194 Gloucester St

REPORT

STRUCTURAL REPORT ON
TRADES HALL, GLOUCESTER STREET,
CHRISTCHURCH

JOB NO. W1172 DECEMBER 1995

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CONSULTING ENGINEERS

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Ref W1172/PRB

Date 17 December 1975

STRUCTURAL REPORT

ON

TRADES HALL

GLOUCESTER STREET

CHRISTCHURCH

1. Report Brief

This office was asked by the Canterbury Trades Hall Board of Trust, to investigate and report on the structural condition and strength of the Trades Hall building. The major consideration of this investigation is the performance of the building under earthquake conditions and the implications of section 301A of the Municipal Corporations Act when applied to the building.

2. Investigation

We have obtained drawings from W.H. Trengrove, Trengrove and Marshall, Architects, who carried out alterations to the premises in 1960. The drawings give full details of these alterations as well as accurate floor plans and elevations of the building. We have made a visual inspection of the building as a whole, including the roof space and have lifted several small areas of the floors to ascertain their construction. No detailed examination of the foundations was attempted.

Finally we have done calculations to quantify the approximate earthquake capacity of the building, and have had discussions with the Christchurch City Council Buildings Department regarding our findings.

3. Description of the Building

The building was built in 1906 and is 3 storeys high over the front portion and two storeys high over the rear (south) portion, covering an area of approximately 68'-0" x 66'-0". There is no basement.

Christchurch Partners Brian J Wood BE(Hons) MNZIE MICE Russell A Poole BE(Hons) MS(Calif) MNZIE
Wellington Partner Peter G Johnstone BE(Hons) PhD MNZIE
Wellington Office 175 The Terrace PO Box 942 Wellington Telephone 720 204

All external walls and the internal wall separating the front and rear blocks are constructed in solid brickwork varying between 9" and 19" thick. The interior surfaces of these walls are plastered or timber lined. The walls on the east and west faces are a constant 14" thick and the walls on the north and south faces and the internal wall are 19" thick from ground to first floor, 14" from first to second floor and 9" from second floor to roof.

All of the floors are of timber supported on timber joists which are in turn supported by steel beams and the periphery brick walls. The ceilings are lath and plaster.

The roof of both blocks is sarked and supported on timber trusses spanning between the brick walls. The front block has new corrugated iron cladding and the rear block is clad with corrugated asbestos.

Alterations carried out in 1960 removed the brick parapet and replaced it with a concrete parapet and added a reinforced concrete lift shaft.

4. Condition of the Building

Basically the building is in very sound condition. There is no evidence of any cracking of structural significance caused by recent earthquakes, shrinkage or thermal effects. There is no evidence of any damage caused by settlement. The timber work in the floors and the roof is in good condition. The timber in the fire escape catwalks is rotten and dangerous,however the steelwork in the fire escapes is sound although rusty and in need of maintenance.

5. Conclusions

a) Structural Capability

The following is a summary of our opinion based upon our investigation and subsequent calculations.

The building, as is proved by its performance to date, is quite satisfactory structurally for all of the vertical and wind loads likely to be imposed upon it.

It has little earthquake resistance in its present state and would not satisfy the requirements of section 301A of the Municipal Corporations Act. A building of this type relies upon each floor and the roof acting as a diaphragm to distribute horizontal earthquake loads. The diaphragm acts as a large plate,stiff in its own plane, and transfers loads perpendicular to walls such as wind and earthquake to other walls which can then resist these loads in their stiffest direction, viz within their plane. In this building the diaphragms are present and capable of carrying about 75% of the loads specified by the Municipal Corporations Act, but they do not have any connection to the walls, therefore they have no means of accepting or transferring loads from and back into the walls. It is the peripheral connection of the diaphragm to the walls which is of prime importance in buildings of this type. If the diaphragm were adequate and properly connected to the walls, the building as a whole would be able to resist the moderate earthquake defined by the Municipal Corporations Act.

The concrete lift shaft added in 1960 is incapable of adding to the strength of the building significantly because of the limited capacity of its foundation to resist lateral loads.

There are no parapets which are dangerous, the parapet on the north wall being of properly designed reinforced concrete.

In short, the building in its present condition is liable to sustain serious damage and possibly collapse if subjected to any more than a relatively minor earthquake. The term "minor earthquake" is used in a scientific sense in this case.

b) Municipal Corporations Act

An amendment, section 301A, dated November 1968, to the Municipal Corporations Act 1954, gave Councils the power to require buildings which would be a danger in a moderate earthquake to be strengthened. "Moderate earthquake" is defined as one inducing forces in a building one half of the value required by NZS 1900, Chapter 8, the current design loadings code.

As stated above the Trades Hall will not meet this requirement.

c) Implications

We believe that the Christchurch City Council takes a realistic view of the powers it has and at present does not require under-strength buildings to be immediately attended to. Instead, they are conducting a survey of all such buildings within the City and are classifying them according to their condition. The Council have indicated that because this building has no dangerous parapets, is essentially regular in plan, is adjacent to a footway which is not particularly busy, and is in quite good condition, they would classify it as a Class B building where Class A is the worst risk category. As such they will require that it be strengthened to comply with section 301A or demolished within the next 10 years. Realistically speaking it is quite probable that the 10 years will "stretch" to 15 years.

Alternatively, if at some earlier stage, a building permit is applied for, the Council would require that as part of the conditions of the permit some or all of the strengthening be undertaken, in proportion to the extent of the alterations contemplated. In addition, the Council would insist that any areas of the building intended for public use, such as the Theatre contemplated by Master Theatres, should be adequately strengthened.

A building permit must be obtained for nearly all work since, although there may be no structural effects, egress and fire requirements must still be checked.

The effect of this is to prevent any major alterations to the internal layout of the building except perhaps the removal of partitions less than 2 metres long, without strengthening works being undertaken.

6. Cost Estimates of Strengthening

Our preliminary calculations have enabled us to make some approximate cost estimations of the options open to your Board when considering prospective tenants requirements :

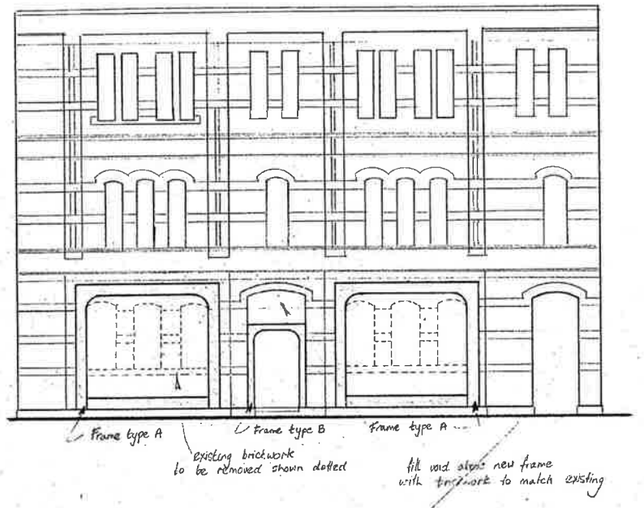
(a) If minimal internal alterations are required and the usage of the building planned is similar to its use then as outlined above the Council would consider the building as having a useful life in its present condition of 10 years. The costs to the Board would be limited to the costs for internal alterations to be borne by the Board if any.

