APPENDIX C

SEISMIC SCREENING FORM

SEISMIC SCREENING INVENTORY FORM

89 Prideaux Parks and Rec Administration
City of Nanaimo Building No. B103

Comments:

- Single Storey (14FT)
- Load Bearing Masonry Block Exterior Walls
- Glulam beams with wood joists
- Stiff Soil (visible rock outcrops

SEISMIC SCREENING FORM

p. 1 of 2 | ITEM No.: B103

Address: 89 Prideaux	Postal Code: V9R2M6	Bldg. Name: Parks - Admin	
No. of storeys: 1	Total Floor Area: 207 m²	Year Built: 1970	Design NBC: 1965
Primary use (see list on p. 2): Office		Heritage Designation: N/A	
Inspector: GK	Date: April 17 2012	Checked by:	

See attached

Sketch

See attached

Photo

TYPE OF STRUCTURE (circle appropriate descriptors) see 4.3.2			BM
Wood	WLF	Wood Light Frame	90
	WPB	Wood, Post and Beam	
Steel	SMF	Steel Moment Frame	90
	SBF	Steel Braced Frame	
	SLF	Steel Light Frame	
	SCW	Steel Frame with Concrete Shear Walls	
	SIW	Steel Frame with Infill Masonry Shear Walls	
Concrete	CMF	Concrete Moment Frame	85
	CSW	Concrete Shear Walls	
	CIW	Concrete Frame with Infill Masonry Shear Walls	
	PCF	Precast Concrete Frame	
	PCW	Precast Concrete Walls	
Masonry	(RML)	Reinforced Masonry Bearing Walls with Wood or Metal Deck Floors or Roofs	90
	RMC	Reinforced Masonry Bearing Walls with Concrete Diaphragms	
	URM	Unreinforced Masonry Bearing Wall Building	

BUILDING IRREGULARITIES (circle appropriate descriptors) see 4.3.3	
1. Vertical Irregularity	Abrupt changes in plan dimensions over height (e.g. setback or building on hill)
2. Horizontal Irregularity (Torsion)	Irregular building shapes such as "L", "V", "E", "T", eccentric stiffness in plan (e.g. shear wall on only one side of building)
3. Short Concrete Columns	Short columns restrained by partial storey height walls (structural or infill) or deep spandrels
4. Soft Storey	Severe reduction of stiffness caused by discontinuous shear walls, openings, etc.
5. Pounding	Separation between buildings less than 20 Z_v x no. of storeys (in mm)
6. Major Modifications	Any change in function, use or addition which results in significant increase in loading or weight
7. Deterioration	Structural elements are damaged, poor condition of building is apparent (corroded reinforcement or steel, rotted wood, poor concrete or masonry)
8. (None)	None of the irregularities listed above is present.

NON - STRUCTURAL HAZARDS (Circle appropriate descriptors) see 4.3.4

F_1 Falling Hazards to Life:
Exterior: Masonry chimneys, parapets, veneer or stone / precast panels, non-safety glass, or canopies over exits and walkways
Interior: Heavy components; masonry partitions; non-safety glass in egress areas; storage shelves which may collapse onto areas of human occupancy

F_2 Hazards to Continuous Operation of Special Buildings: Equipment or lifelines required for continuous operation of special facilities. The owner or authority should provide a list of critical items needed for continuing operations.

