1.0 INTRODUCTION

This policy sets out the intended practice for the Whakatane District Council (the “Council”) with regard to earthquake-prone, dangerous and insanitary buildings.

This Policy updates the Earthquake-prone, Dangerous and Insanitary Buildings Policy 2011.

2.0 BACKGROUND

The Whakatane District is located in an active geological environment with many known active faults that can cause strong ground shaking when they rupture.

The Whakatane Fault extends from Ruatahuna into the coastal waters of the Bay of Plenty. This fault has the greatest possible MM10 (Modified Mercalli scale) ground shaking and down-warping. Rupture of this fault through the Whakatane urban area is expected to produce a 2m to 3m high scarp with down-throw of the ground surface on the western side. The interval between ruptures of the Whakatane Fault is 1,140 to 2,230 years.

Other active faults exist within the District. These have the potential to occur every 30-200 years and have the capability to generate ground shaking in Whakatane of MM7 to 8 (similar to what was experienced in the 1987 Edgecumbe earthquake).

A ground shaking intensity of MM8 or greater is likely to also produce liquefaction in areas with high ground water tables as well as landslides of the cliffs behind the Whakatane township and of the coastal escarpments along Ohope and Matata. In relation to insanitary buildings there is a well established causal relationship between health and wellbeing and the condition of any building within which a person lives, works, or plays. Cold, damp and mouldy buildings contribute to a range of poor health outcomes. The insanitary buildings provisions of this Policy are targeted at ensuring buildings can be used by people safely as well as contributing to their wellbeing. The Council will manage the risks associated with insanitary buildings through prompt intervention in accordance with the provisions of this Policy.

3.0 OBJECTIVES

The objectives of this policy are to fulfil the Council’s statutory responsibility under section 131 of the Building Act 2004 by:

1. Identifying earthquake prone buildings within the Whakatane District.

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1 A Geonet Quake Search for the Whakatane district over the past year confirms 353 earthquakes ranging from magnitude 1.4 through to 4.311 have been recorded. [http://magma.geonet.org.nz/resources/quakesearch/](http://magma.geonet.org.nz/resources/quakesearch/). Grid locations used in the search were: Southern latitude -38.2013; Western longitude 176.84768; Northern latitude -37.57100; Eastern longitude 177.37748).

2 A fault scarp is the vertical face resulting from displacement of the land surface by movement along faults.

2. Facilitating negotiated solutions with building owners that ensure their buildings are safe and sanitary for building users and visitors, as well as protecting other property from physical damage.

3. Seeking the protection of heritage buildings and their contents.

4.0 PRINCIPLES
The Council has noted that the provisions of the Building Act 2004 (the “Act”) in regard to dangerous, earthquake-prone and insanitary buildings reflect several of the Whakatane District community’s desired outcomes, namely:

a. Clean, protected environment;
b. Safe caring community; and,
c. Healthy people and quality housing.

In setting this Policy the Council has endeavored to strike a balance between the risks proposed by earthquake-prone, dangerous and insanitary buildings and the broader social and economic issues affecting the communities of the Whakatane District.

5.0 DEFINITIONS

Change the use is defined by the Building (Specified Systems, Change the Use, and Earthquake Prone Buildings) Regulations 2005, section 5 as:

“For the purposes of sections 114 and 115 of the Act, change the use (determined in accordance with regulation 6) of all or part of the building from one use (the old use) to another (new use) and with the result that the requirements for compliance with the building code in relation to the new use are additional to, or more onerous than, the requirements for compliance with the building code in relation to the old use.”

Dangerous building is defined under Section 121 of the Act as:

“(1) A building is dangerous for the purposes of the Act if, -
   (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause –
      (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
      (ii) damage to other property; or
   (b) in the event of a fire, injury or death to any persons in the building or to persons on other property is likely because of fire hazard or the occupancy of the building.”

“(2) For the purpose of determining whether a building is dangerous in terms of subsection (1)(b), a territorial authority –
   (a) may seek advice from members of the New Zealand Fire Service who have been notified to the territorial authority by the Fire Services National Commander as being competent to give advice; and
   (b) If the advice is sought, must have due regard to the advice.”

Earthquake-prone building is defined under Section 122 of the Act as:

“(1) A building is earthquake-prone for the purposes of this Act if, having regard to its condition and to the ground on which it is built, and because of its construction, the building –
(a) will have its ultimate capacity exceeded in a moderate earthquake (as defined in the regulations); and
(b) would be likely to collapse causing –
   (i) injury or death to persons in the building or to persons on any other property; or
   (ii) damage to any other property."

