



TABLE 1 BUILDING ASSESSMENT

	Numerical Rating		
	2	1	0
General Standard of Maintenance	Poor	Fair	Good
Appendages on Street Frontage	Significant amounts of masonry	Minor	Nil
Continuity of External Walls	No continuity	Reasonable continuity	Full Structural Continuity
Effectiveness of Internal Frames	Non-existent	Some Moment Resistance	Fully Effective
Foundation Conditions	Bearing Capacity less than $\frac{1}{2}$ T/ft <sup>2</sup>	Gravels etc. Bearing $>\frac{1}{2}$ T/ft <sup>2</sup>	Rock
Number of Storeys	More than 4	2 to 4	1
Public Assessibility	Central City	Suburban Commercial /Industrial	Residential
Time Building Occupied	More than 50 hours/week	More than 8 less than 50 hours/week	Less than 8 hours/week
Persons in Building When Occupied	More than 4 persons per 1,000 sq. ft.	More than 2 less than 4 persons per 1,000 sq. ft.	Less than 2 persons per 1,000 sq. ft.
Date of Construction	Before 1920	Between 1920 and 1935	After 1935

TABLE 2 BUILDING CLASSIFICATION &amp; REQUIRED ACTION

Total Numerical Rating	Building Classification	Recommended Action
15 and over	A	Immediate Action under Section 301A of Municipal Corporations Act.
12, 13, 14, 15	B	Remedial action within two years
9, 10, 11, 12	C	Remedial action within ten years.
9 and under	D	Probably adequate if building is well maintained.





USED FURNITURE

QUALITY USED FURNITURE  
USED FURNITURE  
CITY SOUTH DEALERS

SATAY NOODLE HOUSE  
SATAY NOODLE HOUSE

617

CHINESE RESTAURANT

HAZARDOUS APPENDAGE SURVEY.

Address: 603 Columbo St  
 Legal Desc.: DP 8121 Lot 7, 14, 21  
 Owner: Yee Simon & A. O'S. P.O. Box 2255 Ch.C.  
 Date: 3.1.192 Date Building Built: 1906  
 BU/40/

Parapet: ~1.2m, cracked (see photo)  
 Chimney: 1 hazardous  
 Cornice: cracked ~400mm o.t.l.

Loose Masonry: Significant / Noticeable / Minor.  
 Mortar Deterioration: Significant / Noticeable / Minor.  
 Cracking: Significant / Noticeable / Minor.

Photo Reference: .....

Comments: 2 storey.

Cracked parapet, cornice and wall (note that the crack is continuous to the window).







AG 19

3

AG

**Christchurch Eq. RAPID Assessment Form - LEVEL 1**

Inspector Initials  
Territorial Authority

SJW  
Christchurch City

Date of Inspection  
Time

5-09-10  
1:30pm

Exterior Only  
Exterior and Interior

**Building Name**

To @ Net Cafe

Short Name

**Type of Construction**

Address

603 Colombo

Timber frame

Concrete shear wall

Steel frame

Unreinforced masonry

GPS Co-ordinates

S° E°

Tilt-up concrete

Reinforced masonry

Contact Name

"

Concrete frame

Confined masonry

Contact Phone

"

RC frame with masonry infill

Other:

Storeys at and above ground level

2

Below ground level

0

**Primary Occupancy**

Dwelling

Commercial/ Offices

Total gross floor area (m<sup>2</sup>)

500

Year built

Other residential

Industrial

No of residential Units

1

Public assembly

Government

Photo Taken

Yes

No

Religious

Other

Investigate the building for the conditions listed below:

**Overall Hazards / Damage**

**Minor/None**

**Moderate**

**Severe**

**Comments**

Collapse, partial collapse, off foundation

Crack & displaced shop front glazing

Building or storey leaning

Mallet st parapet cracked.

Wall or other structural damage

Slight lean on mallet st wall.

Overhead falling hazard

Could be old settlements.

Ground movement, settlement, slips

Structural review of

Neighbouring building hazard

parapet required.

Other

Risk of neighbouring building collapse

Choose a posting based on the evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance.

INSPECTED  
GREEN

RESTRICTED USE  
YELLOW

UNSAFE  
RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

Barricades are needed (state location):

Level 2 or detailed engineering evaluation recommended

Structural

Geotechnical

Other:

Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

P1001  
720741  
201 14 DP  
8121

Sign here on completion

SJW

Date & Time  
ID

1:30pm - 5/9/10

SJW

Inspection ID SJWS19 (Office Use Only)

AG

CSR 91177046

3

# Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials  
Territorial Authority

Dobbie  
Christchurch City

Date  
Time

11-9-2010  
11-52am

Final Posting  
(e.g. UNSAFE)

Building Name Tea net Internet cafe

Short Name N

Address 603 Colaba St

GPS Co-ordinates

S°

E°

Contact Name

Contact Phone

Stores at and above ground level

one

Below ground level:

0

Total gross floor area (m<sup>2</sup>)

500

Year built

No of residential Units

1

Type of Construction

- Timber frame
- Steel frame
- Tilt-up concrete
- Concrete frame
- RC frame with masonry infill

- Concrete shear wall
- Unreinforced masonry
- Reinforced masonry
- Confined masonry
- Other:

Primary Occupancy

- Dwelling
- Commercial/ Offices
- Other residential
- Industrial
- Public assembly
- Government
- School
- Heritage Listed
- Religious
- Other

Photo Taken

Yes

No

Investigate the building for the conditions listed on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

### Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Collapse, partial collapse, off foundation

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Electrical, gas, sewerage, water, hazmats

South wall is at risk of collapse significant cracking

Record any existing placard on this building:

Existing Placard Type  
(e.g. UNSAFE)

YELLOW PLACARD  
WAS DATED 5/9/2010

Choose a new posting based on the new evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance. Transfer the chosen posting to the top of this page.