From: Manual for Screening of Existing Buildings for Seismic Investigation, IRC / NRC, Canada, Ottawa, September 1992

SEISMIC SCREENING FORM

p. 2 of 2 | ITEM No.: B103

SEISMIC PRIORITY INDEX: Circle appropriate value and enter each result on right side. Use asterisk (*) with uncertain values

A — Seismicity

Design NBC	Effective Seismic Zone (Z_v, or $Z_v + 1$ if $Z_a > Z_v$)				
	2	3	(4)	5	6
Pre - 65	1.0	1.5	2.0	3.0	4.0
65 - 84	1.0	1.0	(1.3)	1.5	2.0
Post - 85	1.0	1.0	1.0	1.0	1.0

A = 1.3

B — Soil Conditions

Design NBC	Soil Category				
	Rock or Stiff Soil	Stiff Soil > 50 m	Soft Soil > 15 m	Very Soft or Liquefiable Soil	Unknown Soil
Pre - 65	1.0	1.3	1.5	2.0	1.5
Post - 65	1.0	(1.0)	1.0	1.5	1.5

B = 1

C — Type of Structure (BM = Benchmark year, see p.1)

Design NBC	Construction Type and Symbol (see p. 1)												
	Wood		Steel				Concrete		Precast		Masonry Infill	Masonry	
	WLF	WPB	SLF	SMF	SBF	SCW	CMF	CSW	PCF	PCW	SIW, CIW	RML, RMC	URM
Pre - 70	1.2	2.0	1.0	1.2	1.5	2.0	2.5	2.0	2.5	2.0	3.0	(2.5)	3.5
70 - BM	1.2	2.0	1.0	1.2	1.5	1.5	1.5	1.5	1.8	1.5	2.0	1.5	3.5
Post - BM	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	–

C = 2.5

D — Building Irregularities

Design NBC	1. Vertical	2. Horiz.	3. Short Concrete Columns	4. Soft Storey	5. Pounding	6. Modification	7. Deterioration	8. None
Pre - 70	1.3	1.5	1.5	2.0	1.3	1.3	1.3	(1.0)
Post - 70	1.3	1.5	1.5	1.5	1.3	1.0	1.3	1.0

D = product of circled Numbers (Max of 4.0) = 1

E — Building Importance

Design NBC	Low Occupancy N < 10	Normal Occupancy N = 10 - 300	School, or High Occupancy N = 301 - 3000	Post Disaster, or Very High Occup. N > 3000	Special Operational Requirements
Pre - 70	0.7	(1.0)	1.5	2.0	3.0
Post - 70	0.7	1.0	1.2	1.5	2.0

E = 1

N = Occupied Area x Occupancy Density x Duration Factor* = ...207... x ....1.... x ...5.... = 10.3

Primary Use:	Occupancy Density Persons / m²	Average Weekly Hours of Human Occupancy
Assembly	1	5 - 50
Mercantile, Personal service	0.2	50 - 80
Offices, Institutional, Manufacturing	0.1	50 - 60
Residential	0.05	100
Storage	0.01 - 0.02	100

* Duration Factor is equal to the average weekly hours of human occupancy divided by 100, not greater than 1.0

SI — STRUCTURAL INDEX = A · B · C · D · E = → **SI = 3.3**

F — NON - STRUCTURAL HAZARDS

	Description (see p. 1)		None	Yes	Yes *
F_1 Falling Hazards to Life		Pre - 70 NBC	(1.0)	3.0	6.0
		Post - 70 NBC	1.0	2.0	3.0
F_2 Hazards to Vital Operations		Any Year	(1.0)	3.0	6.0

* applies only if one or more of the following descriptors on page 1 are circled: SMF, CMF, soft storey, torsion

F = max (F_1, F_2) = 1

NSI — NON - STRUCTURAL INDEX = B · E · F = → **NSI = 1**

SPI — SEISMIC PRIORITY INDEX = SI + NSI = → **SPI = 4.3**

Comments: Low Priority

From: Manual for Screening of Existing Buildings for Seismic Investigation, IRC / NRC, Canada, Ottawa, September 1992

SEISMIC SCREENING INVENTORY FORM Attach asterisks (*) to uncertain values						Page No.:
Item No.	Address and/or Name of Building	**SI** Structural Index	**NSI** Non-Structural Index	**SPI** Seismic Priority Index	Priority for Evaluation	Comments