(b) If internal alterations of a moderate extent are required by any prospective tenant which by their very extent would indicate a longer economic life of the building of say 20 years the Council would probably request some strengthening. A possible example of this situation would involve removal of a proportion of partitions or say partitions from the second floor only.

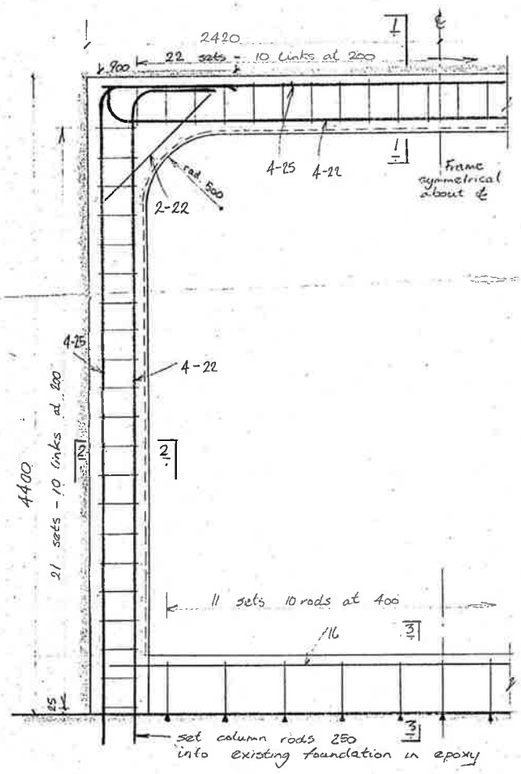
In a situation like this we would propose a system of lacing all of the walls together with steel rods within the floors to make the floor diaphragms effective so the building could sustain 75% of the loads prescribed by section 301A.

We estimate that this work would cost of the order of $10,000 at today's prices. We believe the Council would accept this proposal as being reasonable, commensurate with the likely cost of alterations and sufficient to extend the useful life of the building from 10 to 20 or 25 years.

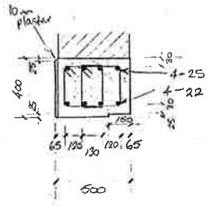
(c) If extensive internal alterations which would involve removal of most of the partitions on the first floor say, we would propose removal of the remaining partitions and the installation of a chipboard flooring overlay and a structural ceiling lining of plywood or chipboard. This would upgrade the floor diaphragms sufficiently to easily meet the requirements of section 301A and extend the useful life indefinitely unless the provisions of the section are changed. This work together with lacing at the roof levels would cost of the order of $15,000.



North Elevation



Frame A — 2 reqd



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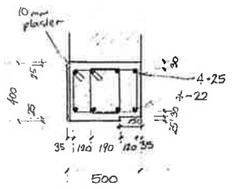

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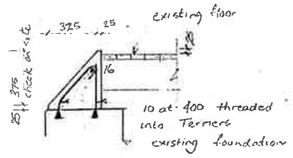

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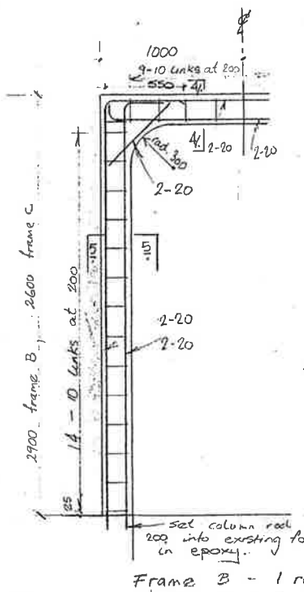
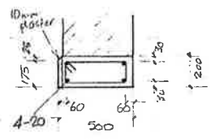


Frame B - 1 reqd
Frame C - 2 reqd



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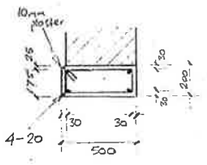

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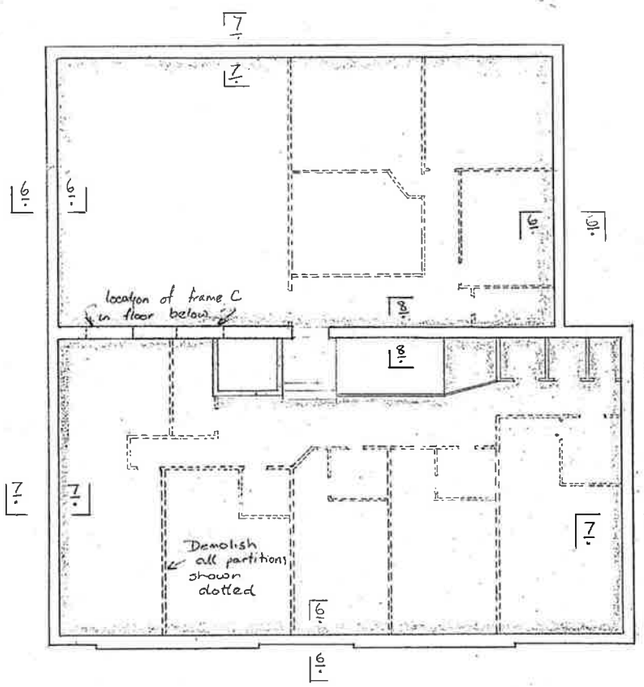
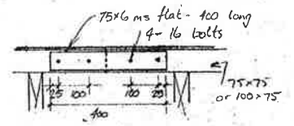
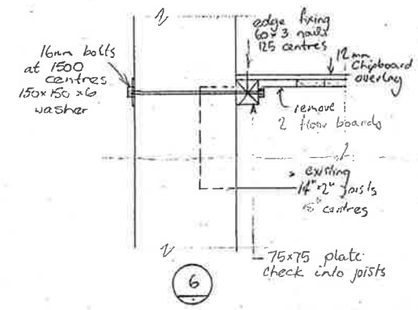


Plan - 1ST Floor

NOTES:
- complete floor is overlayed with 12 mm medium density chipboard nail at 125 centres on the edges of all sheets and 300 centres internally
- set sheets 1(3600 x 1800) out in chequerboard pattern.