INSPECTED

GREEN

G1

G2

RESTRICTED USE

YELLOW

Y1

Y2

UNSAFE

RED

R1

R2

R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

Barricades are needed (state location):

Detailed engineering evaluation recommended

Structural

Geotechnical

Other:

Other recommendations:

barricades need extension to cover front of Coloma Street  
ENTRY TO MOLLER ST.

Estimated Overall Building Damage (Exclude Contents)

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

Inspection ID: dod111 (Office Use Only)

LOT 14 DP. 8121.

LOT 21 DP. 2121.

LOT 7 DP 8121.

Sign here on completion

[Signature]

Date & Time

11-9-2010 11:20

ID

1007224

720441

AG

3

Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, pilasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	risk to public
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	structural engineers
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	assessment critical
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Non-structural Hazards / Damage</b>				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ditto
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs/ Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg. gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Geotechnical Hazards / Damage</b>				
Slope failure, debris	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, fissures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil bulging, liquefaction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>General Comment</b>	<hr/> <hr/> <hr/> <hr/>			

Usability Category

Damage Intensity	Posting	Usability Category	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
Low risk		G2. Occupiable, repairs required	
Medium damage	Restricted Use (Yellow)	Y1. Short term entry	
Medium risk		Y2. No entry to parts until repaired or demolished	concerned at risk from cracking in south wall see each end
Heavy damage	Unsafe (Red)	R1. Significant damage: repairs, strengthening possible	
High risk		R2. Severe damage: demolition likely	
		R3. At risk from adjacent premises or from ground failure	

2 Inspection ID: \_\_\_\_\_ (Office Use Only)



AG

3

**Sketch (optional)**

Provide a sketch of the entire building or damage points. Indicate damage points.

A large grid for sketching a building or damage points. The grid is approximately 18 columns wide and 22 rows high.

**Recommendations for Repair and Reconstruction or Demolition (Optional)**

A series of horizontal lines for writing recommendations. There are 12 lines in total, arranged in two groups of six lines each.

TRIM: 10/573/30  
10/573/68

# Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials  
Territorial Authority

RFU  
Christchurch City

Date 12/10/10  
Time 10:45 am

Final Posting (e.g. UNSAFE) 72

Building Name Te @ Net Internet cafe

Short Name \_\_\_\_\_ Type of Construction

Address 603 Colombo St  Timber frame  Concrete shear wall

GPS Co-ordinates S° E°  Steel frame  Unreinforced masonry

Contact Name \_\_\_\_\_  Tilt-up concrete  Reinforced masonry

Contact Phone \_\_\_\_\_  Concrete frame  Confined masonry

Stores at and above ground level 2 Below ground level -  RC frame with masonry infill  Other:

Total gross floor area (m<sup>2</sup>) \_\_\_\_\_ Year built 1900s  Dwelling  Commercial/ Offices

No of residential Units -  Other residential  Industrial

Photo Taken  Yes  No  Public assembly  Government

School  Heritage Listed

Religious  Other Residence up stairs?

Investigate the building for the conditions listed on page 1 and 2, and check the appropriate column. A sketch may be added on page 3

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Major Cracks South wall
Building or storey leaning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Major cracks South wall
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, gas, sewerage, water, hazmats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

Yellow

Existing Placard Type (e.g. UNSAFE)

Yellow

Choose a new posting based on the new evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance. Transfer the chosen posting to the top of this page.

INSPECTED GREEN G1 G2

RESTRICTED USE YELLOW Y1 Y2

UNSAFE RED R1 R2 R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Barricades are needed (state location):
- Detailed engineering evaluation recommended
  - Structural
  - Geotechnical
  - Other:
- Other recommendations:

027 224 0913  
CPeng

Estimated Overall Building Damage (Exclude Contents)

- None
- 0-1 %
- 2-10 %
- 11-30 %
- 31-60 %
- 61-99 %
- 100 %

Inspection ID: \_\_\_\_\_ (Office Use Only)

Sign here on completion  
R-F Unka R-Unka  
Date & Time 12/10/10  
ID 10:45 am

Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, pilasters, corbels, walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Major cracks in stn wall
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Non-structural Hazards / Damage</b>				
Parapets, ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parapet cracks
Cladding, glazing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs/ Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg. gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Geotechnical Hazards / Damage</b>				
Slope failure, debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, fissures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil bulging, liquefaction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

