SEISMIC SCREENING FORM SEISMIC SCREENING INVENTORY FORM

89 Prideaux Parks and Rec Workshop City of Nanaimo Building No. B105

Comments

- Load bearing masonry walls.
- Glulam and dimension lumber beams
- Wood joists and shiplap sheathing
- 1 storey (14 FT)
- stiff soil

| SEISM | IC SCF | REENING FO | RM | ***** | | | | | p. 1 of 2 | ITEM N | 10.: B105 |
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| Address: 89 Prideaux Postal Code: V9R 2MG | | | | | | | | 2MG | | | s Worksho |
| No. of sto | | | oor Area: | 44 r | n ² Y | Year B | | c 1970 | | | 965 |
| | | list on p. 2): | Manufact | urir | 10 | | Н | leritage | Designatio | n: 🕴 | 1/A |
| Inspector: | | GK | Date: | Αp | ril | 16 | 2017 | <u>L</u> | Checked | by: | |
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| TVDE OF STR | UCTURE | /circle appropriate d | (escriptors) see 4.3. | | | | G IRREGI | ULARITIE | S (circle appro | priate descri | |
| TYPE OF STR | | (circle appropriate d | | 2 BM | В | | A | brupt cha | anges in plan | dimension | Photo iptors) see 4.3.3 s over height |
| TYPE OF STR | UCTURE -WLF WPB | (circle appropriate d Wood Light Fran Wood, Post and | ne | | 1. Ve | UILDING | ity (6 | brupt cha | anges in plan ack or building | dimension on hill) | iptors) see 4.3.3 s over height |
| | -WLF WPB | Wood Light Fran Wood, Post and | ne Beam | 2 BM | 1. Ve Irr 2. H | UILDING ertical regulari | ity (e | brupt cha | anges in plan ack or building | dimensions on hill) | iptors) see 4.3.3 s over height "L", "V", "E", "T", |
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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

F₁ Falling Hazards to Life:

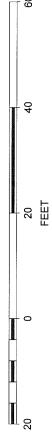
F2 Hazards to Continuous Operation of Special Buildings: Equipment or lifetines required for continuous operation of special facilities. The owner or authority should provide a list of critical items needed for continuing operations.