"(2) Subsection (1) does not apply to a building that is used wholly or mainly for residential purposes unless the building –
(a) comprises 2 or more storeys; and
(b) contains 3 or more household units."

Heritage building is defined as any building identified as a Significant Cultural Heritage building in the Operative District Plan or registered by the Historic Places Trust in its Register of Historic Places.

Insanitary building is defined under Section 123 of the Act as:
"A building is insanitary for the purpose of this Act if the building –
(a) is offensive or likely to be injurious to health because –
   (i) of how it is situated or constructed; or
   (ii) it is in a state of disrepair; or
(b) has insufficient or defective provisions against moisture penetration so as to cause dampness in the building or in any adjoining building; or
(c) does not have a supply of potable water that is adequate for its intended use; or
(d) does not have sanitary facilities that are adequate for its intended use."

Moderate earthquake is defined by the Building Regulations 2005 as:
"an earthquake that would generate shaking at the site of the building that is of the same duration as, but that is one-third as strong as, the earthquake shaking (determined by normal measures of acceleration, velocity, and displacement) that would be used to design a new building at that site."

Significant alteration is defined as:
(a) any building work that affects the structural performance of the building; or
(b) building work that has a value of more than $50,000 or 25% of the rateable value of the building improvements, whichever is higher, in any twelve month period

6.0 POLICY

6.1 Earthquake-prone Buildings

6.1.1 Identifying Earthquake-prone Buildings

The Council will review the buildings within the District that have a potential to fit within the scope of earthquake-prone buildings under the Building Act 2004. The Council’s assessment criteria are set out in 6.1.7.

The review process will be in four separate stages.
6.1.2 Stage 1

A coarse survey of the District to confirm buildings within geographically defined areas that may be earthquake-prone.

The primary outcome of Stage 1 will be a list of potentially earthquake-prone buildings within the Whakatane District together with their geographic location.

6.1.3 Stage 2

Desktop review of the building plans and specifications held by the Council of the potentially affected buildings identified in Stage 1 to eliminate buildings that are not earthquake-prone buildings.

Carry out initial evaluation of buildings in an earthquake using the New Zealand Society for Earthquake Engineering (NZSEE) Guidelines Initial Evaluation (IEP) process.

Building owners will be provided with a copy of the IEP(s) for their building(s) and invited to provide any information specific to their building(s) that may effect the initial evaluation. Additional information will be reviewed by the Council’s consultant and an amended IEP issued where appropriate.

The primary outcomes of Stage 2 will be:

1. Individual IEPs for each building
2. A list of buildings with IEP assessment scores
3. A list of potentially earthquake prone buildings within the Whakatane District together with their geographic location, GIS identification, building permit details, and details of construction type and use.

6.1.4 Stage 3

Building owners will be required to undertake a detailed assessment of buildings identified as potentially earthquake-prone in the initial evaluation, unless otherwise agreed in discussion following the initial evaluation. Individual assessments will enable the Council to collate a prioritized list of earthquake-prone buildings in categories that reflect Importance Levels as specified in AS/NZS 1170.0:2002 Structural Design Actions. Importance levels are derived from a combination of the consequence of failure and occupancy numbers. The relevant tables from AS/NZS 1170.0:2002 comprise Appendix One of this policy.

The primary outcome of Stage 3 will be a list of earthquake-prone buildings categorised in accordance with occupancy and use as per AS/NZS 1170.0:2002, specifically:


b. Buildings that contain people in crowds or contents of high value to the community as defined in AS/NZS 1170.0: 2002, Importance Level 3.

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4 AS/NZS 1170.0:2002 provides the procedure for structural design. It includes design procedures, reference to design actions, combinations of actions, detailing for robustness, methods of analysis and methods for confirmation of a limit states design. It also includes criteria for selection of annual probability of exceedance and serviceability.
c. Buildings in Importance Level 2 with a capacity greater than 100 people.

d. Buildings with an Importance Level less than 3 as defined in AS/NZS 1170.0:2002 with the exception of buildings with a capacity greater than 100 people.

e. Buildings with a Significant Cultural Heritage listing in the District Plan.

This is also the order of priority for the identification and strengthening or demolition of buildings.