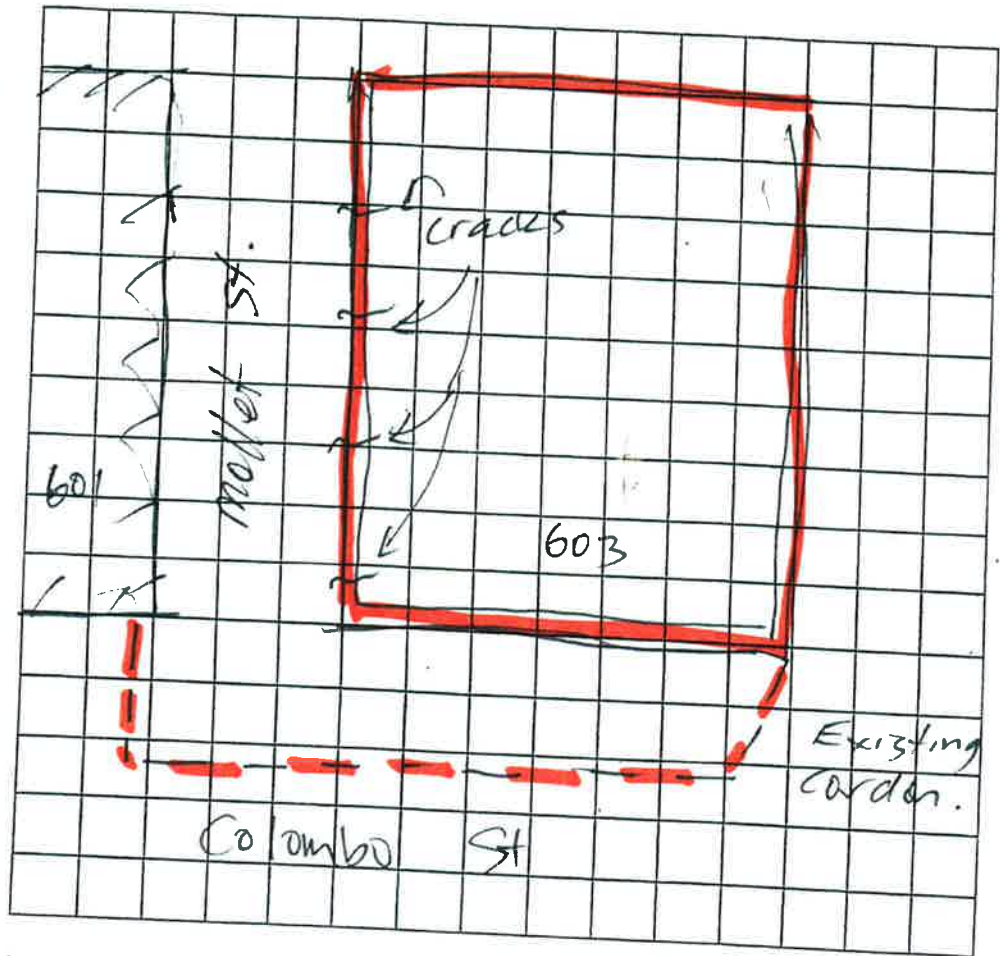
General Comment Exterior only.  
Major cracks in south wall.

**Usability Category**

Damage Intensity	Posting	Usability Category	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
Low risk		G2. Occupiable, repairs required	
Medium damage	Restricted Use (Yellow)	Y1. Short term entry	
Medium risk		Y2. No entry to parts until repaired or demolished	
Heavy damage	Unsafe (Red)	R1. Significant damage: repairs, strengthening possible	
High risk		R2. Severe damage: demolition likely	
		R3. At risk from adjacent premises or from ground failure	



Sketch (optional)  
Provide a sketch of the entire building or damage points. Indicate damage points.



Recommendations for Repair and Reconstruction or Demolition (Optional)

- ① Engineer's Report required
- ② Temp propping of stn wall.

3 Inspection ID: \_\_\_\_\_ (Office Use Only)









2010/10/12 09:42





2010/10/12 09:43



15 October 2010

Yee Brothers Syndicate  
 C/O Harold Smith and Dallison  
 PO Box 13166  
 Armagh  
 Christchurch 8141  
 New Zealand

Dear Sir/Madam,

**RE: CPEng Report Required for 603 Colombo Street**

Following an inspection of the above property on the 12 October 2010, the CCC engineers have requested that a CPEng report be sent to the council. You should provide temporary support to the south wall to prevent collapse of building materials falling onto the road and footpath. In addition to a report we require a statement from a CPEng that the building is not "dangerous" in accordance with the Building Act which is detailed below.

The requirements detailed in this letter are designed to ensure public safety is protected, which ultimately is Council's primary responsibility. In order to balance public safety requirements against the financial impact on individual businesses as a result of buildings that remain closed, Council needs your assistance in insuring that the engineering certification provided to Council clearly and specifically covers the criteria detailed in this letter. Any certification forwarded that does not meet this criteria will not be accepted.

**What needs to happen before removing a red and yellow placard**

**- Professional Engineer Practitioners Certification Suitability for Occupation of Earthquake Affected Buildings**

Council is attempting to simplify the process for removing the red and yellow placard on earthquake damaged buildings or buildings affected by or at risk of damage from damaged buildings. This will help return buildings to their normal use.

**Red and yellow placards should not be removed from buildings without approval from Council.**

Before Council will accept that a building can be reoccupied, building owners must obtain certification at their cost from a Chartered Professional Engineer practicing in structural engineering. The certification must state that:-

- \* the building is not dangerous in terms of Section 121(1) of the Building Act, as amended by the Canterbury Earthquake (Building Act) Order 2010 (copied below)
- \* the building is not a risk to adjacent buildings or areas such as roads, footpaths and other areas that the public generally has access to.
- \* the building is structurally adequate for normal occupancy.

The certification should be accompanied by a Detailed Engineering Evaluation that includes;

- information on the damage that has occurred to the building,
- what remedial works, if any, have been carried out,
- the basis of ascertaining the building is not dangerous in terms of the Building Act; and
- photos of the building that show the general structural condition of the building.

