

120 Victoria St. NBS Rating. 13 August 2021

Hi Kurt

I've caught up on this building with John McNaughton, and he reports as follows. The 120 Victoria Street job has been a bit stop and start but the abbreviated version of the building status is:

Spencer Holmes Limited completed a DSA on the building in 2017 which rated it at 70%NBS. We noted improvement could be made by providing column tie backs and checking the precast panel connections.

A Building Consent was applied for and approved in 2020 to bring the building to 80%NBS. The work being the column tie backs and included work to cover C5 revisions to the 2017/ 2018 assessment guidelines - notably providing seating angles to the rib and infill slabs.

The seating angles were being peer reviewed by Structus Consulting Engineers. No feedback from the peer review as of yet though. This was not a WCC requirement, but a check for the building owner.

So the building is currently 70%NBS and will be 80%NBS once the consented works and the seating angles are installed. In regards to the column tie backs, the work consisted mostly of fibre wrapping to the floors locally at column locations and this work has been completed. However, a steel strut to the first floor is yet to be installed to fully complete the tie back work.

We had identified the precast panel connections as a potential issue that needed to be confirmed as being OK when the building was opened whilst the floor wrapping was underway. These were investigated at a few locations and we have confirmed they were OK.

So, yes we'd be happy to write a letter regarding the 80%NBS status once the work is complete.

Give me a call if you have any questions.

regards

Jon Devine

Director

SpencerHolmes Limited

PO Box 588, Wellington 6140

Level 10, 57 Willis Street, Wellington 6011

jwd@spencerholmes.co.nz www.spencerholmes.co.nz

M 021-970-828 **P** 04-472-2261