6.1.5 Stage 4

Continuously evaluate and assess the structural performance of buildings in all categories that were not identified in the initial review in a reactive manner. Such evaluations being triggered by an application under the Building Act for building alterations, change the use, extension of life, subdivision or requests by concerned citizens. Refer to section 5 of the Building Regulations 2005 definition of “change the use”.

6.1.6 Exclusions

Buildings that will not require further assessment include those that are:

a. Designed or strengthened to NZS4203:1976 and subsequent codes unless they have a critical structural weakness.

b. Isolated structures unlikely to collapse causing injury or death to persons or damage other property (refer s122(b) of the Building Act 2004).

c. Used wholly or mainly for residential purposes, unless the building comprises two or more storeys and contains three or more household units (refer s122(2) of the Building Act 2004).

d. Council owned retaining walls on road reserves

6.1.7 Assessment Criteria

The Council will define earthquake-prone buildings as those that, when subject to moderate earthquake shaking, do not meet or exceed the criteria for ultimate limit state as defined in the loadings and materials standards for new buildings, and which would be likely to collapse causing injury or death to persons in the building or to persons on any other property; or damage to any other property. The Council will use the NZSEE recommendations as its preferred basis for defining technical requirements and criteria. These recommendations are designed to be used in conjunction with AS/NZS 1170.0:2002 Loadings Standard, NZS 3101 Concrete Structures Standard, NZS 3404 Steel Structures Standard and other materials Standards.

6.1.8 Taking Action on Earthquake-prone Buildings

In accordance with s124 and s125 of the Act:

a. Building owners of earthquake-prone buildings will receive written notification that their building(s) is (are) deemed to be earthquake-prone and be invited to have input into determining the period within which strengthening work is to be completed and to submit their intentions to deal with the matter.

b. When an application for a building consent for a Significant Alteration to a building is received and the building may be earthquake-prone as defined in the Building Act 2004, evidence must be provided that the building has a collapse strength of over 33% of the current Building Code, or the building will be required to be strengthened as part of the building consent.

c. Building owners may appeal the Council’s decisions by lodging an application for a determination with the Chief Executive Officer of the Department of Building and Housing in accordance with Section 177(e) of the Building Act 2004.

6.1.9 Timeframes for Assessing and Strengthening of Potentially Earthquake-prone Buildings

Timeframes for detailed assessment and strengthening of identified earthquake-prone buildings are specified in Table 4. The prioritisation seeks to balance the public risk associated with earthquake-prone buildings with the private cost of strengthening a building. Priorities are determined by the importance level which is based on Table 3.1 of NZS 1170.0:2002 (refer Appendix 1 to this Policy) and the building age and condition.
Table 4 Priority for Assessing and Strengthening Potentially Earthquake-prone Buildings

<table>
<thead>
<tr>
<th>Importance Level (AS/NZS1170)</th>
<th>BUILDING AGE AND CONDITION</th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Pre 1965</td>
<td>Pre NZS 1900 (Chapter 8): 1965 Standard</td>
<td>Pre 1976</td>
<td>Pre NZS 1900 (Chapter 8): 1965 Standard</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Critical Structural Weakness</td>
<td></td>
<td></td>
</tr>
<tr>
<td>1. Low degree of hazard</td>
<td>Passive</td>
<td>Passive</td>
<td>Passive</td>
<td></td>
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<tr>
<td>e.g. farm buildings and</td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>isolated structures, fences</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>walls</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2. Not in other categories</td>
<td>Medium</td>
<td>Low</td>
<td>Low</td>
<td></td>
</tr>
<tr>
<td>e.g. most apartment buildings</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>3. Contain crowds or</td>
<td>High</td>
<td>Medium</td>
<td>Low</td>
<td></td>
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<tr>
<td>high value to community</td>
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<td></td>
<td></td>
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<tr>
<td>e.g. some schools, universities,</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>medical centres</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>4. Highest priority with</td>
<td>High</td>
<td>High</td>
<td>High</td>
<td></td>
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<tr>
<td>post-disaster functions</td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>e.g. hospitals, civil defence</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>centre, emergency shelter</td>
<td></td>
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</tr>
</tbody>
</table>

Note: Critical Structural Weakness is defined as individual buildings built after 1976 with an identified detailing deficiency that renders it earthquake-prone.