Building Evaluation Transition Team  
 Civic Offices, 53 Hereford Street, Christchurch 8011  
 PO Box 73013, Christchurch 8140  
 Email: cdrescue@ccc.govt.nz  
 www.ccc.govt.nz

**121 Meaning of dangerous building**

- (1) A building is dangerous for the purposes of this Act if, -
- (a) in the ordinary course of events (excluding the occurrence of an earthquake), the building is likely to cause -
    - (i) injury or death (whether by collapse or otherwise) to any persons in it or to persons on other property; or
    - (ii) damage to other property; or
  - (b) in the event of fire, injury or death to any persons in the building or to persons on other property is likely because of fire hazard or the occupancy of the building; or
  - (c) there is a risk that the building could collapse or otherwise cause injury or death to any person in the building as a result of an earthquake that generates shaking that is less than a moderate earthquake\*; or
  - (d) there is a risk that other property could collapse or otherwise cause injury or death to any person in the building; or
  - (e) a territorial authority has not been able to undertake an inspection to determine whether –
    - (i) the building is dangerous under paragraph (a); and
    - (ii) the territorial authority or the chief executive, as the case may be, is required to exercise powers under section 124 or 129 as modified by this order.

The modifications made to this Section by the Canterbury Earthquake (Building Act) Order 2010 are in red.

\* A moderate earthquake is defined in Section 7 of the Building (Specified Systems, Change the use, and Earthquake-prone Building) Regulations 2005.

Regards,

Laura Bronner  
Building Evaluation Transition Team  
Ph 03 941 8868  
CDRescue@ccc.govt.nz



20 October 2010

Yee Brothers Syndicate  
C/o Harold Smith & Dallison  
PO Box 13166  
Armagh  
Christchurch 8141

Dear Sir/Madam

**Notice under the Building Act 2004 to repair your building  
603 Colombo Street**

The earthquake that struck Christchurch and the subsequent aftershocks have damaged many buildings in the City. It has been an extremely traumatic time for both commercial building owners and home owners, facing the damage and the scope of repairs that may be needed to fix their buildings.

Christchurch City Council staff have been, and still are, working hard to assess thousands of buildings and homes throughout the city to determine whether or not they are dangerous buildings.

***Special legislation for Council to use for dangerous buildings***

To assist the Council with its efforts following the earthquake special legislation has been enacted. This legislation has enhanced powers the Council already has under the Building Act 2004 to deal with dangerous buildings. The primary aim of those powers is to keep people safe.

Steps the Council can take to achieve this aim include issuing notices to prevent people from using or occupying a building or to allow restricted entry to a building. A notice can also require that repairs must be carried out on a dangerous building within a certain time.

***The Dangerous Building Notice Council has issued for your building***

The Council considers that your building is a dangerous building as defined in the Building Act, and that it is necessary for a notice to be issued to require you to reduce and remedy the danger to your building (a section 124(1)(c) notice)

The notice enclosed has also been placed on your building, as required by the Building Act. Please do not remove this notice.

***The Council's Building Recovery Office can help you***

We recommend that you contact the Christchurch City Council Building Recovery Office (details below) to discuss why your building has been assessed as being dangerous or if the particulars on the notices need clarification.

We also recommend that you talk to the Building Recovery Office before taking any steps to remedy the danger, and in order to discuss the detail of any building consents or resource consents that may be required for the work. In working with you on the best solution we may also need to consider whether you need longer than the timeframe specified in the section 124(1)(c) notice to carry out the necessary work.

If you have not already done so, we recommend that you contact your insurers. You should also seek structural engineering advice from a qualified structural engineer on how to remove the danger.

We appreciate your understanding in this matter.

**CONTACT:**


CCC Building Recovery Office  
Ground floor Civic Offices  
53 Hereford Street  
Tel: 03 947 8999  
Email: [Buildingrecoveryoffice@ccc.govt.nz](mailto:Buildingrecoveryoffice@ccc.govt.nz)

Yours faithfully



Graham Mather  
Acting Team Leader Enforcement  
Inspections and Enforcement Unit

Encl

 <p><b>CHRISTCHURCH</b> CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p><b>CHRISTCHURCH CITY COUNCIL</b></p> <p><b>NOTICE</b></p> <p><b>UNDER SECTION 124(1)(c), BUILDING ACT 2004</b> <b>(as modified by the Canterbury Earthquake</b> <b>(Building Act) Order 2010)</b></p>	
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<p><b>TO:</b> Yee Brothers Syndicate C/o Harold Smith &amp; Dallison PO Box 13166 Armagh Christchurch 8141</p>	
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<p><b>THE BUILDING</b></p> <p>Street Address: 603 Colombo Street</p> <p>Legal Description: Lot 14, Deposited Plan 8121, Lot 21, Deposited Plan 8121, Lot 7, Deposited Plan 8121</p>
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<p><b>PARTICULARS</b></p> <p>In accordance with s121(1)(a) or (c) of the Building Act 2004, this building is dangerous as a result of an earthquake which occurred at the property on Saturday 4th September 2010, or as a result of aftershocks following that earthquake.</p> <ol style="list-style-type: none"> <li>1. The building has been damaged, and there are structural defects to the building.</li> <li>2. Councils records show there is a need to provide temporary support to the south wall to prevent collapse of the building materials falling onto the road and footpath.</li> </ol>
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<p><b>TO REDUCE OR REMOVE THE DANGER YOU MUST:</b></p> <ol style="list-style-type: none"> <li>A. Comply with any notice attached to the building prohibiting the use or occupation of the building, or restricting entry to the building.</li> <li>B. Keep persons away from the danger/risk in the building.</li> <li>C. Carry out work on the building to remove the danger.</li> <li>D. <b>You may not need a building consent to carry out the work required to remove the danger. Please contact the Christchurch City Council Building Recovery Office by telephone on 941-8999, or by email at <a href="mailto:buildingrecoveryoffice@ccc.govt.nz">buildingrecoveryoffice@ccc.govt.nz</a>, or in person at the Ground Floor, Civic Offices, 53 Hereford Street, to discuss whether or not a consent is required. If a consent is not required, the Council may reissue this notice with any conditions it requires for the work, or guidelines on how the building work should be carried out in accordance with the building code.</b></li> <li>E. If urgent building work is necessary to save or protect life or health or prevent serious damage to property then you may be able to carry out that work without a building consent (see s41(1)(c) of the Building Act 2004). If, in reliance on s41(1)(c), building work is carried out without a building consent having been obtained, the owner must, as soon as practicable after completion of the building work, apply for a certificate of acceptance under s96 of the Building Act 2004.</li> <li>F. <b>If the building is a listed heritage building then council approval must be obtained for the work, whether or not a building consent is required.</b></li> </ol>
--