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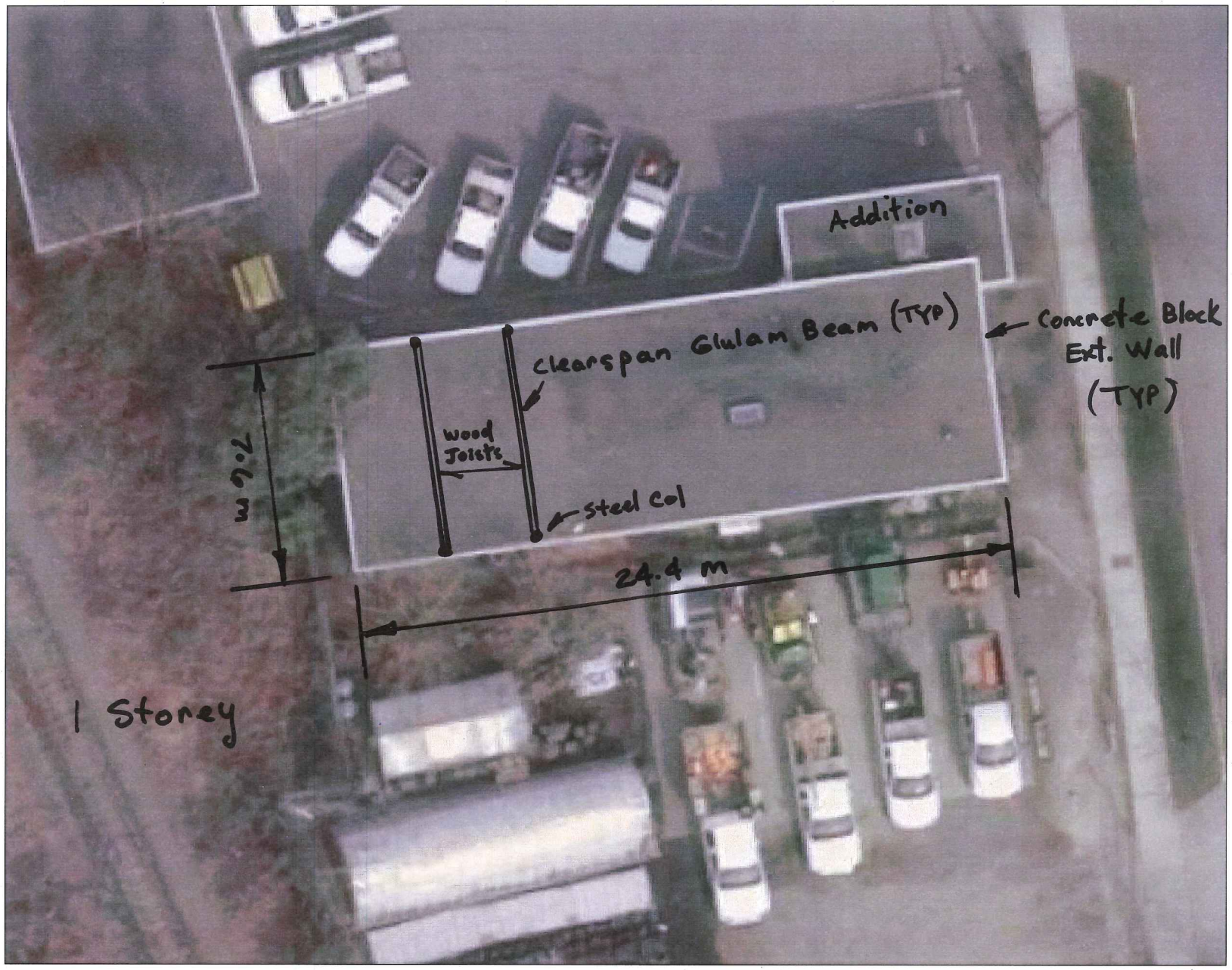
City of Nanaimo