In Table 4, the maximum timeframes for undertaking strengthening work for a building that has been deemed to be earthquake-prone are:

- High Priority: 10 years
- Medium Priority: 15 years
- Low Priority: 20 years
- Passive: No maximum

Notwithstanding, where a change the use situation arises, the necessary strengthening work is to be carried out directly as part of the work covered by the building consent.
6.1.10 Strengthening Level

The appropriate level for strengthening will be:

(a) Mutually agreed between the Council and the building owner on a case-by-case basis with the Council’s preference being for strengthening to a minimum of 67% as strong as the earthquake shaking (determined by normal measures of acceleration, velocity, and displacement) that would be used to design a new building at that site.

(b) In all cases the level of strengthening must be sufficient to meet the provisions of the Building Act 2004 and any regulations thereunder.

By setting the threshold for an earthquake-prone building at 33% of the new building standard, the Building Act and Building Regulations target only the worst buildings to be subject to legal requirements. It is highly desirable that owners of earthquake-prone buildings seek to improve their buildings well beyond 34%. This will reduce risk, protect them from legislative changes and frequently be more cost-effective. The New Zealand Society of Earthquake Engineers recommends a minimum of 67% of the new building standard. The Department of Building and Housing urges owners to go as near to 100% of the new building standard as is reasonably practicable. The Council supports the principle of exceeding the minimum legislative requirement.

6.1.11 Recording a Building’s Earthquake-prone Status

The Council will keep a record of all earthquake-prone buildings on its hazard register noting the status of requirements for improvement or the results of improvement as applicable. Inspection survey records and attribute assessment data are to be placed on individual property files for future reference.

6.1.12 Heritage Buildings

Earthquake-prone heritage buildings will be assessed in the same way as other potentially earthquake-prone buildings. However, discussions will be held between the Council, the owners of the building and the Historic Places Trust to identify a mutually acceptable way forward that marries the objectives of the Building Act 2004 with the desires of both the Council and the wider community to preserve our Heritage Buildings.

6.1.13 Marae

The Council recognises that marae are cultural centres for iwi, hapu and whanau and as such have an important social role in Maori communities. In recognition of the importance of marae to Maori, Council staff will consult with marae committees in relation to administration of this Policy to marae buildings.
6.1.14 Buildings Damaged by Earthquake

Buildings that were not earthquake-prone, or had been identified as earthquake-prone or potentially earthquake-prone, may suffer damage in a seismic event. The Council reserves the right to reclassify these buildings after a seismic event and to serve notice under s124(1) of the Building Act 2004 to require strengthening work to be done in a much shorter timeframe.

7.0 DANGEROUS BUILDINGS

7.1 Identifying Dangerous Buildings

The Council will:

1. Respond to and investigate all dangerous building complaints received;
2. Identify from these investigations any buildings that are dangerous in accordance with the Council’s criteria set out in 7.2;
3. Inform the owner and occupier of the building to take action to reduce or remove the danger, as is required by s124 and s125 of the Act;
4. Liaise with the New Zealand Fire Service when Council deems it is appropriate, in accordance with s121(2) of the Act.

7.2 Assessment Criteria

The Council will assess dangerous buildings in accordance with s121(1) of the Act.

7.3 Taking Action on Dangerous Buildings

In accordance with s124 and s125 of the Act the Council:

1. Will advise and liaise with the owner(s) of the building;
2. May request a written report on the building from the New Zealand Fire Service;

If the building is found to be dangerous, the Council will:

1. Attach written notice to the building requiring work to be carried out on the building, within a time stated in the notice being not less than 10 days, to reduce or remove the danger;
2. Give copies of the notice to the building owner, occupier, and every person who has an interest in the land, or is claiming an interest in the land, as well as the New Zealand Historic Places Trust, if the building is a heritage building;
3. Contact the owner at the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with;

4. Where the danger is the result of non-consented building work the owner will formally be requested to provide an explanation as to how the work occurred, who carried it out, and under whose instructions;

5. Pursue enforcement action under the Act if the requirements of the notice are not met within a reasonable period of time as well as any other non-compliance matters.

If the building is considered to be immediately dangerous the Council will:

1. Cause any action to be taken to remove that danger (this may include prohibiting persons using or occupying the building and demolition of all or part of the building); and

2. Take action to recover costs from the owner(s) if the Council must undertake works to remove the danger.

3. The owner(s) will also be informed that the amount recoverable by Whakatane District Council will become a charge on the land upon which the building is situated.