<p><b>Work required by this notice must be carried out by 31 JANUARY 2011 or such other date agreed in writing by the Council.</b></p> <p><b>If the work is NOT carried out before 31 January 2011, or such other time as agreed by the Council in writing, the Council may carry out the work required and you will be liable for the costs of the work unless you apply within 5 days of the work being carried out to a District Court for relief from this obligation.</b></p>
--

Signed for & on behalf of the Christchurch City Council:

Name: Graham Mather  
Position: Acting Team Leader Enforcement  
Date of issue: 20 October 2010




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26/12/10

CSR #91224429

NO mission #?

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials  
Territorial Authority

NILSSA  
Christchurch City

Date of Inspection  
Time

26-12-10

Exterior Only  
Exterior and Interior

Building Name

Short Name

Address

GPS Co-ordinates

Contact Name

Contact Phone

Storeys at and above ground level

Total gross floor area (m<sup>2</sup>)

No of residential Units

Photo Taken

Tea Net Internet

603 Colombo

S° E°

Below ground level

Year built

Yes No

Type of Construction

- Timber frame
- Steel frame
- Tilt-up concrete
- Concrete frame
- RC frame with masonry infill

Primary Occupancy

- Dwelling
- Other residential
- Public assembly
- School
- Religious

- Concrete shear wall
- Unreinforced masonry
- Reinforced masonry
- Confined masonry
- Other:
- Commercial/ Offices
- Industrial
- Government
- Heritage Listed
- Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Southern wall cracking
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Choose a posting based on the evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance.

INSPECTED GREEN

RESTRICTED USE YELLOW

UNSAFE RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Barricades are needed (state location):
- Level 2 or detailed engineering evaluation recommended
  - Structural
  - Geotechnical
- Other recommendations:

Previous Yellow from 4/9/10  
no new placard  
continuing from original

Estimated Overall Building Damage (Exclude Contents)

- None
- 0-1 %  31-60 %
- 2-10 %  61-99 %
- 11-30 %  100 %

Sign here on completion

Date & Time

Inspection ID \_\_\_\_\_ (Office Use Only)

CSL # 91224626

**Christchurch Eq. RAPID Assessment Form - LEVEL 1**

Inspector Initials  
Territorial Authority

J.B.  
Christchurch City

Date of Inspection  
Time

27/12/10  
3:45

Exterior Only  
Exterior and Interior

Building Name TR@ INTERNET CAFE

Short Name TEA NET

Address 603 COLOMBO ST.

GPS Co-ordinates S° E°

Contact Name

Contact Phone

Stores at and above ground level

Total gross floor area (m<sup>2</sup>)

No of residential Units

Photo Taken Yes No

Type of Construction

- Timber frame
- Steel frame
- Tilt-up concrete
- Concrete frame
- RC frame with masonry infill

- Concrete shear wall
- Unreinforced masonry
- Reinforced masonry
- Confined masonry
- Other:

Primary Occupancy

- Dwelling
- Other residential
- Public assembly
- School
- Religious

- Commercial/ Offices
- Industrial
- Government
- Heritage Listed ?
- Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><u>PREVIOUSLY (YELLOW)</u> <u>CRACK NOW (RED)</u> <u>MAJOR CRACKS</u> <u>SOUTH WALL - POTENTIALLY</u> <u>NOXIOUS GASES SILENTLY</u> <u>REPAIRS URGENT</u> <u>BARRICADE</u></p>
Building or storey leaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Choose a posting based on the evaluation and team judgement. Severe conditions affecting the whole building are grounds for an UNSAFE posting. Localised Severe and overall Moderate conditions may require a RESTRICTED USE. Place INSPECTED placard at main entrance. Post all other placards at every significant entrance.

INSPECTED GREEN

RESTRICTED USE YELLOW

UNSAFE RED

Record any restriction on use or entry: RA

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Barricades are needed (state location): MOURT LANE
- Level 2 or detailed engineering evaluation recommended
  - Structural
  - Geotechnical
  - Other:
- Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

- None
- 0-1 %  31-60 %
- 2-10 %  61-99 %
- 11-30 %  100 %

Sign here on completion  
[Signature]  
Date & Time 27/12/10  
ID 3-45

Inspection ID \_\_\_\_\_ (Office Use Only)

603 Colombo

**Particulars of Building Damage – relating to building status (red / yellow)****1. Type of Damage**

Choose **one** of the following (structural damage takes priority over other types of damage):

1. The building has been damaged, and there are structural defects to the building; or
2. Damage to parapets, and/or chimneys, and/or ornamental features that may pose a risk to the public and/or adjacent property; or
3. The building has been damaged resulting in potential ingress of water (Insanitary Building, refer Environmental Health).
4. There is a risk that other property could collapse resulting in injury or death to any persons in the building or to persons on other property. (**NOTICE NOT TO BE SERVED**, letter only).

