

Mackenzie District Council  
PO Box 52  
Fairlie 7949  
New Zealand

12 January 2021

**Attention: Tim Harty**

Dear Tim

### **Twizel Youth Centre Condition Assessment**

Further to your email request 7 December 2020, and Beca's proposal dated 11<sup>th</sup> December 2020 we have undertaken a visual assessment of the Twizel Youth Centre 14<sup>th</sup> December 2020. The site assessment was undertaken to verify identified building issues in Grant Hyde's DRAFT Twizel Youth Centre Survey dated 25/09/2020.

We met and discussed the key issues with you, Angie Taylor and Tina Donald the afternoon of the 14<sup>th</sup> December after our assessment. This letter summarises those issues, provides a gap analysis of the existing condition report against the findings to verify the building condition and contains recommendations.

## **1 Summary of site visit**

The following list identifies the key building condition issues and presents them in terms of relevance to Grant Hyde's DRAFT Twizel Youth Centre Survey dated 25/09/2020. We have not undertaken a full compliance review against current New Zealand Building Code. Drawings of the Youth Centre were unavailable for the site visit.

### **Structure**

Generally, exposed timber verandah beams are rotting and the verandah posts are starting to show signs of decay (photos 2, 3 & 4). The subfloor space appeared to be dry and well ventilated (photo 5). The interior building framing was not visible without invasive inspection.

### **Cladding/Exterior**

When viewed from the ground the roof appears to be in good condition. However, the verandah beams are rotting (photos 2 & 3) and the lintel dividing the Lounge and Kitchen/Dining areas appears to be wet (photo 1). It is possible that internal gutters are contributing to both issues.

Verandah downpipes discharge onto the deck rather than into a stormwater drain (photo 15). The rainwater head has corroded to the point of failure (photo 16).

The deck balustrade is not a compliance requirement as the surface of the deck is less than 1 meter above the surrounding ground level. However, the balustrade should not be relied upon for physical support as several of the steel baluster posts are not connected to the deck and corrosion is evident (photo 14).

There are broken windows and holes in the fibre cement sheet cladding which will be impacting the buildings ability to remain watertight and secure (photos 7, 9 & 10).

Damage to the exterior cladding indicates there is no thermal wall insulation (photo 9).

The fibre cement sheet cladding may contain asbestos.

### **Interior**

The egress route from the WC/Shower area to the building exterior is cluttered with storage items (photo 6).

The floor surfaces of the Showers, WCs and Kitchen are not impervious or easy to clean (photos 12 & 13).

The hot water cylinder is unrestrained and the floor beneath is open to the subfloor area.

### **Other**

The building's classified use is Communal non-residential (assembly service). No Building Warrant of Fitness (BWoF) is displayed.

There is no accessible parking nearby, accessible route into the building (photo 7), accessible route through the building or accessible features within the building. The pine decking is lifting and presents trip hazards in several locations.

No asbestos report or register has been received for this building. Discussion with Angie Taylor during the site visit indicated that the fibre cement sheet may contain asbestos. Two samples of the cladding were taken for testing at a later date. Broadly, the risk of buildings containing asbestos fall into three categories.

- Pre mid 1980's; Very Likely to contain Asbestos Containing materials (ACMs)
- Mid 1980's - 1990; Likely to contain ACMs
- Post 1990; Unlikely to contain ACMs

Asbestos registers and testing are outside the scope of this report. We mention asbestos as it could be a future health and cost factor moving forward. We recommend that an asbestos register is initiated and maintained for this site.