| | SEISMIC S | | | | | | | | | | p. 2 | 7 | | M No.: (| |
|----|-------------------------------------|----------------------------------|----------------------------|------------------------------------------------------------------------|------------------|------------------|------------------------------------------------------|------------|---------------------------------|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--------------------|------------|--------------------------------------------------|
| | SEISMIC PRIO | RITY INDEX: | Circle app | ropriate | | | | | | | | risk | (*) with | uncertair | 1 values |
| | | Design | | Effective Seismic Zone (Z_{V_1} or $Z_{V} + 1$ if $Z_{A} > Z_{V}$) | | | | | | | | ^ | | | |
| | | NBC | 2 | | | 3 | | ļ | 4 | | 5 | | | | A=1.3 |
| Α | Seismicity | Pre - 65 | 1.0 | | | 1.5 | | | 2.0 | | 3.0 1.5 | | | .0 .0 | 1 1 2 |
| | | 65 - 84 Post - 85 | 1.0 1.0 | | | 1.0 1.0 | | 1 ~ | 1.3 | | 1.0 | | | .0 | |
| _ | | | | | <u> </u> | | | Soil C | ategor | ! V | | | | | |
| | • " | Design | Rock or | T | Stiff | Soll | T | Soft So | | | Very Soft or | | | nown | n i |
| В | Soil Conditions | NBC | Stiff Soil | | > 50 |) m | | > 15 m | } | | Liquefiable Soil | | | Soil | B = / |
| | | Pre - 65 Post - 65 | 1.0 1.0 | | 1. | 3 | | 1.5 1.0 | | | 2.0 1.5 | | | 1.5 1.5 | |
| | | | | | 1 | Constru | ction | Type an | d Sym | bol (s | ee p. 1) | | | | |
| | | Design NBC | Wood | | Stee | | Co | ncrete | Pre | cast | Masonry Infill | | Maso | nry | |
| С | Type of Structure | NOO | WLF WPB | SLF SI | MF SI | BF SCW | CMF | csw | PCF | PCW | | RN | IL, RMC | URM |] c = 2.5 |
| | | Pre - 70 70 - BM | 1.2 2.0 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 | |
| | (BM = Benchmark year, see p.1) | 70 - BM Post - BM | 1.2 2.0 1.0 1.0 | 1.0 1. 1.0 1 | .2 1 | .5 1.5 .0 1.0 | 1.5 1.0 | | 1.8 1.0 | 1.5 1.0 | 2.0 1.0 | | 1.5 1.0 | 3,5 | |
| | | Design | 1. Vertical | 2. Ho | riz | 3. Shor | | 4 .Soft | | 5. | 6. Modifi- | 7. | Dete- | 8, None | D = product |
| D | Building | NBC | 1. Vertical | 2. 110 | /112. | Column | | Storey | Pol | ındin | cation | rio | ration | | of circled Numbers |
| | Irregularities | Pre - 70 | 1.3 | 1.5 | 1 | 1.5 | | 2.0 | - 1 | .3 | 1.3 | | .3 | 1.0 | (Max of 4.0) = |
| | | Post - 70 | 1.3 | 1.5 | | 1.5 | | 1.5 | | 1.3 | 1.0 | <u></u> | .3 | | Marie Control |
| | | Building NBC N | | | | . l | High Occupancy Very High O N = 301 - 3000 N > 300 | | Post Disaster, /erv High Occ | or up. | Special Operational Requirements | | | | |
| | - | | | | | N = 10 - 300 | | | 00 | | | | E= ,7 | | |
| | , | Pre - 70 Post - 70 | 0.7 |) | | 1.0 1.0 | | 1.1 1.1 | | | 2.0 1.5 | | | 3.0 2.0 | 1 |
| E | N = Occupied / | | | lv x Dii | ratio | | i * = . | | | | | L } | | 7 | |
| | Primary Use: | (1 DZ)(Dooup | 0 | ccupano | cy Dei | nsity | Α | verage W | /eekly ł | lours | | | | | ual to the |
| | Assembly | | • | Persor | 1 | 2 | | | - 50 | ancy | | ave | rage we | ekly hour | s of human |
| | Mercantile, Per Offices, Institu | rsonal service tional, Manufa | icturina | 0 | .2 .1 | | | 50 | - 80 - 60 | | | | upancy ater tha | | y 100, not |
| | Residential Storage | • | | 0.01 - 0.01 | 05 - 0.02 | | | 1 | 100 100 | | | 9,0 | | | |
| S | STRUCT | URALIN | DEX = | Δ٠В | ·c | • D • I | est dends | | | | | | | SI = | 2.3 |
| | NON - STRUC | TURAL HA | ZARDS | De | scrip | tion (see | p. 1 |) | | | None | Yes | | Yes * | E |
| _ | F ₁ Falling Haza | | | | | <u> </u> | | Pre | - 7.0 N | | (1.0) | 3.0 | - 1 | 6.0 3.0 | $\mathbf{F} = \max (\mathbf{F}_1, \mathbf{F}_2)$ |
| F | | Vital Operati | ons | - | | | W. C. | | <u>st - 70</u> / Year | NDU | (1.0) | 2,0 3.0 | | 6.0 | II. |
| | * applies only if or | | | descri | ptors | on page | 1 are | | | IF, sol | t storey, torsio | n | | | |
| N | IS - NON - IS | TRUCTUI | RALIND | EX : | . B | • E • I | | | | | | | - | NSI = | • 7 |
| SI | SEISMIC | PRIORIT | ry INDE | X = | SI , | NSI | | | | - | | - 1 | | SPI = | 3 |
| C | omments: | | 1 | |))) (| + | | | | | A STATE OF THE STA | | | | |
| ١ | | | Low | , T | 1.1 | 911 | J. | | | | | | | | |
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| SEIS | MIC SCREENING INVENTORY FOR | RM Attac | h asterisks | (*) to unce | rtain values | Page No.: |
|-------------|---------------------------------|---------------------------|-------------|-------------------------------------|-------------------------------|-----------|
| Item No. | Address and/or Name of Building | SI Structural Index | NSI Non- | SPI Seismic Priority Index | Priority for Evaluation | Comments |
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City of Janaimo