**2. Characteristics of Damage**

- a. Significant damage to structural walls, party walls, fire walls and / or structural frame (cracking, bowing, failed connections, spalling).
- b. Significant damage to foundations (cracking, significant settlement).
- c. Significant damage to roof structure. *ASSESSMENT NEEDED INTERVIEW*
- d. Significant damage / instability of stairwells or egress ways.
- e. Loose or insecure parapets, and/or chimneys, and/or ornamental features.
- f. Loose or insecure debris (bricks, glass etc).
- g. Cladding damaged or veneer dislodged ((Insanitary Building, refer Environmental Health).

**If any of the above apply the building meets the definition of a dangerous building:**

“The building or parts of the building are likely to collapse without warning, resulting in injury or death to any persons in the building or to persons on other property.”

**3. Consequences of Damage (not to be recorded in notice – will indicate resolution date):**

- i. Protection measures (cordons and barriers) in place around the building post-earthquake is impeding public right of ways and / or traffic flows. *EXIST BUT NEEDED*
- ii. Debris from the property are impeding public right of ways and / or traffic flows. *UPGRADE*
- iii. Condition of building is posing a risk to other buildings.

**Building Consent:** Required / May be required / Not required.

**Date for work to be resolved:** (minimum 10 working days):

- 15 November if building is impeding traffic flows. (use “Traffic Mgmt” Cover Letter)
- 30 November if building is threatening other buildings
- 31 January 2011 (all other notices)



28 December 2010

Yee Brothers Syndicate  
C/o Harold Smith & Dallison  
PO Box 13166  
Armagh  
Christchurch 8141

Dear Sir/Madam

**Notices under the Building Act 2004 not to use or occupy your building and to repair your building  
603 Colombo Street**

The earthquake that struck Christchurch and the subsequent aftershocks have damaged many buildings in the City, including your property. We recognise that this is an extremely difficult time for you and we want to work with you to create a safe city.

Christchurch City Council staff are working hard to assess the buildings throughout the city to determine whether or not they are dangerous buildings.

Your building has been identified as one that was damaged by the earthquake and is considered dangerous. You need to be aware of the special government legislation that relates to your property.

***Special legislation for Council to use for dangerous buildings***

To assist the Council with its efforts following the earthquake special legislation has been enacted, which has enhanced Council powers under the Building Act 2004 to deal with dangerous buildings.

The primary aim of those powers is to keep people safe.

Steps the Council can take to achieve this aim include issuing notices to prevent people from using or occupying a building or to allow restricted entry to a building. A notice can also require that repairs must be carried out on a dangerous building within a certain time. This is extremely important if a building is to be made safe, and to minimise the impact on other businesses close to the affected property.

***The Dangerous Building Notice issued for your building***

The Council considers that your building is a dangerous building as defined in the Building Act, and that it is necessary for notices to be issued to:

- Prevent use or occupation of your building (a section 124(1)(b) notice)
- Require you to reduce and remedy the danger to your building (a section 124(1)(c) notice)

These notices are enclosed and have also been placed on your building to warn of the danger, as required by the Building Act. Please do not remove these notices as it is important the public and building users know about the danger to help safeguard them.

***The Council's Building Recovery Office can help you***

We recommend that you contact the Christchurch City Council Building Recovery Office (details below) to discuss your building assessment or if the particulars on the notices need clarification.

We also recommend that you talk to the Building Recovery Office before taking any steps to remedy the danger, and to discuss any building consents or resource consents that may be required for the work.

We realise the timeframes specified in the section 124(1)(c) notice may not be long enough to carry out the repair work, and we are keen to work with you to identify if a longer period is required.

If you have not already done so, we recommend that you contact your insurers. You should also seek structural engineering advice from a qualified structural engineer on how to remove the danger.

We appreciate your understanding in this matter.

**CONTACT:**

CCC Building Recovery Office

Ground floor Civic Offices

53 Hereford Street

Tel: 03 941 8999

Email: [Buildingrecoveryoffice@ccc.govt.nz](mailto:Buildingrecoveryoffice@ccc.govt.nz)

Yours faithfully




James Clark

Team Leader Enforcement Team  
Inspections and Enforcement Unit

Encl



 <p><b>CHRISTCHURCH</b> CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p><b>CHRISTCHURCH CITY COUNCIL</b></p> <p><b>NOTICE</b></p> <p><b>UNDER SECTION 124(1)(c), BUILDING ACT 2004</b> <b>(as modified by the Canterbury Earthquake</b> <b>(Building Act) Order 2010)</b></p>	
<p><b>TO:</b></p> <p>Yee Brothers Syndicate C/o Harold Smith &amp; Dallison PO Box 13166 Armagh Christchurch 8141</p>		
<p><b>THE BUILDING</b></p>		
<p>Street Address: 603 Colombo Street</p>		
<p>Legal Description: Lot 14, Deposited Plan 8121, Lot 21, Deposited Plan 8121, Lot 7, Deposited Plan 8121</p>		
<p><b>PARTICULARS</b></p>		
<p>In accordance with s121(1)(a) or (c) of the Building Act 2004, this building is dangerous as a result of an earthquake which occurred at the property on Saturday 4th September 2010, or as a result of aftershocks following that earthquake.</p>		
<ol style="list-style-type: none"> <li>1. The building has been damaged, and there are structural defects to the building.</li> <li>2. Councils records show that the southern wall is cracking.</li> </ol>		
<p><b>TO REDUCE OR REMOVE THE DANGER YOU MUST:</b></p>		
<ol style="list-style-type: none"> <li>A. Comply with any notice attached to the building prohibiting the use or occupation of the building, or restricting entry to the building.</li> <li>B. Keep persons away from the danger/risk in the building.</li> <li>C. Carry out work on the building to remove the danger .</li> <li>D. <b>You must obtain a building consent</b> to carry out any demolition, repairs or other work to remove the danger. Please contact the <b>Christchurch City Council Building Recovery Office by telephone on 941-8999, or by email at <a href="mailto:buildingrecoveryoffice@ccc.govt.nz">buildingrecoveryoffice@ccc.govt.nz</a>, or in person at the Ground Floor, Civic Offices, 53 Hereford Street</b>, before making your building consent application.</li> <li>E. If urgent building work is necessary to save or protect life or health or prevent serious damage to property then you may be able to carry out that work without a building consent (see s41(1)(c) of the Building Act 2004). If, in reliance on s41(1)(c), building work is carried out without a building consent having been obtained, the owner must, as soon as practicable after completion of the building work, apply for a certificate of acceptance under s96 of the Building Act 2004.</li> <li>F. <b>If the building is a listed heritage building then council approval must be obtained for the work, whether or not a building consent is required.</b></li> </ol>		
<p>Work required by this notice must be carried out by 31 JANUARY 2011. If you believe you are unable to carry out the work by that date please contact the Council's Building Recovery Office who will work with you on a solution that may include agreeing on a new timeframe.</p>		
<p>If the work is NOT carried out before 31 January 2011, or such other date agreed by the Council in writing, the Council may carry out the work required and you will be liable for the costs of the work unless you apply within 5 days of the work being carried out to a District Court for relief from this obligation.</p>		