## 2 Building condition definitions

The condition definitions assigned to building fabric are as follows:

Rating	Condition	Definition
1	Very Good	Assets displaying no deterioration or only normal routine maintenance required. New or near new condition. Some wear or discoloration but no evidence of damage. Can include repaired assets where the repair is as good as the original.
2	Good	Assets displaying limited deterioration which does not affect their use, or where limited restoration has been performed. Minor reactive maintenance may be required. Acceptable physical condition, with minor deterioration or damage that may affect performance (includes most repaired assets)
3	Moderate	Assets which have deteriorated to a degree where maintenance is obviously due, but not to the extent where the function is significantly impaired or very substantial repairs are needed. Failure unlikely in near future but further deterioration is likely
4	Poor	Repair or renewal is required in the short term. Significant deterioration or damage is evident and severely impacting performance. Asset is barely serviceable and failure likely in short term
5	Very Poor	Immediate repair or renewal required. Asset is not in use or unserviceable (i.e. has failed) or failure is imminent. Asset may pose occupational health and safety problems. Requires urgent attention.

The information provided is by necessity generalised in nature. The purpose is to assist a quantity surveyor in estimating the likely refurbishment costs (should this be required). It is not based on detailed audits of each system/component.

The colour coded status summaries provided are to assist in identifying priority items and timeframes for expenditure. It should be noted that whilst some of the materials inspected may be old and beyond their recommended lifespan, if all are identified for early replacement, no prioritisation can be considered. It should also be understood that whilst a service or element may be identified as being in 'good' condition, ongoing maintenance and repair is still essential if this condition is to be maintained.

### Life from new

This is given as a general age bracket, typical for systems or components of this type as necessary to achieve a new or well-maintained finish. Life from new is built up using existing records, New Zealand Building Code compliance minimums for durability and supplier warranty information.

Key material life expectancy and warranty baselines are taken from the following sources:

- Masonry and Timber paint\*: Resene Promise of Quality Guarantee
- Colour coated steel\*: Dimond Roofing commercial warranty

\* We have taken generic warranty periods on these materials where specification gaps occur.

### Life remaining

The anticipated Life Expectancy / Replacement Year is given as a general age bracket, typical for systems or components of this type. The Life Remaining is calculated by deducting the number of years in service from the Life from New.

The Life Remaining is not a recommendation for maintenance in itself but is provided as a reasonable benchmark for materials in the site environment and the context of the supplier's guarantee's/warranties.

### 3 Building condition

We have considered the likely date of construction (1972; obtained from the hot water cylinder manufacturing date) and industry guidance to estimate the remaining life of the key building fabric.

Please refer to **Summary of site visit** and **Appendix A - Photographs** respectively.

Element	Element description	Life from new	Life remaining	Condition Grade
Roofing*	Colour coated metal sheet roofing. Colour coated metal flashings	15	0	3
Timber structure	Posts and beams	50	2	4
Paint finish	Posts and beams	12	0	4
Interior timber structure*	Wall and roof space framing not visible	50	2	2
Balustrade	Steel balustrade between timber posts	50	2	3
Timber deck	Radiata pine	15	0	4
Paint finish	Posts and beams (appear to have been painted recently).	12	0	3

\* Element not accessed during visit.

### 4 Recommendations

Due to the durability, fire egress, access and moisture issues identified we recommend the building is closed to the public until the items highlighted have been remediated.

Beca can submit the cladding samples taken for asbestos testing to a laboratory. However, due to the year of construction it is possible that other Asbestos Containing Materials (ACMs) may be present. A full asbestos survey may better serve the decision-making process for the future of the building. If demolition or construction work is required a full asbestos management plan will be necessary.

### 5 Explanatory Statement

This letter has been prepared by Beca at the request of Mackenzie District Council and is exclusively for Mackenzie District Council's use for the purpose for which it is intended in accordance with the agreed scope of work. Beca accepts no responsibility or liability to any third party for any loss or damage whatsoever arising out of the use of reliance on this report by that third party or any party other than the client.



Beca is notable to give any warranty or guarantee that all possible damage, defects, conditions or quantities have been identified. The work done by Beca and the advice given is therefore on a reasonable endeavour's basis.

Except to the extent that Beca expressly indicates in this letter, no assessment has been made to determine whether or not the building complies with the building codes or other relevant codes, standards, guidelines, legislation, plants etc.

