ENVELOPE

3 April 2025

Alby and Hilda Frampton
AE and HET Frampton Family Trust
17 Hugh Street, Newtown
WELLINGTON

Email: albyframpton@gmail.com

Dear Alby

INITIAL SEISMIC ASSESSMENT (ISA) SUMMARY REPORT
17 HUGH STREET, NEWTOWN, WELLINGTON
PROJECT REFERENCE: 1721-01-ST

Further to your request, we have completed an Initial Seismic Assessment (ISA) of the building located at 17 Hugh Street in Newtown, Wellington, using the Initial Evaluation Procedure (IEP) described in Part B of the guideline document titled "*The Seismic Assessment of Existing Buildings - Technical Guidelines for Engineering Assessments"* released by the Ministry of Business, Innovation and Employment (MBIE) in July 2017.

The assessment was completed following an initial Site Visit carried out on the 28th of March 2025 to inspect the condition of the building, confirm compliance of its current layout to that shown in the original drawings and record any alteration. The original stamped Building Consent documents dated 1986 were provided to us by the Wellington City Council Archives.

1.0 IEP AND ANALYSIS OF 17 HUGH STREET, NEWTOWN, WELLINGTON

The existing building at 17 Hugh Street, Newtown is a three-storey structure comprises reinforced concrete moment resisting frames (MRF), reinforced masonry and pre-cast concrete walls. The roof is light weight steel framed.

The lateral-load resisting system in the Longitudinal (E-W) Direction comprises exterior reinforced masonry walls on top of reinforced pre-cast panels. The lateral loading in the Transverse (N-S) Direction is supported by the pre-cast concrete panels at one end of the building and reinforced concrete MRF.

The reinforced masonry walls, pre-cast panels and RC frames of the existing structure are confirmed to be flexure-governed and short columns are not present. The maximum ductility μ of 1.25 and 1.25 have been allowed for the masonry walls/pre-cast panels and the RC frames, respectively.

The building site has a low risk of liquefaction according to the Greater Wellington City Council online map.

An Initial Evaluation Procedure (IEP) was undertaken for the existing building at 17 Hugh Street, Newtown resulting in a rating of 70%*NBS*(IL2) when assessed as a Normal Structure.

No significant structural weaknesses have been identified.

2.0 SUMMARY

We conclude that the seismic rating for the existing building located at 17 Hugh street in Newtown, Wellington is 70%*NBS*(IL2) when evaluated by the IEP Method.

This ISA Summary Report has been prepared to assist with the purchase of the building.

We trust the ISA Summary Report meets your requirements.

ENVELOPE STRUCTURAL LIMITED
James Smith Building, Level 1, 65 Cuba Street
Te Aro, Wellington 6010

Should you have any queries, please don't hesitate to contact us.

Yours sincerely,

Envelope Structural Limited

Andrew Thompson
Chartered Structural Engineer
P +64 27 2341107

Enc IEP
Technical Summary

Initial Evaluation Procedure (IEP) Assessment - Completed for Frampton Family Trust 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, o r engineering judgements based on them, have not been undertaken, and these may lead to a different result or seismic grade.*

Street Number & Name:	**17 Hugh Street**	**Job No.:**	**1721-01-ST**
AKA:		**By:**	**TB**
Name of building:		**Date:**	**25.03.2025**
City:	**Newtown, Wellington**	**Revision No.:**	**1**

Table IEP-1 Initial Evaluation Procedure Step 1

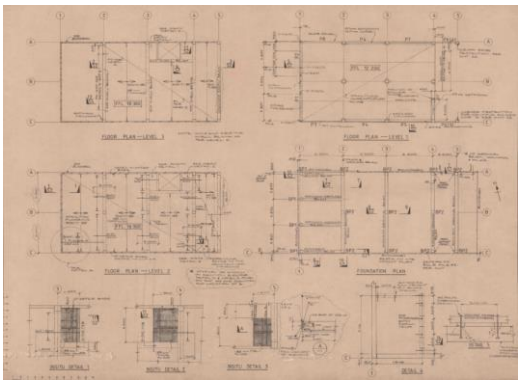
Step 1 - General Information

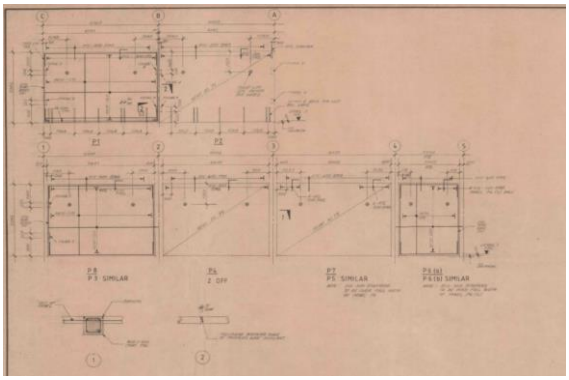
1.1 Photos (attach sufficient to describe building)