Signed for & on behalf of the Christchurch City Council:



Name: James Clark

Position: Team Leader Enforcement Team

Date of issue: 28 December 2010















**EVENTS**

**RFS Group** CSR      **CUSTOMER SERVICE REQUESTS**      **Number** 91224626  
**Details** Severe damage to building - previously yellow tag, now red. Major cracks south wall.      **Status** COMPLETE

Actual DateTime	Event Status	Type Details	Officer	Stage	Action
12/01/2011 3:14:00 pm	Completed	Building Deemed Dangerous Severe damage to building - previously yellow tag, now red. Major cracks south wall. Potentially more severe, reassess current barricades. Barricades need urgent attention, main thoroughfare (Mollett) urgent Engineer assessment.	HAINES,Mark		





<b>603 COLOMBO STREET - Heritage</b>	
<b>Property Manager:</b>	Harold Smith and Dalinson 366-5689, postal address yee brothers syndicate, C/O Harold smith and Dallison, PO BOX 13166 Amagh,
<b>Layout:</b>	Tea Internet Café
<b>Current situation:</b>	Yellow - Restricted use - S124 Deadline 31/01/11
<b>Notes Received:</b>	Tempoary support to the south wall to prevent collapse of building materials falling onto the road and footpath. Risk to public, structural engineers assessment critical. Barricades need extension to cover front of Colombo Street
	Red placarded after boxing day quake
<b>Property contact connected to other:</b>	
<b>Photos</b>	2249 (20/01/11)
<b>Date:</b>	<b>Details:</b>
5/09/2010	Levl 1 rapid assesment - Yellow Placard
11/09/2010	Level 2 rapid assesment received - Y2 Placard given
12/10/2010	Level 2 rapid assesment received - Y2 Placard given
28/12/2010	CSR indicating that placard gone from yellow to red since the St stephens day quake
10/01/2011	Cordon here affecting parking and footpath stretching from 603 colombo over mollet street down to 601A Colombo. Building red
20/01/2011	Walkabout today reveals this cordon still in place. Amanda Ohs is heritage person dealing with this one - dropped her a mail
20/01/2011	Vincei gave me note saying matthew bushnell of bushnell builders is dealing with this, engineer is buchanan and fletchers, owners lawyer is john Dallinson and martin sinclair is yee brothers engineer on this and other properties (379-4014)
24/01/2011	Spoke to john of dallison stone today. And he advised that they are working through this at the moment. Requested he send me engineers reports in regards to this building it possible and also contact details for engineer etc.



**ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS**  
Resulting from Christchurch EARTH QUAKES

**Address** 603 Colombo Street

**Inspection Engineers Name** Mark Ryburn

**Mobile Phone Number** \_\_\_\_\_

**Date** 16 / 2 / 2011

**Comments**

Structural Hazards / Damage	Minor / None	Mod	Severe	Comments
Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground Movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)/walls	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Significant cracking to SW wall which is being outleaked - likely connection failure. Also cracking over SE N/A corner cols & beams.
Columns, plasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring Property Hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
<b>Non-structural Hazards / Damage</b>				
Parapets, ornamentation	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Cladding, glazing	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Stairs / Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg. gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**General Comments**

Blkg is not sheltered. No access to update checker on blkg due to fencing. Although it is still in good condition (strike) not visible

**Usability Category**

Usability Intensity	Posting	Usability Category	Comment
Light damage Low risk	Inspected (Green)	Ga Occupiable, no immediate further	<input type="checkbox"/>
Demolished		Gb Occupiable, repairs required	<input type="checkbox"/>
		Gc Demolished	<input type="checkbox"/>
Medium damage Medium risk	Restricted Use (White)	Ya Short term entry	<input type="checkbox"/>
		Yb No entry to parts until repaired, risk from adjacent premises or ground failure removed	<input type="checkbox"/>
Heavy damage High Risk	Unsafe (Red)	Ra Significant damage, "do not enter"	<input checked="" type="checkbox"/>
		Rb At risk from adjacent premises or from ground failure "do not enter"	<input type="checkbox"/>

Protection fencing required Yes / No

Details In place - to remain



**DETAILS OF BUILDING DAMAGE**  
Resulting from Christchurch EARTH QUAKES

**603 Colombo Street**

**1 Type of Damage**

Tick Boxes

Note

Choose one of the following (structural damage takes priority over other types of damage):

- 1.1 The building has been damaged, and there are structural defects to the building:  
*or*
- 1.2 Damage to parapets, and / or chimneys, and / or ornamental features that may pose a risk to the public and / or adjacent property  
*or*
- 1.3 The building has been damaged resulting in potential ingress of water (insanitary building, refer Environmental Health).
- 1.4 There is a risk that other property could collapse resulting in injury or death to any persons in the building or to persons on other properties.