Beca has not considered any environmental matters and accepts no liability, whether in contract, tort, or otherwise for any environmental issues.

The basis of Beca's advice and our responsibility to our client is set out above and in the terms of engagement with our client.

Yours sincerely

A handwritten signature in black ink, appearing to read "Paul Houthuyzen".

**Paul Houthuyzen**

Senior Associate – Architecture

on behalf of

**Beca Limited**

Phone Number: +64 27 299 6522  
Email: Paul.Houthuyzen@beca.com

**Appendix A - Photographs**



Photo 1. Beam between Living and Kitchen/Dining



Photo 2. Verandah beam



Photo 3. Verandah beam



Photo 4. Verandah post base



Photo 5. Subfloor

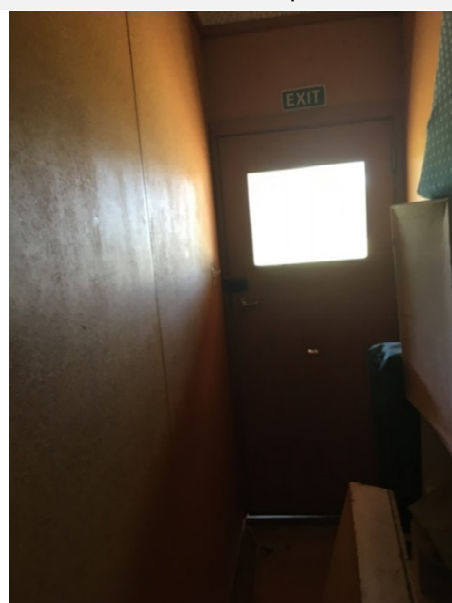


Photo 6. Egress route



Photo 7. Main entrance stair without handrails



Photo 8. Secondary stairs without handrails



Photo 9. Cladding



Photo 10. Cladding



Photo 11. Soffit



Photo 12. Kitchen floor



Photo 13. WC floor



Photo 14. Balustrade



Photo 15. Verandah downpipe



Photo 16. Rainwater head



**Appendix B - Twizel Youth Centre Survey**

# Twizel Youth Centre Survey

<b>Building</b>	Twizel Youth Centre
<b>Valuation No.</b>	

## Structure

1. Veranda beams on the west and east elevations have major rot needing replacement.
2. Roof space appeared dry and stable with birds nesting in the attic area.
3. Unable to access the subfloor but would suspect dampness due to the lack of ventilation.

## Claddings/Exterior

1. Multiple penetrations/damages and holes caused from vandalism.
2. Windows broken and patched with ply.
3. Claddings may contain asbestos.
4. Unable to view the condition of the roof or flashings.
5. Down pipes are currently discharging onto the timber deck, potentially compromising the structure.
6. The rainwater head to the south elevation is rusted requiring replacement.
7. The timber deck requires additional fixings and decking replaced where split.

## Interior

1. Internal linings appear sound.
2. The means of escape to the passageway was blocked.

3. A manual call point alarm is located beside the kitchen area which looks to be un-serviced.
4. Sanitary facilities seem to be working apart from the showers which where currently used as a storage area.
5. Some electrical fittings/switches are in need of replacement or repair with duct tape used (see photos).
6. The HWC requires restraints with flooring removed underneath for repairs.

See photos below

### **Conclusion**

1. With the above issues raised currently this building should not be used by public.
2. Council should review their policies and procedures around Dangerous and Insanitary Buildings (Building Act 2004 Section 124) for buildings of this type and condition.