Joint between new plate



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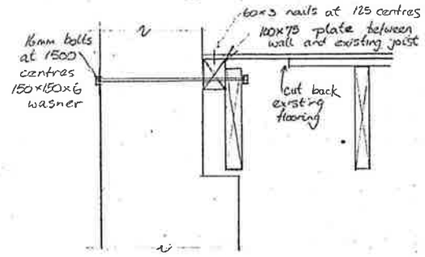

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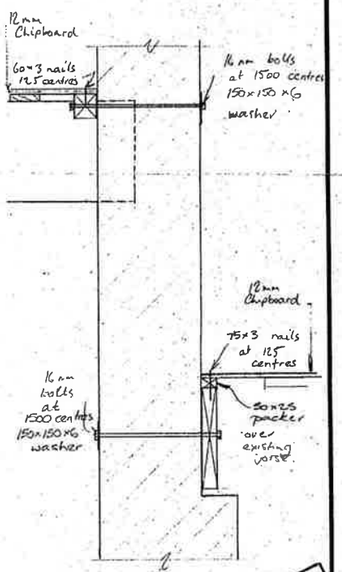


8

CHRISTCHURCH CITY COUNCIL
Approved subject to the by-laws
- 8 JUL 1976
For City Engineer

Holmes Wood Poole & Johnstone
Consulting Civil & Structural Engineers
Christchurch & Wellington

ALTERATIONS TO TRADES HALL — GLOUCESTER STREET

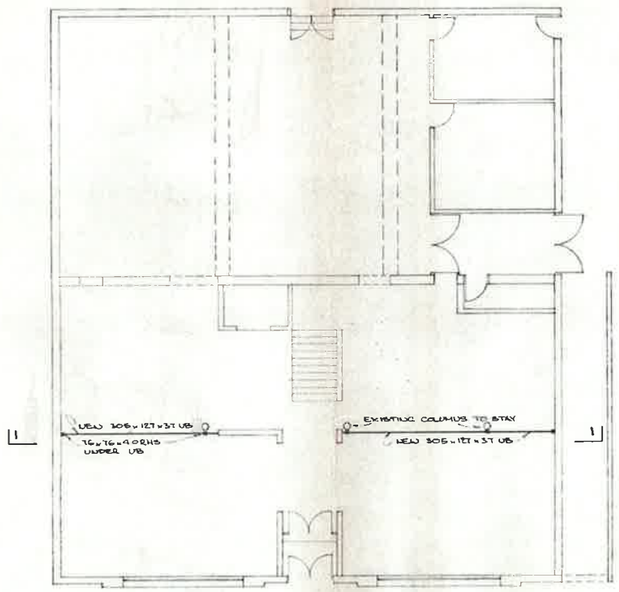
STRUCTURAL DETAILS

Scale 1:100, 1:20, 1:10
Drawn PRB
Traced
Approved

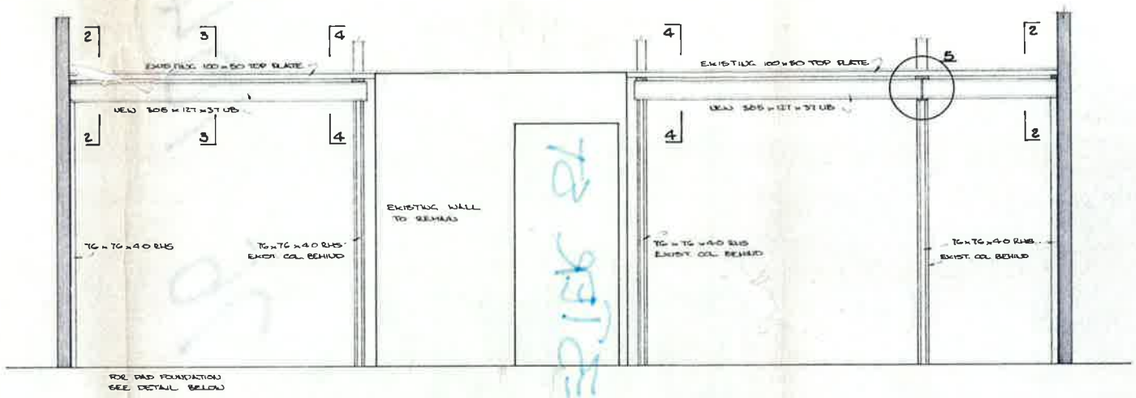
D
C
B
A Plaster face of frame, Washers to 150 x 150 x 6
Contract

W 1342/1A

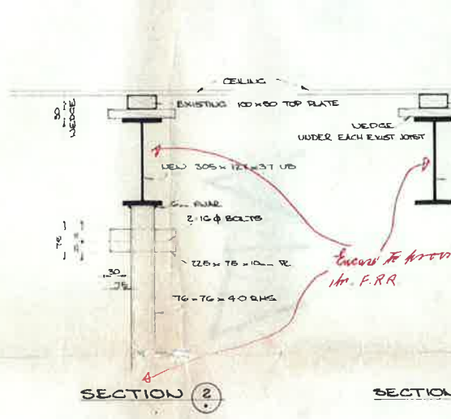
The Contractor shall verify all dimensions prior to commencing work



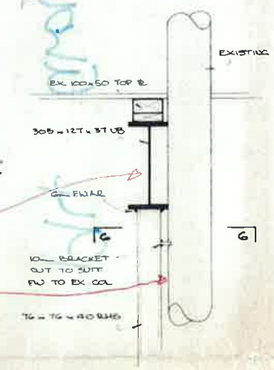
PLAN 1:100



SECTION 1 1:50



SECTION 2



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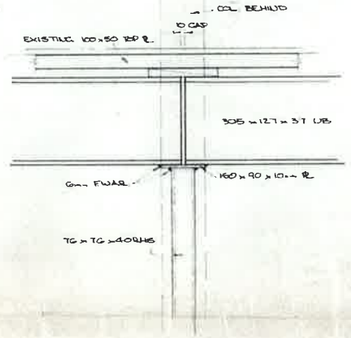
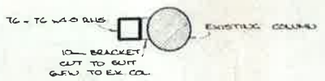
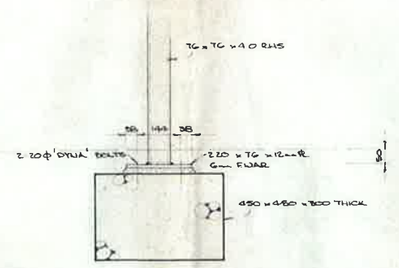


SECTION 4

DETAIL 5



SECTION 6



TYPICAL PAD DETAIL 1:10

CHRISTCHURCH CITY COUNCIL
Approved Subject to the Provisions
8 JUL 1976
for City Engineer

Holmes Wood Poole & Johnstone
Consulting Civil & Structural Engineers
Christchurch & Wellington

