



The Presbyterian Church Property Trustees

Policy on Earthquake prone Church Buildings

There are potentially many Presbyterian church buildings that fall within the earthquake prone classification. It is important that these buildings are identified for the safety of the building users and to enable the development and implementation of strategies for the future.

To assist Parishes and presbyteries, the Church Property Trustees, at the request of the Council of Assembly, have formulated the following policy on the assessment and management of earthquake prone church buildings.

While the primary objective of this policy is to reduce the potential for injury, loss of life or other property, it will also ensure that the Trustees' responsibilities and obligations under the Building Act 2004 and the Health and Safety in Employment Act 1992 ('OSH' legislation) in respect of earthquake prone buildings are met, the priority is focussed on high risk buildings and that remedial work is undertaken with long term sustainability in mind.

It is the responsibility of each Parish to ensure that its public buildings are safe and up to current earthquake standards. There are several stages to this process and while most buildings will pass through each stage in succession, this is not mandatory if a well founded decision can be made earlier on.

As a first step the Parish should obtain (or may receive from its Local Council) an Initial Evaluation Procedure (IEP) from a suitably qualified structural engineer for each of its public buildings. This evaluation (which must be obtained within the timeframe set out in Table B below), will provide one of the following outcomes:-

All buildings are rated against new building standards and given a percentage score (New Building Standard percentage (% NBS)) and grading (as per NZ Society of Earthquake Engineers recommendations).

Table A

% NBS	Grade	Relative Risk to New Building	Notes
>100	A+	<1 times	Over designed for emergency use
100	A	-	Standard for new buildings
80-99	A	1 – 2 times	Current preferred standard for existing buildings
68 - 79	B	2 – 5 times	Future focus, preferred minimum
34 - 67	C	5 – 10 times	Medium term focus
20 - 33	D	10 – 25 times	Short term focus, legally earthquake prone if a public building or multi story residential
<20	E	>25 times	Immediate focus, legally earthquake prone if a public building or multi story residential

Requirements of the Presbyterian Church Property Trustees as legal owners

Following the outcome of an Initial Evaluation Procedure:

- Buildings assessed as Grade E **must** temporarily close, pending a decision on the building's future. The Parish must also:-
 1. Immediately install prominent and permanent signage, notifying visitors of the earthquake status of the building;
 2. As soon as possible obtain a Detailed Engineering Evaluation (DEE);
 3. Consult with the Parish community and Presbytery while continuing the temporary closure of the building pending further decisions;
 4. Obtain advice on what their Local Authority requires for public buildings in this situation.

- Buildings assessed as Grade D should temporarily close, pending a decision on the building's future. Parishes may consult with the Trustees and their Presbytery if they believe that there are compelling reasons why the building might stay open. The Parish must:-
 1. Immediately install prominent and permanent signage, notifying visitors of the earthquake status of the building;
 2. As soon as possible obtain a Detailed Engineering Evaluation (DEE);
 3. Consult with the Parish community and Presbytery and continue to consider temporary closure of the building pending further decisions.

- Buildings assessed as Grade C must have signage displayed as required. A strategy must be put in place to bring the building up to 67% (minimum) within the time frame set out in Table B below or the time allowed by the Local Authority, which ever is sooner.

- Buildings assessed as Grade B should have a DEE carried out when renovation or structural work is considered to see if strengthening to 100% NBS is feasible or practical. In addition, a strategy must be put in place to bring the building up to 79% within the time frame set out in Table B below or the time allowed by the Local Authority, which ever is sooner.

- Buildings assessed as Grade A are considered buildings of continual use.

- Buildings assessed as Grade A+ are "over designed" and will be considered in continuity plans or for civil use by the State or Local Authority.

Table B

Applies to: East Coast, Hawkes Bay, Manawatu, Wairarapa, Wellington, Canterbury

Year Built (up to)	Urgency	IEP/DEE Required by	Upgrade to 67% NBS (min)
Pre - 1935 other	1	December 2012	December 2014
Pre - 1935 timber	2	June 2013	June 2015
1935 - 1965	3	June 2013	June 2015
1966 - 1991	4	June 2015	June 2017
1991 - 2012	5	June 2016	June 2018

Applies to: Taranaki, Nelson, Marlborough, Westland

Year Built (up to)	Urgency	IEP/DEE Required by	Upgrade to 67% NBS (min)
Pre – 1935 other	1	December 2012	December 2014
Pre – 1935 timber	2	June 2014	June 2016
1935 – 1965	3	June 2014	June 2016
1966 – 1991	4	June 2016	June 2018
1991 – 2012	5	June 2017	June 2019

Applies to: Northland, Auckland, Waikato, Bay of Plenty, Otago, Southland

Year Built (up to)	Urgency	IEP/DEE Required by	Upgrade to 67% NBS (min)
Pre - 1935 other	1	December 2012	December 2014
Pre - 1935 timber	2	June 2015	June 2017
1935 - 1965	3	June 2015	June 2017
1966 - 1991	4	June 2017	June 2019
1991 - 2012	5	June 2018	June 2020

Notes to Table B

Both an IEP and DEE need to be obtained where required. An IEP (only) is sufficient if the resulting rating is above 67% NBS.

The timetable for the IEP/DEE is for both to be completed if a DEE is required following the outcome of an IEP. This means that Parishes need to plan on having the IEP completed well in advance of this time.

Following the outcome of a Detailed Engineering Evaluation:

- Buildings determined to be **Grade D or E** following a Detailed Engineering Evaluation require **consulting on immediate closure** with Presbytery. The Trustees' standing expectation for buildings determined to be **Grade D or E** is that these buildings **will be closed immediately**. Warning notices must be displayed for Grade D or E buildings.
- Buildings assessed as Grade C following a DEE require permanent and prominent notification to be installed advising site visitors of the earthquake status of the building.
- Buildings assessed as Grade B following a DEE will reference the evaluation as part of renovation or structural works to see if upgrading the building to 100% NBS is possible or practical.
- Buildings assessed as Grade A are considered buildings of continual use.
- Buildings assessed as Grade A+ are "over designed" and will be considered in the church's continuity plans or for civil use by the State or Local Authority.

Limitations

- This policy applies only to Presbyterian property north of the Waitaki river.
- In Co-operative Parishes this policy only applies to Presbyterian owned buildings.

Synod of Otago and Southland

For information regarding policies for church buildings in the Synod of Otago and Southland area please contact the Executive Officer, Fergus Sime. Phone 0800 76 22 22.

Funding of Evaluations

The Trustees appreciate that Parishes will be faced with the extra cost involved in getting the IEP and, where needed, the DEE evaluations. Where the Parish does not have the funds available to commission the evaluation, the Parish may apply to use any capital funds held by the Trustees on behalf of the Parish to meet the cost of the IEP or DEE. Where a Parish has no funds available to undertake the evaluation, the Parish should raise the issue with Presbytery.

Information required by the Church Property Trustees

Please forward a copy of the evaluation and other relevant information to the Church Property Trustees office for their records.

Approval

Before work over the value of \$20,000 is undertaken on any church property (or if the property is to be demolished or sold), the usual approval process must be followed (please refer to the Property Handbook).

Should you have any queries in relation to the above, please contact the Church Property Trustees office on (04) 381 – 8296.

Kos van Lier
Executive Officer

20 July 2012