Views facing East (left-hand side) and Wesr (right-hand side) of the 1986 single-storey structure of Masonry at 17 Hugh Street, Newtown

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. Three-storey structure comprising a single unit of commerical, the front section of the building is 2 stories only.
2. Total height to the Roof top is approximately 10.1m with a 1.35m high parapet running along the West, North and partially on the East Elevations.
3. Building footprint of approximately 259m^2 consisting of a 21.4m x 12.1m space.
4. Building Consent application was issued in April 1986 an updated construction drawing set was issued in June 1986 structur e was constructed subsequently; hence, it is classified as a 1986 onwards construction.
5. The framing system comprises reinforced concrete beams and columns with infill panels of both reinforced concrete and maso nry construction provided to MRFs.
6. The roof is of lightweight construction comprising corrugated steel sheets on steel purlins supported by structural steel beams; the latter are connected to the head of the reinforced concrete columns via bolted connections. The Roof diaphragm coprises of threaded bars in one bay.
7. The foundation system comprises reinforced concrete foundation beams tying all structural elements together in conjunction with a 125 slab-on-grade unreinforced. Each column has a bulb pile supporting it.
8. The lateral-force resisting system in the Longitudinal (East-West) Direction primarily comprises of pre-cast concrete panels and reinforced masonry on the North and south Elevations
9. The lateral-force resisting system in the Transverse (North-South) Direction comprises the MRF on the eastern elevation, and pre-cast panels and reinforced masonry walls on the Western

1.4 Note information sources Tick as appropriate

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

The property's file was obtained from the WCC archives. Architectural and structural drawings reviewed.

Initial Evaluation Procedure (IEP) Assessment - Completed for Frampton Family Trust Page 2

Street Number & Name:	**17 Hugh Street**	**Job No.:**	**1721-01-ST**
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City:	**Newtown, Wellington**	**Revision No.:**	**1**

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:	**Not applicable**	**Not applicable**
Seismic Zone:	Zone A	Zone A
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 =	10.1	10.1 m
A_c =	1.95	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:** 0.25	0.25
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)*$_{nom}$** 25%	25%

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Initial Evaluation Procedure (IEP) Assessment - Completed for Frampton Family Trust Page 3

Street Number & Name:	**17 Hugh Street**	**Job No.:**	**1721-01-ST**
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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: Wellington — **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

	Longitudinal	Transverse
Factor F:	2.50	2.50

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
	Not known	Not known
R_o =	1	1

c) Return Period Factor, R (from NZS1170.0:2004 Building Importance Level)

Choose Importance Level

	Longitudinal	Transverse
	○ 1 ◉ 2 ○ 3 ○ 4	○ 1 ◉ 2 ○ 3 ○ 4
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:

Singly reinforced pre-cast panels in the longitudinal direction with MRF (concrete) in the transverse direction.

	Longitudinal	Transverse
μ =	1.25	1.25

b) Factor H

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

	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
	69%	**69%**

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Initial Evaluation Procedure (IEP) Assessment - Completed for Frampton Family Trust Page 4

Street Number & Name:	**17 Hugh Street**	**Job No.:**	**1721-01-ST**
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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
No wings are present. The lines of lateral-resistance in the Longitudinal (East-west) Direction are spaced at 12.1m i.e. same as the structure's 12.1m width. Most of the seismic mass is attributed to the self-weight of the concrete elements.

3.2 Vertical Irregularity
Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor B** 1.0
Three-storey reinforced concrete structure with different height at front of the elements participating in its lateral-force resisting system while most of the seismic mass is attributed to the self-weight of the concrete elements.

3.3 Short Columns
Effect on Structural Performance ○ *Severe* ○ *Significant* ◉ *Insignificant* **Factor C** 1.0
No presence of short columns in the primary lateral-force resisting system.

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

No adjacent building in longitdinal direction

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

No adjacent building in longitdinal direction

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
The site is on a hill in newtown possibly therefore good ground possibly rock

3.6 Other Factors - *for allowance of all other relevant characterstics of the building* **Factor F** 1.0
For ≤ 3 storeys - Maximum value 2.5
otherwise - Maximum value 1.5.
No minimum.
Record rationale for choice of Factor F:

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 Frampton Family Trust Page 5

Street Number & Name:	**17 Hugh Street**	**Job No.:**	**1721-01-ST**
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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** 0.7

No wings are present. The lateral systems changes from the concrete/masonry shear walls to MRF (concrete) these are flexural governed in both cases. There are cold formed joints.