TRADES HALL - ALTERATIONS

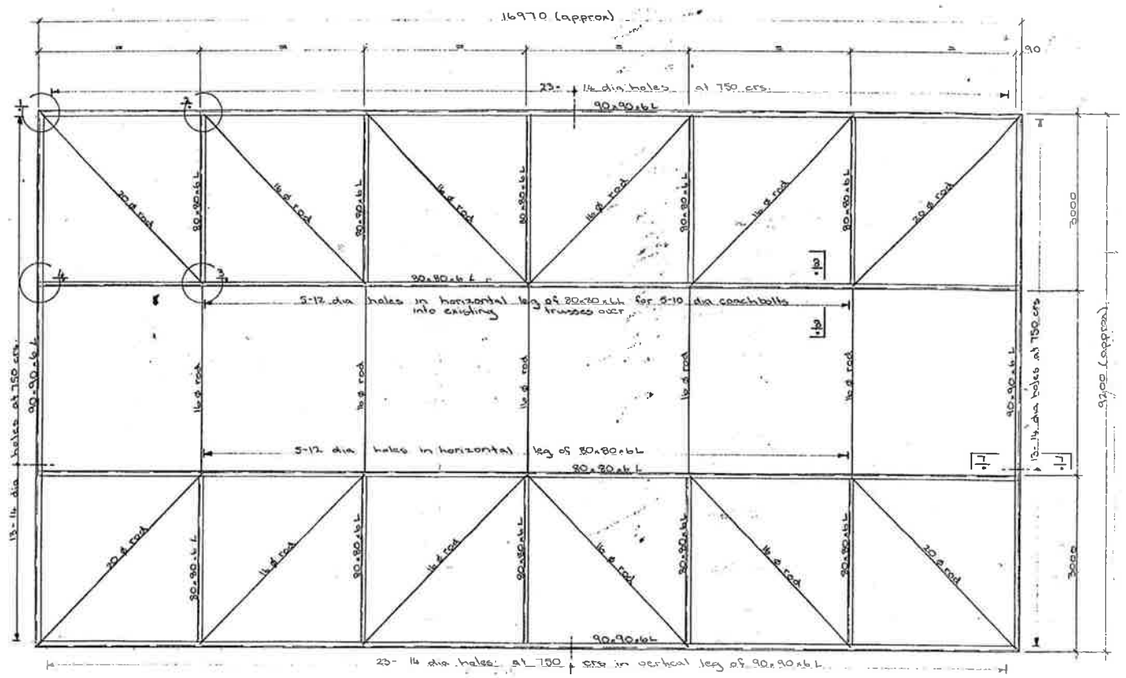
BEAM UNDER FIRST FLOOR

Scale AS SHOWN
Drawn RGB
Traced GST
Approved

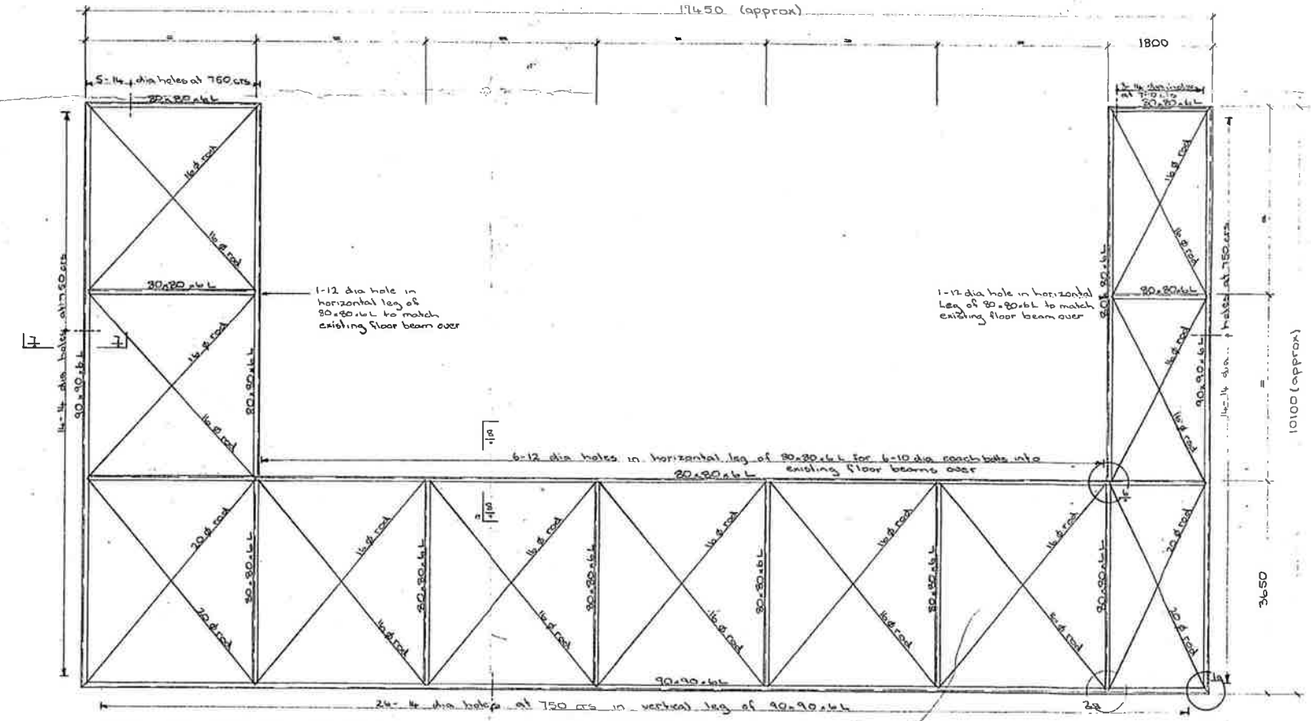
D
C
B
A
Contract

W1342/2

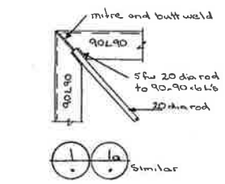
The Contractor shall verify all dimensions prior to commencing work

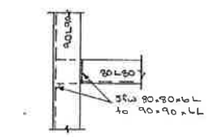


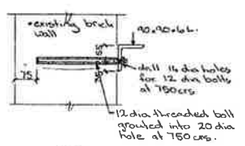
TRUSS FOR SECOND STOREY REAR BLOCK (to underside of existing ceiling)

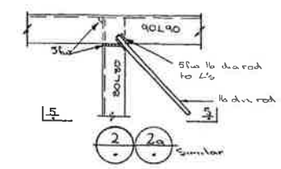


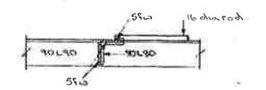
TRUSS FOR SECOND STOREY FRONT BLOCK (to underside of existing ceiling)

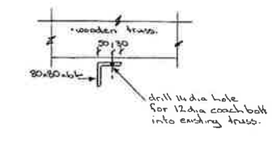


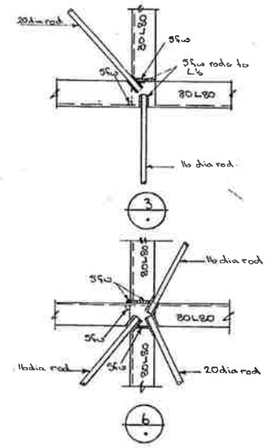












Holmes Wood Poole & Johnstone
Consulting Civil & Structural Engineers
Christchurch & Wellington

ALTERATIONS AT 194 GLOUCESTER STREET

STEELWORK DETAILS

Scale 1 : 50
1 : 10
Drawn D A H
Traced
Approved R.A.P.

D
C
B
A
Contract

W1342/3

The Contractor shall verify all dimensions prior to commencing work

SEISMIC RISK BUILDINGS - SURVEY

GENERAL

Date Inspected: 21/11/91 File No: 60/40/132/194

Address of Building: 194 GLOUCESTER ST.

Legal Description of Site: LOT 8 DP 1911

Name of Owner:

Address of Owner:

Principal Tenants:

Occupancy: (please tick) 8 hours ☐ 24 hours ☐ 5 days ☐ 7 days ☐

Use (eg. Office, Workroom, Factory, Commercial, Storage, Other):

STRUCTURE

Date of Construction: 1910

Building Dimensions: Width: Length: Height:

Number of Storeys: 3

Mezzanine ☐

Basement ☐

Foundation Type:

Strip Footing: ☐

Raft ☐

Piles ☐

Structural System:

Frame ☐

Shear Wall ☐

LBM B&C ☐

Building:

Original Form ☐

Minor Alterations ☐

Substantial Alterations ☐

Floor:

RC ☐

Wood ☑

Eff Diaph ☐

Non Eff ☑

Roof Coverings:

Concrete ☐

Asphalt ☐

Galv Iron ☐

Corr Asbestos ☐

Tiles ☐

Number of Stairs:

Type:

Wood ☐

Steel ☐

RC ☐

Ground Conditions:

Rock ☐

Gravel ☐

Sand ☐

Clay ☐

Fill ☐

Roof:

Pitched ☐

Flat ☐

Chimneys:

Brick ☐

Other ☐

Roof Diaphragm:

Effective ☐

Non Effective ☑

Number of Lifts:

Open ☐

Enclosed ☐

Bearing Walls: Wall Bands: Yes/No

Street Walls: Column Continuity: Yes/No

Parapets: RC.