SCALE 1 : 219

20 0 20 40 60

FEET

89 Prideaux

Parks and Rec Administration

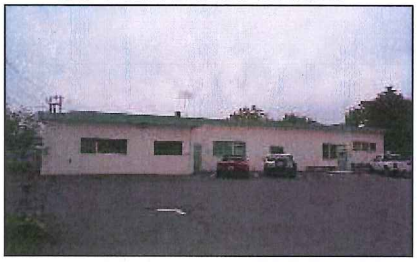
N

NORTHEAST VIEW

NORTHWEST VIEW

SOUTHEAST VIEW

APPENDIX "G"
BUILDING COST ANALYSIS
CITY OF NANAIMO
PARKS MAINTENANCE OFFICES
89 PRIDEAUX STREET



APPRAISAL BUILDING #: B103
GROSS FLOOR AREA: 2,233 FT^2 CLASS: C
EFFECTIVE DATE: FEBRUARY 8, 2008
YEAR(S) BUILT: CIRCA 1970 & 1990

BELOW GRADE ASSETS	CRN	CRNLD
EXCAVATION, BACKFILL AND SITE PREPARATION:	7,200	3,300
FOUNDATIONS:	15,300	7,200
ARCHITECTURAL OR ENGINEERING FEES:	1,600	800
TOTAL BELOW GRADE ASSETS:	**24,100**	**11,300**

ABOVE GRADE ASSETS		
BUILDING FRAMING:	6,800	3,200
FLOOR STRUCTURE:	11,900	5,500
INTERIOR CONSTRUCTION, MEZZANINES, STAIRS:	89,300	41,900
FLOOR AND CEILING FINISHES:	30,900	14,500
PLUMBING SYSTEM, FIXTURES, AND SEWERAGE:	15,000	7,000
HEATING, VENTILATION AND AIR CONDITIONING:	19,100	9,000
ELECTRICAL AND LIGHTING:	14,300	6,700
EXTERIOR WALL CONSTRUCTION, BALCONIES:	82,800	38,800
ROOF STRUCTURE, ROOF COVERING, AND CANOPIES:	23,700	11,100
FIRE PROTECTION:	-	-
ELEVATORS:	-	-
ADDITIONAL CONSTRUCTION:	-	-
ARCHITECTURAL OR ENGINEERING FEES:	20,600	9,600
TOTAL ABOVE GRADE ASSETS:	**314,400**	**147,300**

TOTAL BELOW AND ABOVE GRADE ASSETS:	**338,500**	**158,600**

BUILDING CODES & BYLAWS			
PARKING SPACES	**MEETS CODE**	-	-
SPECIAL NEEDS ACCESS	**MEETS CODE**	-	-
FIRE PROTECTION	**MEETS CODE**	-	-
TOTAL BUILDING CODES & BYLAWS:		**-**	**-**

TOTAL YARD IMPROVEMENTS:	**13,400**	**13,400**

TOTAL CRN COST:	**351,900**	**172,000**

FOUNDATIONS:	REINFORCED CONCRETE FOUNDATIONS
FRAMING:	LOAD BEARING MASONRY WALLS & PART STEEL COLUMNS
FLOOR STRUCTURE:	REINFORCED CONCRETE SLAB ON GRADE
INTERIOR CONSTRUCTION:	PAINTED BLOCK, PART WD FRAME & DRYWALL, ACOUSTICAL TILE
PLUMBING SYSTEM:	STANDARD FIXTURES & TYPICAL SERVICE FOR OCCUPANCY
H.V.A.C.:	FORCED AIR
ELECTRICAL AND LIGHTING:	STANDARD FIXTURES & TYPICAL SERVICE FOR OCCUPANCY
EXTERIOR WALLS:	PAINT CONCRETE BLOCK
ROOF:	WOOD JOIST & WOOD DECK WITH BUILT-UP ROOFING
FIRE PROTECTION:	NIL
ELEVATORS:	NIL
ADDITIONAL CONSTRUCTION:	NIL