

BUILDING PERFORMANCE

Earthquake-prone buildings: notices

Notices, known as EPB notices, are issued by territorial authorities when they determine that a building or part of a building is earthquake prone. EPB notices inform building users and the public about a building's (or part of a building's) potential seismic performance in a moderate earthquake compared to a new building on the same site.

The notices, amongst other things, identify the building or part of a building that is earthquake prone, give the earthquake rating (if determined), and state the deadline for completing seismic work.

Territorial authorities also put this information on the national EPB register and provide a copy of the notice to certain parties with an interest in the building or land, such as a mortgagor.

Notices must be displayed prominently on earthquake-prone buildings

If you own a building that has been issued with an EPB notice by your territorial authority you must:

- ensure your EPB notice is attached in a prominent place on or adjacent to the building
- inform your territorial authority if the EPB notice ceases to be attached or is illegible
- comply with any instructions from your territorial authority about attaching or removing EPB notices

You can be fined for not displaying a notice as required or failing to inform your territorial authority if the notice ceases to be attached or is illegible.

Earthquake ratings on EPB notices

Earthquake ratings stated on the EPB notice (unless a rating has not been determined) describe the degree to which the building, or part, meets the seismic performance requirements of the Building Code that relate to how a building is likely to perform in an earthquake, and that would be used to design a new building on the same site as at 1 July 2017.

For example, if a territorial authority determines that a building meets 25% of the building code requirements described above (ie equivalent to 25% of the New Building Standard or NBS) the rating would be 25%.

There are three forms of EPB notice, each with a distinctive border (see over the page). They are for:

- buildings with an earthquake rating of 0% to less than 20%, or where no engineering assessment is provided
- buildings with an earthquake rating of 20% to less than 34%
- buildings that were given a section 124 notice before 1 July 2017 and where the earthquake rating is not known.

Exemption notices

Building owners may apply to their territorial authority for an exemption from undertaking seismic work on a building determined to be earthquake-prone. Exemptions recognise that, although a building may be earthquake prone, the consequences of its failure would be low - there is a low risk to life safety and a low risk of damage to other property. Exemption notices have white and orange striped borders to distinguish them from EPB notices.

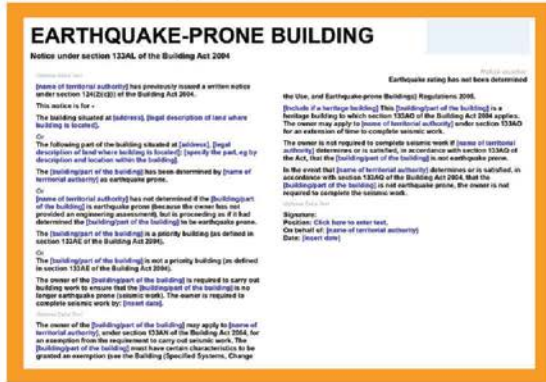
What EPB notices look like



(left) EPB notice, orange and black border. Earthquake rating 0% to less than 20% or where no engineering assessment is provided. If the building has an earthquake rating of less than 20% the risk of failure under seismic load is approximately more than 25 times the risk of failure for buildings that are 100%NBS.



(left) EPB notice, black and white border. Earthquake rating 20% to less than 34%. The risk of failure under seismic load is approximately 10-25 times the risk of failure for buildings that are 100%NBS.



(left) EPB notice, orange border. Buildings given a section 124 notice before 1 July 2017 where the earthquake rating is not known.



(left) Exemption notice. Buildings or parts assessed as earthquake prone but owners exempted from carrying out seismic work. Exemption notices must be attached in a prominent place on or adjacent to the building.

Find out more at <https://www.building.govt.nz/managing-buildings/managing-earthquake-prone-buildings/>

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