89 Prideaux Worksho SCALE 1:219

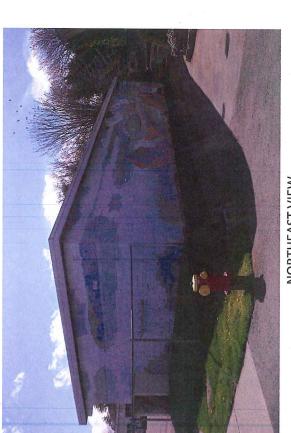




STRESS FRACTURES IN OPEN BAY-- EAST WALL



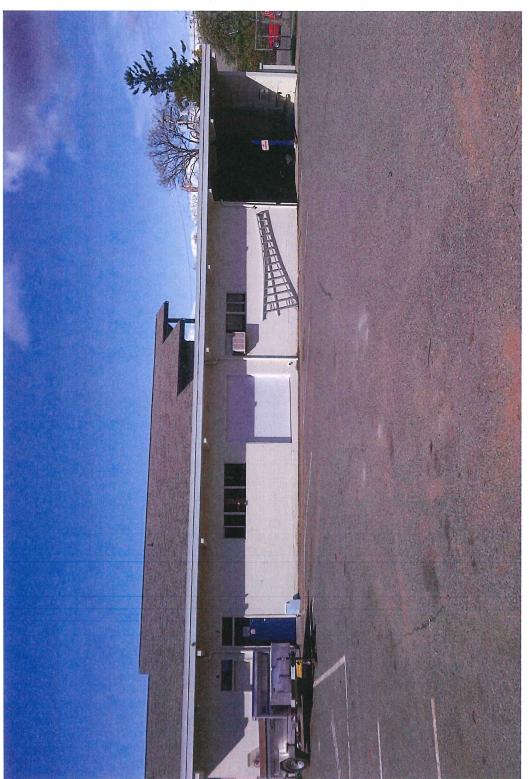
SOUTHWEST VIEW



NORTHEAST VIEW



SOUTHEAST VIEW



South View

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APPENDIX "G"

BUILDING COST ANALYSIS CITY OF NANAIMO PARKS MAINTENANCE WORKSHOP 89 PRIDEAUX STREET



APPRAISAL BUILDING #: GROSS FLOOR AREA:

B105

1,544 FT²

CLASS: C

EFFECTIVE DATE: YEAR(S) BUILT:

110,600

FEBRUARY 8, 2008 CIRCA 1970

52,600

| BELOW GRADE ASSETS | CRN | CRNLD |
|--------------------------------------------|--------|-------|
| EXCAVATION, BACKFILL AND SITE PREPARATION: | 2,500 | 1,200 |
| FOUNDATIONS: | 6,800 | 3,200 |
| ARCHITECTURAL OR ENGINEERING FEES: | 700 | 400 |
| TOTAL BELOW GRADE ASSETS: | 10,000 | 4,800 |

| ABOVE GRADE ASSETS | | |
|----------------------------------------------|---------|----------|
| BUILDING FRAMING: | 3,700 | 1,800 |
| FLOOR STRUCTURE: | 8,300 | 4,000 |
| INTERIOR CONSTRUCTION, MEZZANINES, STAIRS: | 32,100 | 15,200 |
| FLOOR AND CEILING FINISHES: | 2,700 | 1,300 |
| PLUMBING SYSTEM, FIXTURES, AND SEWERAGE: | | |
| HEATING, VENTILATION AND AIR CONDITIONING: | 4,100 | 1,900 |
| ELECTRICAL AND LIGHTING: | 2,800 | 1,300 |
| EXTERIOR WALL CONSTRUCTION, BALCONIES: | 33,500 | 15,900 |
| ROOF STRUCTURE, ROOF COVERING, AND CANOPIES: | 6,600 | 3,200 |
| FIRE PROTECTION: | | , 00 Hel |
| ELEVATORS: | | |
| ADDITIONAL CONSTRUCTION: | | - |
| ARCHITECTURAL OR ENGINEERING FEES: | 6,800 | 3,200 |
| TOTAL ABOVE GRADE ASSETS: | 100,600 | 47,800 |

| BUILDING CODES & BYLAWS | | | * 2 |
|--------------------------------|------------|-------|-----|
| PARKING SPACES | MEETS CODE | - | |
| SPECIAL NEEDS ACCESS | MEETS CODE | a " - | ž = |
| FIRE PROTECTION | MEETS CODE | - | _ |
| TOTAL BUILDING CODES & BYLAWS: | | _ | |

| | H 1 |
|-----------|-------|
| 1 | |
| 4,200 | 4,200 |
| 7 | 4,200 |

| TOTAL CRN COST: | 114,800 | 56,800 |
|-----------------|---------|--------|
|-----------------|---------|--------|

 FOUNDATIONS:
 REINFORCED CONCRETE FOUNDATIONS

 FRAMING:
 LOAD BEARING MASONRY WALLS & STEEL COLUMNS

 FLOOR STRUCTURE:
 REINFORCED CONCRETE SLAB ON GRADE

 INTERIOR CONSTRUCTION:
 PLYWOOD ON WOOD FRAME WALLS & CEILING

NIL

NIL

PLUMBING SYSTEM:

H.V.A.C.:

RELECTRIC FORCED AIR

TOTAL BELOW AND ABOVE GRADE ASSETS:

ELECTRICAL AND LIGHTING: STANDARD FIXTURES

EXTERIOR WALLS:

ROOF: WC

ELEVATORS: ADDITIONAL CONSTRUCTION:

STANDARD FIXTURES & TYPICAL SERVICE FOR OCCUPANCY

PAINTED CONCRETE BLOCK
WOOD JOIST & WOOD DECK WITH BUILT-UP ROOFING