single story structural steel temperature controlled distribution centre including (dry store,chiller ,coldstore ,plantroom & ELA).

2.The cold store is braced by the roof bracing and the vertical bracing in the transverse direction and by the roof bracing and the vertical bracing in the longitudinal direction.In coldstore .

3.Freestanding cantilever steel columns and precast panel firewall on east side of the coldstore

4.Drystore ,Chiller & ELA area are braced by the portal frames & roof braces in transverse direction & vertical bracing & roof bracing provides lateral stability in longitudinal direction.

5.Plant room is braced by the masonry walls in the both orthogonal directions

6.Office is two storey structure and each direction is braced by the timber framed walls with GIB bracings .

7.Shallow foundation brings the load down to ground in all structures and along the GL-A provided retaining piles

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

Access to property file:No

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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}

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

Longitudinal

Transverse

☐☐

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 ☐

- Pre 1935 ☐
- 1935-1965 ☐
- 1965-1976 ☐
- 1976-1984 ☐
- 1984-1992 ☐
- 1992-2004 ☐
- 2004-2011 ☒
- Post Aug 2011 ☐

Building Type: Not applicable

Not applicable

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 = 10.7

A_c = 1.00

10.7 m

1.00 m²

- 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: $T \leq 0.4\text{sec}$ ☐
- User Defined (input Period): ☒

Where h_n = height in metres from the base of the structure to the uppermost seismic weight or mass.

T: 0.50

0.50

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: 1.00

1.00

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} 100%

100%

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Table IEP-2 Initial Evaluation Procedure Step 2 continued

2.2 Near Fault Scaling Factor, Factor E
If $T \leq 1.5\text{sec}$, 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: Porirua Refer right for user-defined locations

Z =	0.4	(from NZS1170.5:2004, Table 3.3)
$Z_{1992} =$	1.2	(NZS4203:1992 Zone Factor from accompanying Figure 3.5(b))
$Z_{2004} =$	0.4	(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

Factor F: 1.00 1.00

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.)

I = 1 1

b) Design Risk Factor, R_o
(set to 1.0 if other than 1976-2004, or not known)

$R_o =$ 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

R = 1.0 1.0

d) Factor G
 $= IR_o/R$

Factor G: 1.00 1.00

2.5 Ductility Scaling Factor, Factor H

a) Available Displacement Ductility Within Existing Structure

Comment:

$\mu =$ 1.25 1.25

b) Factor H

For pre 1976 (maximum of 2)	=	k_μ 1.18
For 1976 onwards	=	1

Factor H: 1.00 1.00

(where k_μ 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

$S_p =$ ☐ 0.93 ☐ 0.93

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

Factor I: 1.00 1.00

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

2.7 Baseline %NBS for Building, (%NBS) _b (equals (%NBS) _{nom} x E x F x G x H x I)	100%	100%
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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 Comment		Factor A 1.0
3.2 Vertical Irregularity Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant Comment		Factor B 1.0
3.3 Short Columns Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant		Factor C 1.0

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 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant 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 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant 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
Comment	

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

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

Factor F 0.7

Record rationale for choice of Factor F:

Cold store , GL1 cantilevered steel column supporting the precast panels appears to be insufficient in capacity in EQ .For the following areas structural weakness was identified-T=0.8s,Sp=0.9 was considered (Precast wall connection with steel columns tension and shear combined-76%NBS,Hold down bolts -69%NBS,Steltech column axial +Flexure -72%NBS)

3.7 Performance Achievement Ratio (PAR)

(equals A x B x C x D x E x F)

PAR
Longitudinal 0.69

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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 Comment		Factor A 1.0
3.2 Vertical Irregularity Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant Comment		Factor B 1.0
3.3 Short Columns Effect on Structural Performance ☐ Severe ☐ Significant ☒ Insignificant Comment		Factor C 1.0

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		Separation	Severe 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant 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 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant 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
Comment	

3.6 Other Factors - for allowance of all other relevant characteristics of the building	For ≤ 3 storeys - Maximum value 2.5 otherwise - Maximum value 1.5. No minimum.	Factor F 0.69
Record rationale for choice of Factor F:	Cold store , GL1 cantilevered steel column supporting the precast panels appears to be insufficient in capacity in EQ. For the following areas structural weakness was identified-T=0.8s,Sp=0.9 was considered (Precast wall connection with steel columns tension and shear combined-76%NBS,Hold down bolts -69%NBS,Steltech column axial +Flexure -72%NBS)	

3.7 Performance Achievement Ratio (PAR) (equals A x B x C x D x E x F)	PAR Transverse 0.69
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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)	100%	100%
4.2 Performance Achievement Ratio (PAR) (from Table IEP - 2)	0.69	0.69
4.3 PAR x Baseline (%NBS) _b	70%	70%
4.4 Percentage New Building Standard (%NBS) - Seismic Rating (Use lower of two values from Step 4.3)		70%

Step 5 - Is %NBS < 34? NO

Step 6 - Potentially Earthquake Risk (is %NBS < 67)? NO

Step 7 - Provisional Grading for Seismic Risk based on IEP Seismic Grade B

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

A quick check based on the available datas , base line rating obtainedd as 100%

The seismic grade has been reduced by the freestanding firewall on the eastern side,the building would obtain an A grade excluding this wall.

The ISA is considered to provide a relatively quick, high-level and qualitative measure of the building's performance.

In order to confirm the seismic performance of this building with more reliability you may wish to request a DSA.

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

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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 level1
- 8.2 Presence of heavy concrete floors and/or concrete roof? (Y/N)N

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 bySignature

Brett BurrigeName

175011CPEng. No

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Table IEP-1a Additional Photos and Sketches

Add any additional photographs, notes or sketches required below:

Note: print this page separately

WARNING!! This initial evaluation has been carried out solely as an initial seismic assessment of the building following the procedure set out "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.



DISCLOSURE STATEMENT

1. The following information has been supplied to Capital Commercial (2013) Limited ("Bayleys") to be made available for distribution on the vendor's behalf to potential purchasers to assist purchasers with their due diligence and to use at the purchaser's discretion.
2. Bayleys and the Vendor do not warrant the accuracy or completeness of the information and recommends that all recipients undertake their own due diligence, obtain their own reports to their satisfaction and seek independent advice prior to committing to purchaser.