Verandahs:

Appendages:

Wheelchair Access:

NON STRUCTURAL

Partitions:

Ceilings:

DAMAGE

Cracked Walls ☐ Lateral Displacement ☐ Settlement ☐

Remarks:

STRUCTURAL

Poor ☐ Fair ☐ Good ☐

Hazards:

GENERAL

Note Structural analysis in Dec 87 shows building is "min-" EQ resistant.

Parapet is RC. Permit No. 76/2479

Building found to comply 12/8/83

Not relating to s624

NUMERICAL RATING

Maintenance	
Storeys	
Appendages	
Public Access	
Wall Continuity	
Time Occupied	
Internal Walls	
Persons Occupied	
Foundations	
Date Built	
Total	D

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 ½ T/ft2	Gravels etc. Bearing > ½ T/ft2	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 & 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.

HAZARDOUS APPENDAGE SURVEY.

Address: 194 Gloucester St (Wave House).
Legal Desc.:
Owner:
Date: 14/5/92 Date Building Built: 1910
BU/40/

Parapet: ~1.0m.
Chimney: None
Cornice: None

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

Photo Reference:

Comments: 3 storeys, old weathered bldg but OK for H.A's.

FALLOON & WILSON LTD
CIVIL & STRUCTURAL
CONSULTING ENGINEERS

61 Kilmore Street
P.O. Box 2867 Christchurch
New Zealand
Telephone (03) 379-7260
Fax (03) 365-4146
Mobile 025 342-247

2181/DJF/CLF

4th February 1997

Don Turner & Associates
826 Colombo Street
P O Box 37045
Christchurch

Dear Sir,

RE: STRUCTURAL INSPECTION: BUILDING AT 194 GLOUCESTER STREET CHRISTCHURCH (ON LOT 8 DP 1911)

I write to report that I have completed a preliminary inspection of the three storeyed brick building at 194 Gloucester Street Christchurch (south side of Gloucester Street between Manchester and Latimer Square).

According to The City Plan, the building is listed as "Group Three" under the Heritage and Amenities section 10, constructed 1905/24 and known as "Wave House". I gather that your client understands the implications of this listing and classification.

The building appears to comprise two with an older two storeyed portion on the rear of the site and the newer three storeyed section on the front. The first floor levels are different with access gained to the rear portion off the main stair landing.

Both buildings are of similar construction i.e. load bearing masonry exterior walls with timber floors (including ground floor) and light clad timber framed roofs. The main transverse internal wall adjacent to stair and lift is at the junction of the two buildings and extends above the roof of the lower to form the rear outside wall of the front building.

The mortar used in the brickwork has been pointed with cement/sand mortar but it is lime mortar typically.

The timber floors are propped with cast iron circular columns and one assumes that the props support steel beams which in turn carry the ends of timber floor joists.

I did not observe any sign of seismic securing or strengthening.

Because the structural walls are constructed of unreinforced masonry this building is "earthquake prone" in accordance with the Building Act 1991.

To be retained as a useful building, major extensive and comprehensive seismic strengthening will be required - a new frame inside the old skin and such activity would be done in conjunction with a refit to bring the other aspects of the space into line with current Building Code requirements. A refit would have to produce exceptionally attractive space to be economically viable and I doubt that this is practically possible.

Because this building is earthquake prone and as such is dangerous to occupants and adjacent property and persons, I recommend that it be demolished as soon as practicably possible.

Please contact me if you require further explanation or information.

Yours sincerely,

DAVID FALLOON

FALLOON & WILSON LTD
CIVIL & STRUCTURAL
CONSULTING.ENGINEERS

61 Kilmore Street
P.O. Box 2867 Christchurch
New Zealand
Telephone (03) 379-7260
Fax (03) 365-4146
Mobile 025 342-247

2181/DJF/CLF

29th May 1997

Don Turner & Associates
826 Colombo Street
P O Box 37 045
Christchurch

Dear Sir,

RE: WAVE HOUSE 194 GLOUCESTER STREET: RETENTION OF EXISTING BUILDING: EXISTING USE AS OFFICE

Further to our meeting on site with Noel Casey I have accumulated a set of useful drawings and come to some conclusions which can be quantified financially by you and Noel. Enclosed are three of the drawing set, more are here if needed. This first appraisal is to retain the building and renovate it for use as professional offices ar similar, i.e. in fire terminology the Purpose Group is WL, Fire Hazard Category 2.

Maintaining existing use means that the building need only be "secured" for seismic loading and that Building Code "Means of escape from fire" and "facilities for use by poeple with diabilities" be provided.

Contrary to my original observation (letter of Feb 4 1997) further examination of the building and the drawings shows that some securing work has already been done.

It is:

1. Reinforced concrete parapet to front three storeyed building.

2. Braced structural steel diaphragm under roof to rear two storeyed building.

3. Braced structural steel truss/diaphragm under floor three to front building.

4. Nailed sheething to top of floor 1 both front and rear.

5. Bolting into brick boundary walls to tie walls to floor diaphragm.

Additional securing required:

1. Build new steel diaphragm/trusses under level two both buildings.

2. Bolt through external wall, plate washers on outside for new diaphragm/ trusses and rebolt the old.

3. Strip off sheething to level 2 to expose "attractive" floor boards.

Refer attached diaphragm/truss drawing for details and quantities.

Additional Fire Safety Provisions:

1. Build two new stair wells 30/30/30 FRR to enclosure.
2. Remove existing stairs.
3. Strip out existing ceilings to levels 1,2 reline to 30/30/30 FRR.
4. Provide 30/30/30 enclosure to new lift entrance lobby.
5. Provide Automatic Fire Alarm System with heat detectors and manual call points - direct connection to Fire Service.
6. Provide Fire Hose Reels.
7. Provide Emergency lighting to exit ways.

People with disabilities:

1. Provide ramped floor to entrance.
2. Provide one disabled toilet.

Other optional possibilities:

1. Strip off old Fire Escape and make good.
2. Check all roofs, gutters, downpipes, repair or replace where necessary especially rear two storey asbestos roof.
3. Repair and replace parts of floor 1 and reestablish properly operating sub-floor ventilation, particular attention to floor adjacent to rear boundary wall.
4. Renovate toilets to good level.
5. Repair all external windows and doors and paint.
6. Restore Ground Floor facade to original i.e. brick up and form three replica windows in each of the two "shop front" openings.
7. Restore east elevation top floor window, brick up three later installed rectangular windows.
8. Restore two windows to south wall top storey to original state.
9. Blast clean all painted brickwork to exposed brick, repair and repoint, restore corbels cornices etc and repair total exterior.
10. Sand and polyurethane all timber floors.
11. Tidy side access and reseal.