3.2 Vertical Irregularity

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

Three-storey reinforced concrete structure no vertical irregularity. All storey masses are similar and stiffness'. All columns are column sway

3.3 Short Columns

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

No presence of short columns in the primary lateral-force resisting system.

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 0<Sep<.005H	Significant .005<Sep<.01H	Insignificant Sep>.01H
Separation			
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

The lightweight roofs of the adjacent single-storey buildings are almost aligned.

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

Adjacent building along the NE boundary is single-storey as well.

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

The site is on a hill in no risk of liquefaction. Possibly rock

3.6 Other Factors - *for allowance of all other relevant characterstics of the building* — **Factor F** 1.75

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

Record rationale for choice of Factor F:

Additional calculations completed. All frame elements are confirmed to be flexure-governed. Column-sway mechanisms identified for the lines of lateral-resistance in the Transverse (North-South) Direction. Adjustments relevant to hysteretic damping under Table C2D.1 were made. There are cold formed joints in the concrete structure.

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

PAR
Transverse **1.22**

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Initial Evaluation Procedure (IEP) Assessment - Completed for Frampton Family Trust Page 6

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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)	69%	69%
4.2	**Performance Achievement Ratio (PAR)** (from Table IEP - 2)	1.00	1.22
4.3	**PAR x Baseline *(%NBS)*$_b$**	70%	85%
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)

- Based on the IEP Method, the potential seismic performance of the existing structure at 19 Hugh Street in Newtown is assessed as 70%*NBS*(IL2) in the longitudinal direction limited by the the shear capacity of the concrete columns located in the line of the precast panels. The rating corresponds to a Grade B building in alignment with the Table A3.1 of Part A in the July 2017 MBIE Guidelines.

- No significant Structural Weaknesses have been identified.

- A Detailed Seismic Assessment is likely to improve the rating of the existing structure and its Alpha rating to Table A3.1 of Part A in the July 2017 MBIE Guidelines

Relationship between Grade and *%NBS*:

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Initial Evaluation Procedure (IEP) Assessment - Completed for Frampton Family Trust **Page 7**

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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 level**	2
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**

Andrew Thompson **Name**

149819 **CPEng. No**

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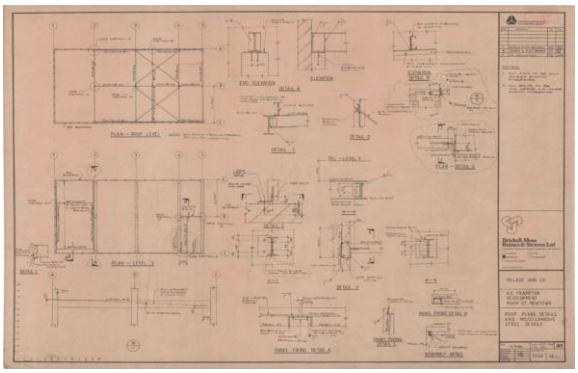
Initial Evaluation Procedure (IEP) Assessment - Completed for Frampton Family Trust Page 1a

Street Number & Name:	**17 Hugh Street**	**Job No.:**	**1721-01-ST**
AKA:		**By:**	**TB**
Name of building:		**Date:**	**25.03.2025**
City:	**Newtown, Wellington**	**Revision No.:**	**1**

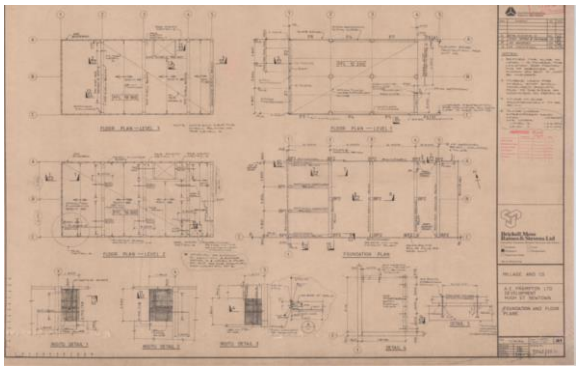
Table IEP-1a Additional Photos and Sketches

Add any additional photographs, notes or sketches required below:

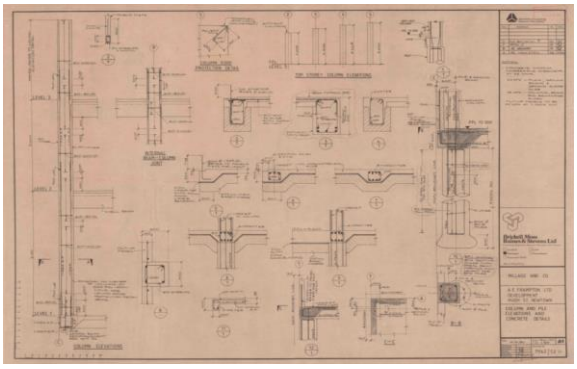
Note: print this page separately



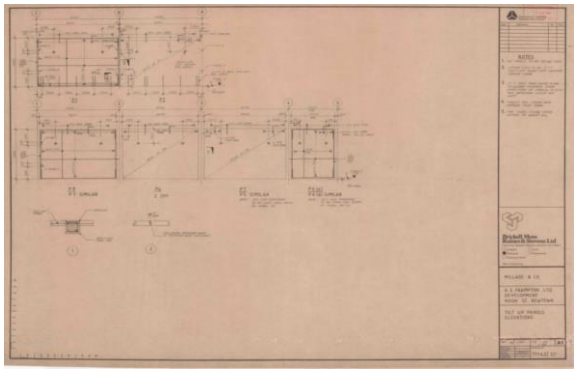
ROOF STRUCTURE CONNECTION DETAILS



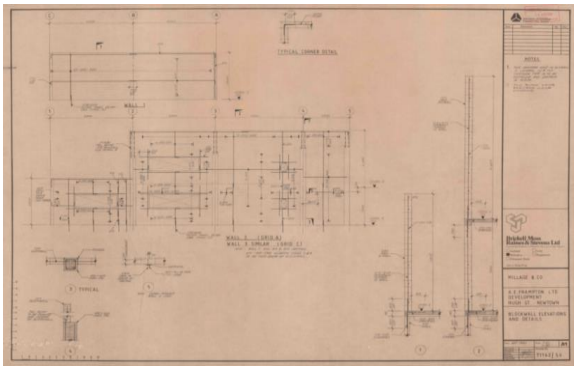
FLOOR PLAN LAYOUT INCLUDING CANOPY



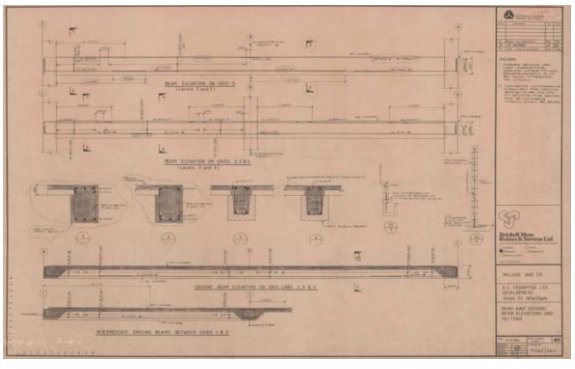
PILES AND COLUMN - SECTIONS AND REINFORCEMENT DETAILS



PRE-CAST PANEL DETAILS



MAOSNRY WALLS REINFORCING DETAILS



CONCRETE BEAM REINFORCING DETAILS

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.*

1. BUILDING INFORMATION	
Building Name/ Description	A three-storey structure of reinforced concrete, pre-cast panels, reinforced masonry construction and steel framed roof originally designed in 1986 and constructed subsequently.
Street Address	17 Hugh Street, Newtown
Territorial Authority	Wellington City Council
No. of Storeys	Three-storey structure
Area of Typical Floor (approx.)	259m^2 (Ground Floor); 191m^2 (First and second Floor)
Year of Design (approx.)	1986
NZ Standards designed to	NZS 4203: 1976 – General Structural Design and Design Loadings for Buildings NZS 3101: 1982 – Concrete Structures Standard NZS 4230P: 1985 – Code of Practice for the Design of Masonry Structures
Structural System including Foundations	The framing system of the existing structure comprises reinforced masonry walls, pre-cast concrete panel and concrete (RC) columns. The roof is of lightweight construction comprising corrugated steel sheets on steel purlins spanning between the simply supported steel beams which are in-turn supported on the exterior masonry walls. The timber-framed flooring is supported by the reinforced concrete frames and the exterior reinforced masonry walls. The masonry walls are connected to the floor and columns by means of D10 bars at 300mm spacing. The weight of the building is transferred to the ground via the structure's foundation system comprising reinforced concrete foundation beams on reinforced concrete piles. A 125mm slab-on-grade unreinforced integrally connected to the perimeter concrete ring beams indicated. The lateral-load resisting system in the Longitudinal (E-W) Direction comprises exterior reinforced masonry walls on top of reinforced pre-cast panels. The lateral loading in the Transverse (N-S) Direction is supported by the pre-cast concrete panels at one end of the building and reinforced concrete MRF. The floor diaphragms are well tied to the masonry and pre-cast walls at each level of the floors.
Does the building comprise a shared structural form or shares structural elements with any other adjacent titles?	N/A