Building owners may appeal the Council’s decision by lodging an application for a determination with the Chief Executive Officer of the Department of Building and Housing in accordance with Section 177(e) of the Building Act 2004.

7.4 Council’s Priorities in Performing the Functions under the Building Act

Where the Council needs to prioritise work on buildings, the following issues will be taken into account:

1. Potential risk to human life and adjoining property

2. The importance of the building to the community e.g. hospital, school, cultural heritage

3. The level of use and number of people using the building

4. The location of the building in relation to key infrastructure components

5. The size of the building

6. The age of the building and its expected life
8.0 INSANITARY BUILDINGS

8.1 Identifying Insanitary Buildings

The Council will:

1. Respond to and investigate all insanitary building complaints received from the public, other government departments or in the course of its duty

2. Identify from these investigations any buildings that may be considered to be insanitary;

3. Inform the owner(s) of the building to take action to prevent the building from remaining insanitary;

4. Liaise with the Medical Officer of Health when required to assess whether the occupants may be neglected or infirm.

8.2 Assessment Criteria

The Council will assess insanitary buildings in accordance with s123 of the Act. Assessments will adopt a risk-based approach.

8.3 Taking Action on Insanitary Buildings

The Council will:

1. Advise and liaise with the owner(s) of the buildings identified as being insanitary.

Where the building is found to be insanitary:

2. Attach written notice to the building requiring work to be carried out on the building, with a time stated on the notice that is not less than 10 working days, to prevent the building from remaining insanitary;

3. Give copies of the notice to the building owner(s), occupier, and every person who has an interest in the land, or is claiming an interest in the land, as well as the New Zealand Historic Places Trust, if the building is a heritage building.

4. Where the insanitary conditions are the result of non-consented work, formally request the owner(s) to provide an explanation as to how the work occurred and who carried it out.

5. Contact the owner(s) at the expiry of the time period set down in the notice in order to gain access to the building to ascertain whether the notice has been complied with.

6. Determine if enforcement action should be pursued under the Act if the requirements of the notice are not met within a reasonable period of time.
If it is considered that immediate action is required to fix insanitary conditions the Council will:

7. Cause any action to be taken to fix those insanitary conditions; and

8. Take action to recover costs from the owner(s) if the Council must undertake works to remove the insanitary conditions;

9. The owner(s) will also be informed that the amount recoverable by the Council will become a charge on the land on which the building is situated.

Building owners may appeal the Council’s decision by lodging an application for a determination with the Chief Executive Officer of the Department of Building and Housing in accordance with Section 177(e) of the Building Act 2004.

8.4 Recording of Insanitary Buildings

Any buildings identified as being insanitary will have a requisition placed on the property file for the property on which the building is situated. A record of the requisition will remain for five years after the insanitary condition has been abated.

8.5 Heritage Buildings

No special dispensation will be afforded to heritage buildings under this policy.

As per s125(2)(f) of the Act a copy of any notice issued under s124 of the Act will be sent to the New Zealand Historic Places Trust where a heritage building has been identified as an insanitary building.
## Appendix One:

AS/NZS 1170.0:2002

### TABLE 3.1
CONSEQUENCES OF FAILURE FOR IMPORTANCE LEVELS

<table>
<thead>
<tr>
<th>Consequences of failure</th>
<th>Description</th>
<th>Importance level</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low</td>
<td><strong>Low</strong> consequence for loss of human life, or <em>small or moderate</em> economic, social or environmental consequences</td>
<td>1</td>
<td>Minor structures (failure not likely to endanger human life)</td>
</tr>
<tr>
<td>Ordinary</td>
<td><strong>Medium</strong> consequence for loss of human life, or <em>considerable</em> economic, social or environmental consequences</td>
<td>2</td>
<td>Normal structures and structures not falling into other levels</td>
</tr>
<tr>
<td>High</td>
<td><strong>High</strong> consequence for loss of human life, or <em>very great</em> economic, social or environmental consequences</td>
<td>3</td>
<td>Major structures (affecting crowds)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>4</td>
<td>Post-disaster structures (post disaster functions or dangerous activities)</td>
</tr>
<tr>
<td>Exceptional</td>
<td>Circumstances where reliability must be set on a case by case basis</td>
<td>5</td>
<td>Exceptional structures</td>
</tr>
<tr>
<td>Importance Level</td>
<td>Comment</td>
<td>Examples</td>
<td></td>
</tr>
<tr>
<td>------------------</td>
<td>--------------------------------------------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Structures presenting a low degree of hazard to life and other property</td>
<td>Structures with a total floor area of &lt;30 m². Farm buildings, isolated structures, towers in rural situations. Fences, masts, walls, in-ground swimming pools.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Normal structures and structures not in other importance levels</td>
<td>Buildings not included in Importance Levels 1, 3 or 4. Single family dwellings. Car parking buildings.</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Structures that as a whole may contain people in crowds or contents of high value to the community or pose risks to people in crowds</td>
<td>Buildings and facilities as follows: a) Where more than 300 people can congregate in one area. b) Day care facilities with a capacity greater than 150. c) Primary school or secondary school facilities with a capacity greater than 250. d) Colleges or adult education facilities with a capacity greater than 500. e) Health care facilities with a capacity of 50 or more resident patients but not having surgery or emergency treatment facilities. f) Airport terminals, principal railway stations with a capacity greater than 250. g) Correctional institutions. h) Multi-occupancy residential, commercial (including shops), industrial, office and retailing buildings designed to accommodate more than 5,000 people and with a gross area greater than 10,000 m². i) Public assembly buildings, theatres and cinemas of greater than 1,000 m². Emergency medical and other emergency facilities not designated as post-disaster. Power-generating facilities, water treatment and waste water treatment.</td>
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<tr>
<td><strong>facilities and other public utilities not</strong></td>
<td><strong>Buildings and facilities not designated as</strong></td>
<td><strong>Buildings and facilities not designated as</strong></td>
<td></td>
</tr>
<tr>
<td><strong>designated as post-disaster.</strong></td>
<td><strong>post-disaster containing hazardous</strong></td>
<td><strong>post-disaster containing hazardous</strong></td>
<td></td>
</tr>
<tr>
<td><strong>Buildings and facilities not designated as</strong></td>
<td><strong>materials capable of causing hazardous</strong></td>
<td><strong>materials capable of causing hazardous</strong></td>
<td></td>
</tr>
<tr>
<td><strong>post-disaster containing hazardous</strong></td>
<td><strong>conditions that do not extend beyond the</strong></td>
<td><strong>conditions that do not extend beyond the</strong></td>
<td></td>
</tr>
<tr>
<td><strong>materials capable of causing hazardous</strong></td>
<td><strong>property boundaries.</strong></td>
<td><strong>property boundaries.</strong></td>
<td></td>
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<tr>
<td><strong>conditions that do not extend beyond the</strong></td>
<td></td>
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<tr>
<td><strong>property boundaries.</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>4</strong></td>
<td><strong>Structures with special</strong></td>
<td><strong>Buildings and facilities designated as</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td><strong>post-disaster functions</strong></td>
<td><strong>essential facilities.</strong></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td><strong>Buildings and facilities with special post-</strong></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td><strong>disaster function.</strong></td>
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<tr>
<td></td>
<td></td>
<td><strong>Medical emergency or surgical facilities.</strong></td>
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<td><strong>Emergency service facilities such as fire,</strong></td>
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<td><strong>police stations and emergency vehicle</strong></td>
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<td><strong>garages.</strong></td>
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<td><strong>Utilities or emergency supplies or</strong></td>
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<td><strong>installations required as backup for</strong></td>
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<td><strong>buildings and facilities of Importance Level</strong></td>
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<td><strong>4.</strong></td>
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<td><strong>Designated emergency shelters,</strong></td>
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<td><strong>designated emergency centres and</strong></td>
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<td><strong>ancillary facilities.</strong></td>
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<td><strong>Buildings and facilities containing</strong></td>
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<td><strong>hazardous materials capable of causing</strong></td>
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<td><strong>hazardous conditions that extend beyond</strong></td>
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<td><strong>the property boundaries.</strong></td>
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<td><strong>5</strong></td>
<td><strong>Special structures</strong></td>
<td><strong>Structures that have special functions or</strong></td>
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<td>(outside the scope of this Standard – acceptable probability of failure to be determined by special study)</td>
<td><strong>whose failure poses catastrophic risk to a large area (e.g. 100 k m2) or a large number of people (e.g. 100,000).</strong></td>
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<td><strong>Major dams, extreme hazard facilities.</strong></td>
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