Inspector: Grant Hyde

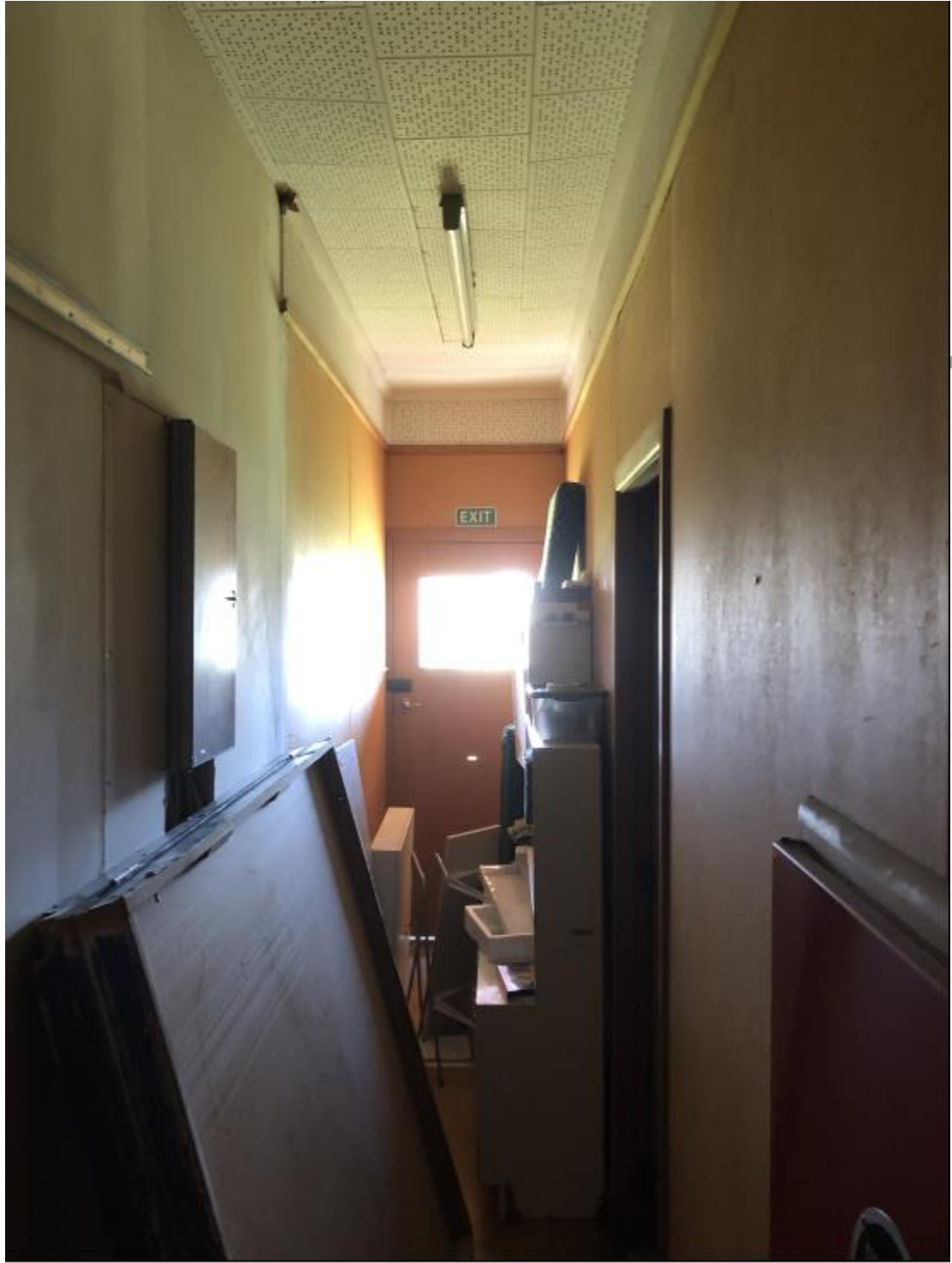
Date: 25/09/2020















FIRE ALARM Control Unit  
TYPE 1  
Building Code Reference -  
F7AS1 - CS3  
Test monthly CSQ (10)  
NZS 6807 Appendix 2

**FIRE ALARM**  
PRESS HERE TO TEST  
TO SERVICE MENUS  
OR GUARDIAN ALARMS 0 800 000 000





Do not use this  
Alarm Switch  
Please use main  
fire switch board  
OFF above  
or switch board in other  
position

DRAFT