12. Check lift and replace if necessary - could install new roped hydraulic and remove top-of-shaft motor-room.

All of this would create good quality office space which may or may not be economically viable but which would look the way it used to.

Please contact me if you need further explanation. I will continue with the "change of use" option: to use the building as apartments.

Yours sincerely,

DAVID FALLOON

29/1/2002

1002020

HolmesConsultingGroup

STRUCTURAL AND CIVIL ENGINEERS

REPORT

WAVE HOUSE - 194 GLOUCESTER STREET

SEISMIC REPORT

PREPARED FOR

Christopher James

29th January 2002

Christchurch

Telephone

64 3 366 3366

Facsimile

64 3 379 2169

Website Address

www.holmesgroup.com

61 Cambridge Tce

PO Box 701

Christchurch

New Zealand

Offices in

Auckland

Wellington

Queenstown

San Francisco

Executive Summary

A preliminary seismic evaluation has been carried out on Wave House to assess the lateral load capacity of the existing building.

The building has been previously secured to satisfy the current provisions of Section 66 of the Building Act, "Buildings deemed to be earthquake prone".

The building has an estimated elastic lateral load capacity of about 12% of full code levels with a ductile capacity of about 25%, limited by the performance of the existing diaphragms and the north facing masonry wall.

Significant strengthening involving the introduction of new shear wall elements, and concrete facings is likely to be required to satisfy the provisions of Section 46 of the Building Act, "change of use of buildings".

Introduction

Formerly known as Trades Hall, Wave House is an unreinforced masonry structure located at 194 Gloucester Street, Christchurch.

Holmes Consulting Group has been engaged to carry out a preliminary seismic evaluation of the existing structure as part of a proposal to convert the ground floor space into a restaurant. This proposal may constitute a "change of use" in terms of the Building Act.

Also relevant to this building is Section 66, "Building which are deemed to be earthquake prone".

FILE WP1

The Existing Building

The building was built in 1906 and is divided into two sections. The front section facing Gloucester Street is three storeys high, while the rear section is two storeys high.

The external walls and the internal wall between the front and rear sections, are constructed from unreinforced masonry. Gravity loads are supported on timber framed floors spanning between the masonry walls and steel beams. Lightweight sarked roofs are supported on timber roof trusses.

In 1960 a reinforced concrete lift shaft was added on the front side of the internal masonry wall.

In 1975 a structural report was prepared by Holmes Wood Poole & Johnstone leading to strengthening work being undertaken in 1976. This work included the provision of steel braced roof diaphragms to both the front and rear sections, timber overlay diaphragms to all the suspended floors and drilled-in diaphragm connections to the masonry walls. The strengthening work was designed to meet a seismic load level of 0.05g, being the minimum legal requirement at that time.

The 1976 strengthening work also saw the removal of a number of internal partitions and the removal of sections of the ground floor masonry wall frontage.

Four insitu concrete portal frame elements were installed to replace the lateral capacity of the removed masonry.

Change of Use

Section 46 of the Building Act, "change of use of buildings", requires that the structural system of any building undergoing a "change of use" complies with the provisions of the Building Code *"as nearly as is reasonably practicable to the same extent as if it were a new building."*

Buildings Deemed to be Earthquake Prone

Section 66 of the Building Act, "Buildings which are deemed to be earthquake prone" states that an unreinforced masonry building with an ultimate earthquake load capacity less than half that specified by NZS 1900 Chapter 8:1965 shall be deemed to be "earthquake prone". The Territorial Authority then has the legal ability to close down the building and have the situation remedied.

The 1976 strengthening to Wave House was carried out to provide an earthquake load capacity greater than the limit specified above. Wave House is not "earthquake prone" in relation to the current Building Act.

Revisions to Section 66 of the Building Act are currently being considered by the Government and are expected to be adopted within the next few years. These proposed revisions increase the earthquake load level below which a building is deemed to be earthquake prone, to one-third of current full code loads.

When this legislation is adopted, Wave House in its current state will again be deemed to be "earthquake prone".

Seismic Evaluation

The seismic evaluation has been carried out to determine the capacity of the existing structure to resist horizontal seismic forces.

The existing building is compared to the required strength of a new building, of similar form.

The critical structural elements that have been reviewed in this evaluation are:-

- Existing steel braced roof diaphragms.
- Existing timber floor diaphragms.
- Existing diaphragm/masonry wall connections.
- Concrete lift shaft.
- In-plane masonry shear capacity.
- In-plane masonry pier capacity.
- Out-of-plane masonry capacity.

Each of these critical elements are discussed below.

Steel Braced Roof Diaphragms

The steel braced roof diaphragms are detailed with 16mm or 20mm diagonal cross bracing and either 80mm or 90mm angle chord members. The joints are fully welded and connections to the masonry walls are via drilled and grouted bars.

The steel roof diaphragms appear to be limited by the capacity of the welded connection between the diagonals and the chords. This limiting mechanism is likely to behave in a brittle manner, with an estimated capacity of approximately 25% of current code levels.

Timber Floor Diaphragms

The timber floor diaphragms are detailed as a 12mm chipboard overlay to the original timber floor boards, with a continuous perimeter plate and grouted in anchor bars at 750mm centres.

The critical diaphragm is the first floor diaphragm of the front section.

An evaluation of this diaphragm indicates an elastic capacity of approximately 11% of full code, but with the ability to perform in a ductile manner beyond this level to approximately 25% of full code.

Existing Diaphragm/Masonry Wall Connections

The roof and floor diaphragms have been fixed to the masonry walls with a series of drilled and grouted 12mm rods at 750mm centres.. The lateral load capacity of these connections is likely to exceed the lateral capacity of the diaphragm nailed connections, and is not a limiting factor in this evaluation.

If higher building strengths are achieved owing to other strengthening proposals, the capacity of these grouted fixings should be further investigated.

Concrete Lift Shaft

The reinforced concrete lift shaft is shown attached to the front side of the central masonry wall with two concrete side walls full height and a front wall perforated with door openings.

The shaft essentially cantilevers from a concrete foundation pad and will provide some minor lateral strength, limited by its rocking capacity.

Diaphragm connections to the lift shaft are likely to be nominal and the contribution to overall building strength is relatively minor.

In-plane Masonry Strength

Lateral earthquake forces are transferred through the floor and roof diaphragms to the masonry walls. The masonry walls then transfer the earthquake forces to the ground below.

A number of typical failure mechanisms for in-plane forces exist and have been evaluated for Wave House. In-plane shear and "rocking" of "pier" elements have been reviewed.

The critical wall is the north street frontage with a large number of openings. "Rocking" of the "pier" elements is the critical failure mechanism with an elastic lateral load capacity of approximately 15-20% of full code.

These elements are likely to be able to sustain ductile displacements to a level of approximately two, thus giving an ultimate capacity for the masonry of approximately one-third full code levels.

Out-of-plane Masonry Strength

The masonry walls vary in thickness from 480mm at the lower levels to 230mm at the upper levels. This thickness of masonry wall is well suited to resist out-of-plane, or face loads. Out-of-plane failure is not likely to be critical in this building.