Key features of ground profile and identified geohazards	The site is on a hill. The building site has a low risk of liquefaction according to the Greater Wellington City Council online map.
Previous strengthening and/ or significant alteration	N/A

Heritage Issues/ Status	N/A
Other Relevant Information	N/A
2. ASSESSMENT INFORMATION	
Consulting Practice	Envelope Structural Limited
CPEng Responsible, including: • Name • CPEng number • A statement of suitable skills and experience in the seismic assessment of existing buildings[1]	Andrew Thompson, CPEng 149819 Andrew has over 25 years' experience as a structural engineer mostly in the New Zealand consulting industry. He was extensively involved in multi-storey building assessments following the 2010 and 2011 Christchurch earthquakes and the subsequent seismic upgrade of many buildings. He has more recently been involved in assessments for Wellington buildings pre and post the Kaikoura earthquake. Andrew has undertaken or overseen over 100 ISA assessments and over 30 DSA's, for a variety of building types from single storey warehouses to 20 storey concrete framed buildings.
Documentation reviewed, including: • date/ version of drawings/ calculations[2] • previous seismic assessments	The property's stamped Building Consent documents were obtained from the Wellington City Council Archive. The Structural Specifications and Drawings have been reviewed.
Geotechnical Report(s)	No Geotechnical Report was found in the property file obtained from the Wellington City Council Archive.
Date(s) Building Inspected and extent of inspection	A Site Visit was carried out on the 28th of April 2025 to visually inspect the condition of the existing structure both internally and externally, confirm compliance of its current layout to that shown in the original drawings obtained and record any alterations.
Description of any structural testing undertaken and results summary	N/A
Previous Assessment Reports	N/A
Other Relevant Information	N/A
3. SUMMARY OF ENGINEERING ASSESSMENT METHODOLOGY AND KEY PARAMETERS USED	
Occupancy Type(s) and Importance Level	Normal structure of Commercial use (IL2)
Site Subsoil Class	C
For an ISA:	

[1] This should include reference to the engineer's Practice Field being in Structural Engineering, and commentary on experience in seismic assessment and recent relevant training
[2] Or justification of assumptions if no drawings were able to be obtained

Summary of how Part B was applied, including: • Key parameters such as μ, S_p and F factors • Any supplementary specific calculations	The existing building at 17 Hugh Street, Newtown is a three-storey structure comprises reinforced masonry walls on top of pre-cast concrete panels with reinforced concrete MRFs. The roof system is lightweight steel-framing construction. The reinforced masonry walls, pre-cast panels and RC frames of the existing structure are confirmed to be flexure-governed and short columns are not present. The maximum ductility μ of 1.25 and 1.25 have been allowed for the masonry walls/pre-cast panels and the RC frames, respectively. Most of the seismic mass of the structure is attributed to the self-weight of the reinforced masonry, pre-cast panels and concrete elements. There is no adjacent building in the Longitudinal (E-W) Direction of the existing structure; in its Transverse (N-S) Direction, the adjacent buildings along the North and South boundaries are of similar construction with the storey levels almost aligned. The building site has a low risk of liquefaction according to the Greater Wellington City Council online map. The expected seismic performance of the reinforced masonry walls in the out-of-plane direction meets the current NZS1170.5 Parts & Portion loading requirements.
For a DSA:	N/A
Summary of how Part C was applied, including: • the analysis methodology(s) used from C2 • other sections of Part C applied	N/A
Other Relevant Information	N/A

4. ASSESSMENT OUTCOMES		
Assessment Status **(Draft or Final)**	Final	
Assessed *%NBS* Rating	70%*NBS*(IL2)	
Seismic Grade and Relative Risk (from Table A3.1)	B – Low or medium risk	
For a DSA:	N/A	
Comment on the nature of Secondary Structural and Non-structural elements/ parts identified and assessed	N/A	
Describe the Governing Critical Structural Weakness	N/A	
If the results of this DSA are being used for earthquake prone decision purposes, and elements rating <34%NBS have been identified (including Parts)[3]:	**Engineering Statement of Structural Weaknesses and Location** N/A	**Mode of Failure and Physical Consequence Statement(s)** N/A
Recommendations (optional for EPB purposes)	N/A	

[3] If a building comprises a shared structural form or shares structural elements with other adjacent titles, information about the extent to which the low scoring elements affect, or do not affect the structure.

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.