**2 Characteristics of Damage**

- 2.1 Significant damage to structural walls, party walls, fire walls and / for structural frame (cracking, bowing, failed connections, spalling).
- 2.2 Significant damage to foundations (cracking, significant settlement).
- 2.3 Significant damage to roof structure.
- 2.4 Significant damage / instability of stairwells or egress ways
- 2.5 Loose or insecure parapets, and / or chimneys, and / or ornamental features.
- 2.6 Loose or insecure debris (bricks, glass etc)
- 2.7 Cladding damaged or veneer dislodged  
(Insanitary Building, refer Environmental Health)








**3 Consequences of Damage**

- 3.1 Protection measures (cordons & barriers) in place around the building post earthquake is impeding public right of ways and / or traffic flows.
- 3.2 Debris from the property are impeding public right of ways and / or traffic flows.
- 3.3 Condition of building is posing a risk to other buildings




RECOMMENDED FOR WORK TO BE COMPLETED BY 16 / 3 / 2011  
Minimum 5 working days from date of this inspection  
Maximum of 60 days



**ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS**  
Resulting from Christchurch EARTH QUAKES

**Address** 603 Colombo St

**Inspection Engineers Name** Paul Campbell

**Mobile Phone Number** 027 221 2990

**Date**          /          / 2011

Structural Hazards / Damage	Minor / None			Mod	Severe	Comments
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>			
Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground Movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, plasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Bad Cracking to Mallett St elevation
Diaphragms, horizontal bracing ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-cast connections N/A ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring Property Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
<b>Non- structural Hazards / Damage</b>						
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	"
Ceilings, light fixtures ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Stairs / Exits ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Utilities (eg, gas, electricity, water) ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

**General Comments**  
Can't access building due to fence

**Usability Category**

Usability Intensity	Posting	Usability Category	Comment
Light damage Low risk	Inspected (Green)	Ga Occupiable, no immediate further	<input type="checkbox"/>
Demolished		Gb Occupiable, repairs required	<input type="checkbox"/>
		Gc Demolished	<input type="checkbox"/>
Medium damage Medium risk	Restricted Use (Yellow)	Ya Short term entry	<input type="checkbox"/>
		Yb No entry to parts until repaired, risk from adjacent premises or ground failure removed	<input type="checkbox"/>
Heavy damage High Risk	Unsafe (Red)	Ra Significant damage, 'do not enter'	<input checked="" type="checkbox"/>
		Rb At risk from adjacent premises or from ground failure "do not enter"	<input type="checkbox"/>

**Protection fencing required** Yes / No  
**Details** In place

**DETAILS OF BUILDING DAMAGE**  
Resulting from Christchurch EARTH QUAKES

**1 Type of Damage**

Tick Boxes

Note

Choose one of the following (structural damage takes priority over other types of damage):

- |     |   |                                     |
|-----|---|-------------------------------------|
| 1.1 | The building has been damaged, and there are structural defects to the building:<br><i>or</i>   | <input checked="" type="checkbox"/> |
| 1.2 | Damage to parapets, and / or chimneys, and / or ornamental features that may pose a risk to the public and / or adjacent property<br><i>or</i>    | <input type="checkbox"/>            |
| 1.3 | The building has been damaged resulting in potential ingress of water (insanitary building, refer Environmental Health).                          | <input type="checkbox"/>            |
| 1.4 | There is a risk that other property could collapse resulting in injury or death to any persons in the building or to persons on other properties. | <input type="checkbox"/>            |

**2 Characteristics of Damage**

- |     |  |                                     |
|-----|--|-------------------------------------|
| 2.1 | Significant damage to structural walls, party walls, fire walls and / for structural frame (cracking, bowing, failed connections, spalling). | <input checked="" type="checkbox"/> |
| 2.2 | Significant damage to foundations (cracking, significant settlement).  | <input type="checkbox"/>            |
| 2.3 | Significant damage to roof structure.  | <input type="checkbox"/>            |
| 2.4 | Significant damage / instability of stairwells or egress ways  | <input type="checkbox"/>            |
| 2.5 | Loose or insecure parapets, and / or chimneys, and / or ornamental features.   | <input checked="" type="checkbox"/> |
| 2.6 | Loose or insecure debris (bricks, glass etc)   | <input checked="" type="checkbox"/> |
| 2.7 | Cladding damaged or veneer dislodged<br>(Insanitary Building, refer Environmental Health)  | <input checked="" type="checkbox"/> |

**3 Consequences of Damage**

- |     |  |                                     |
|-----|--|-------------------------------------|
| 3.1 | Protection measures (cordons & barriers) in place around the building post earthquake is impeding public right of ways and / or traffic flows. | <input checked="" type="checkbox"/> |
| 3.2 | Debris from the property are impeding public right of ways and / or traffic flows.   | <input type="checkbox"/>            |
| 3.3 | Condition of building is posing a risk to other buildings  | <input type="checkbox"/>            |

RECOMMENDED FOR WORK TO BE COMPLETED BY / / 2011

Minimum 5 working days from date of this inspection

Maximum of 60 days