Possible Strengthening Options

To provide additional seismic strength to the building, it will be necessary to address the critical lateral elements. The diaphragms are the most critical elements, followed by the capacity of the front wall.

The most efficient method to increase the building's seismic strength is to introduce new lateral load resisting structures that will reduce the span of the diaphragms, thus reducing the load demand on their critical components.

New concrete or steel braced walls would be required to both the front and rear sections of the building in the north-south direction. Enhancement of the front wall will be required by either infilling the existing openings to some degree, or the addition of new concrete facings to the inside of the existing masonry.

Depending on the target level of new strengthening, the central and rear masonry walls may need to be addressed in a similar manner.

Limitations

The seismic evaluation on this building has been to a preliminary level to identify the main seismic strength issues that affect the building. Strength evaluation has been based on existing documentation and a cursory walk through review of the building.

If additional strengthening schemes are to be developed, further on-site investigation is recommended to verify the assumptions made for this evaluation.

Findings presented in this report are for the sole use of Christopher James in his evaluation of the proposed redevelopment of the building. The findings are not intended for use by other parties and may not contain sufficient information for other uses.

Our professional services are performed using a degree of care and skill normally exercised, under similar circumstances, by reputable consultants practicing in this field at this time. No other warranty, expressed or implied, is made as to the professional advice presented in this report.

Report prepared by:-

Jeff Clendon
SENIOR ENGINEER

30759RS2901.001.doc:hld

CHRISTCHURCH
CITY COUNCIL · ENVIRONMENT

CHRISTCHURCH CITY COUNCIL

FACSIMILE MESSAGE

TO:	Chris James	ORGANISATION:	
FAX NO:	3651928	LOCATION:	
SENDER:	John Taylor	DESIGNATION:	Senior Building Control Engineer
E-MAIL:	John.Taylor@ccc.govt.nz		
DATE:	21 February 2002	NO. OF PAGES (including this page):	1

Dear Chris,

APPLICATION FOR BUILDING CONSENT
PROJECT NO. 10020220
ALTERATIONS : WAVE HOUSE
SITE ADDRESS - 194 GLOUCESTER STREET

Thank you for your fax requesting clarification of the change of use issue in relation to the above building.

We have taken appropriate advice based on your amended proposal of café style dining on the ground floor and office space on the upper floors. We are now of the opinion that your amended proposal in not a change of use in terms of section 46 of the Building Act 1991.

Thank you for bringing in the structural report, and the fire report from John Sinclair. It appears from the structural report that the structure will not require upgrading as part of the current consent.

Unfortunately however the fire report is no longer current, as the code document used was superseded in June last year. You will need to ask your fire engineer to revisit the design. It appears that a more sophisticated fire alarm may be required, although other requirements remain less restrictive than for a residential use.

There also appears to be considerable benefit if the rear fire escape can be upgraded to comply with the current code requirements. Again your fire engineer would be able to advise you.

Yours faithfully

John Taylor
SENIOR BUILDING CONTROL ENGINEER
BUILDING CONTROL TEAM

Copy to : Jim Eide (fax 021 698976)

PLEASE ADVISE BY FAX IF ALL PAGES NOT RECEIVED

Fax No 03-371-1920 or International Fax No +-64-3-371-1920 (Building Control Team)
Civic Offices • 163-173 Tuam Street • PO Box 237 • Christchurch • New Zealand • Telephone (03) 379-1660

John Taylor
Senior Building Control Engineer
Building Control Team
Christchurch City Council

Dear John

I am writing to request clarification on the issue of a change of use in relation to Wave House situated at 194 Gloucester Street

Café style dining on the ground floor, and office space on the first and second floors does not, I submit, constitute a change of use under section 46 of the Building Act.

The seismic report prepared by Holmes Consulting Group states. "Significant strengthening involving the introduction of new sheer wall elements, and concrete facings is likely to be required to satisfy the provisions of section 46 of the Building Act "change of use of buildings" This statement makes the issue of a change of use significant.

The cost of the "Significant strengthening" mentioned in the seismic report would make future renovations of the property unfeasible and would therefore result in the probable termination of the currant purchase agreement. This in turn, would result in the likely regression of the building to its former state of disrepair. This is a situation that would be of benefit to nobody but the squatters that used to inhabit the building and would see the building once again become a fire danger to adjacent dwellings and fire fighters alike.

I look forward to your decision on this most urgent of matters.

Yours truly,

Christopher James
Project No. 10020220

ABA 1003162B

SPENCE CONSULTANTS LTD

P.O.Box 20055
CHRISTCHURCH
Telephone (03) 357-0425
Facsimile (03) 357-0429
Mobile 021 390-624
E-mail gspence@ihug.co.nz

Construction Consultants
Project and Contract Management
Quantity/Cost Engineering
Building Contracting
Property Reports & Management
Dispute Resolution

23 January 2003

Building Consent Team
Christchurch City Council
P.O.Box 237
Christchurch

Attention P Harrow

Dear Peter,

Re : Bar / Restaurant – 194 Gloucester Street

Further to your letter dated 23 January, and previous discussions with John Buchan and John Taylor last year, there is no change in use – the building is already designated hospitality business on the ground floor.
Do we still need a Engineering Report ?
The other matters are being attended to.
Any further queries may be directed to the undersigned.

Yours faithfully

Gary Spence
Project Manager

– Dear Gary,
Yes you are right, there is no change of use & the report is NOT required.
Regards
Peter Harrow

14/8/03

64 3 3791626

PRODUCER STATEMENT
CONSTRUCTION REVIEW

POWELL FENWICK CONSULTANTS LTD

Consulting Engineers, Structural, Civil, Acoustic, Fire, Electrical, Mechanical, Heating and Ventilation

Unit 3, Amuri Park
Cnr Bealey Avenue and Churchill Street
P.O. Box 25-108
Phone (03) 366-1777, Fax (03) 379-1626
Email: engineering@pfc.co.nz
Christchurch, New Zealand

Job No.: **030031/S/1**

ISSUED BY: **POWELL FENWICK CONSULTANTS LIMITED**
DESIGN ENGINEER: **Kevin John Simcock**
TO: **Chevac Holdings Ltd**
IN RESPECT OF: **Prelining inspection.**
AT: **194 Gloucester Street, Christchurch.**
LOT: **8** DP: **1911**

POWELL FENWICK CONSULTANTS LIMITED has been engaged by **Chevac Holdings Ltd** to provide observation as defined in the Producer Statement Design with the exception of **foundations** services in respect of the requirements of Clause **B1/VM1 and B1/VM4** of the Building Regulations 1992 for the building work described by the drawings and Specifications prepared by **Bernard Johnston** titled **New Restaurant for Winnie Bagoes** and numbered **Sheets A01, A02, A04, A05, A09.**
A Site Report has been issued during the course of the works.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, I or personnel under my control have carried out periodic reviews of the work appropriate to the engagement and based upon these reviews and information supplied by the Contractor during the course of the works **I BELIEVE ON REASONABLE GROUNDS THAT**

☐ All ☑ Part only as specified in our producer statement design

of the building work, has been completed in accordance with the intent of our design.

