

Is Galbraith the only building with earthquake problems?

Buildings like hospitals are held to a higher standard than commercial or accommodation buildings because of their expected use following a disaster.

CM Health has a responsibility to ensure all earthquake risks relating to its buildings are actively identified and managed. Given the age of many of CM Health's buildings (average age at Middlemore Hospital is 40 years) it is possible there are other buildings with earthquake (and other) issues.

The Auckland Council estimates there are about 1800 earthquake prone buildings (EPBs) in Auckland.

CM Health's Facilities Master Plan has prioritised investments to address the highest health service demand pressures (the Immediate Demand programme) and to fix key buildings and related infrastructure problems (the Facilities Remediation programme).

Decisions on future use of the Galbraith building (two buildings – north and south) and how much we might spend in fixing it has an important impact on other facility developments.

What happens now?

CM Health is now required to provide Auckland Council with the finalised seismic report. CM Health will then:

- be issued with a statutory Earthquake-Prone Building (EPB) notice, which must be displayed in a prominent place in the building
- have the details of the building added to a new national register of earthquake-prone buildings
- have 35 years from the date of the EPB notice to strengthen the building so that it is no longer earthquake-prone, or if a substantial alteration or change of use is carried out, have to strengthen the building at the same time

Decisions around current and future use of the Galbraith building will take all types of risks and requirements into consideration.

Are there any other issues with the Galbraith building?

Issues of concern with Galbraith building include, but are not limited to, earthquake rating, the location of critical pipes and supporting infrastructure which supports the wider Middlemore campus, asbestos and major maintenance needs of this 55 year old building.

Many public buildings, including schools and hospitals, built between the 1940s and 1980s have been built using products containing asbestos.

It should be noted that intact and undisturbed asbestos material generally does not pose a health risk.

A program of asbestos remediation is underway including asbestos removal and repair work, air monitoring and control.

Asbestos removal work is carried out by specialist contractors using strict safety procedures and specialist equipment.

None of the locations being monitored to date have exceeded the minimum level 0.01 fibres/ml (trace level).

Galbraith Building Q&A's



What you *need to know*