K.J. Simcock
BE., (Hons) M.E., M.I.P.E.N.Z
ON BEHALF OF POWELL FENWICK CONSULTANTS LIMITED
P O BOX, 25 108, CHRISTCHURCH

Date **14 August 2003**
ERB/Reg No **8532**
Member ACENZ ☑
IPENZ ☑

Original To:- Bernard Johnston
P O Box 22 726
Christchurch (3 copies)

25/2/03

PRODUCER STATEMENT - DESIGN

POWELL FENWICK CONSULTANTS LTD

Consulting Engineers, Structural, Civil, Acoustic, Fire, Electrical, Mechanical, Heating and Ventilation

Unit 3, Amuri Park
Cnr Bealey Avenue and Churchill Street
P.O. Box 25-108
Phone (03) 366-1777, Fax (03) 379-1626
Email: engineering@pfc.co.nz
Christchurch, New Zealand

ISSUED BY: **POWELL FENWICK CONSULTANTS LIMITED** 030031/S/1
DESIGN ENGINEER: **Kevin John Simcock**
TO: **Southwest Developments Ltd**
IN RESPECT OF: **mezzanine floor joists, floor support beams, associated posts and foundations (using assumed ground conditions), balustrades, stair and lateral stability.**
AT: **194 Gloucester Street, Christchurch.**
LOT: **8** DP: **1911**

POWELL FENWICK CONSULTANTS LIMITED has been engaged by **Bernard Johnston** to provide **Structural Engineering Design** services in respect of the requirements of Clause **B1** of the Building Regulations 1992 for

☐ All ☑ Part only as specified

of the building work. The design has been prepared in accordance with **B1/VM1 and B1/VM4** of the approved documents issued by the Building Industry Authority and the work is described on **Bernard Johnston** drawings titled **Winnie Bagoes** and numbered **A01 – A05** according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, **I believe on reasonable grounds** that subject to:-

(i) the verification of the following design assumptions:- **Allowable foundation bearing pressure to be a minimum 100 kPa or an ultimate bearing pressure of 300 kPa in accordance with NZS 3604: 1999.**

(ii) **Unless specifically noted, compliance of the drawings to Non Specific codes such as NZS 3604 and NZS 4229 have not been checked by this practice.**

(iii) **This certificate does not cover stability or suitability of the site.**

(iv) **this Producer Statement - Design is valid for 1 year only from the date of issue.**

and (v) all proprietary products meeting the performance specification requirements, the drawings, according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

K.J. SIMCOCK
B.E., (Hons) M.E., M.I.P.E.N.Z
ON BEHALF OF POWELL FENWICK CONSULTANTS LIMITED
P O BOX, 25 108, CHRISTCHURCH

Date **25 February 2003**
ERB/Reg No **8532**

Member ACENZ ☑
IPENZ ☑

Original To:- Bernard Johnston
P O Box 22 726
Christchurch (3 copies)

Inspections required are shown on the reverse.

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02/07/2/C/RBR

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Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials	NM1	Date of Inspection	5.9.10	Exterior Only	✓
Territorial Authority	Christchurch City	Time	10.30	Exterior and Interior	

Building Name

Short Name: Winnie Bagos

Address: ~~194 Hereford~~ 194 Gloucester

GPS Co-ordinates: S° E°

Contact Name:

Contact Phone:

Storeys at and above ground level: 3 | Below ground level:

Total gross floor area (m²): 300m² | Year built:

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	☑	☑	☐	
Building or storey leaning	☐	☐	☐	Parapet on south side has
Wall or other structural damage	☑	☑	☐	come down over courtyard.
Overhead falling hazard	☑	☑	☐	
Ground movement, settlement, slips	☑	☐	☐	
Neighbouring building hazard	☑	☐	☐	
Other	☑	☐	☐	

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: restricted access to back courtyard, due to brick fall.

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 %	☐

Sign here on completion

Date & Time 5.9.10 10.42

ID NM1

Inspection ID NM53 *(Office Use Only)*

12 October 2010

HPT9 Trustee Limited
C/o Devonia Realty Limited
PO Box 13057
Armagh
Christchurch 8141

Dear Sir/Madam

Notice under the Building Act 2004 to repair your building

The earthquake that struck Christchurch last month 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.

Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8154
Phone: 03 941 8999, Facsimile: 03 941 5033
Email: info@ccc.govt.nz
www.ccc.govt.nz

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

Yours faithfully

James Clark
Team Leader Enforcement
Inspections and Enforcement Unit

Encl

CHRISTCHURCH
CITY COUNCIL · YOUR PEOPLE · YOUR CITY

CHRISTCHURCH CITY COUNCIL
NOTICE

UNDER SECTION 124(1)(c), BUILDING ACT 2004 (as modified by the Canterbury Earthquake (Building Act) Order 2010)

TO:

HPT9 Trustee Limited
C/o Devonia Realty Limited
PO Box 13057
Armagh
Christchurch 8141

THE BUILDING

Street Address: 194 Gloucester Street

Legal Description: Lot 8, Deposited Plan 1911

PARTICULARS

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.

1. The building has been damaged, and there are structural defects to the building.
2. Councils records show there is a toppling hazard at rear and some minor cracking to the side wall.

TO REDUCE OR REMOVE THE DANGER YOU MUST:

A. Comply with any notice attached to the building prohibiting the use or occupation of the building, or restricting entry to the building.

B. Keep persons away from the danger/risk in the building.

C. Carry out work on the building to remove the danger.

D. **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 buildingrecoveryoffice@ccc.govt.nz, 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.

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.

F. 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.

Work required by this notice must be carried out by 31 JANUARY 2011 or such other date agreed in writing by the Council.

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.

Signed for & on behalf of the Christchurch City Council:

Name: James Clark

Position: Team Leader Enforcement

Date of issue: 12 October 2010

USAR Damaged Building Reconnaissance Report

Name WINNIE BAG083 Time 1015 Date 27/12

Building Description

Address 194 GLOUCESTER

Building Name WINNIE BAGS

GPS Coordinates (if available)

No. of stories at and above ground____

No. of stories below ground____

Approx year of construction____

Construction
(tick more than 1 if required)

- ☐ Timber frame
- ☐ Steel frame
- ☐ Concrete frame
- ☐ RC frame / masonry infill
- ☐ Concrete shear wall
- ☑ Unreinforced masonry
- ☑ Confined masonry
- ☐ Other____

Use
(tick more than 1 if required)

- ☐ Dwelling
- ☐ Multi Residential (No.____)
- ☐ Public assembly
- ☐ School
- ☐ Religious
- ☑ Commercial retail
- ☐ Commercial offices
- ☐ Industrial
- ☐ Government
- ☐ Heritage
- ☐ Other____

Damage / Hazards

	Minor	Moderate	Severe
Collapse, partial collapse	☐	☐	☑
Building or storey leaning	☐	☐	☑
Parapet damage	☐	☐	☐
Overhead falling hazard	☐	☐	☒
Ground movement, settlement	☐	☐	☐
Endangering neighbouring building	☐	☐	☐
Endangered by neighbouring building	☐	☐	☐
Glass Hazard	☐	☐	☐

Other / general damage description comments...

Estimated Overall Building Damage

- 0-1% ☐
- 2-10% ☐
- 11-30% ☐
- 31-60% ☑
- 61-99% ☐
- 100% ☐

Photos Taken Y☐ N☐

Actions

Cordon / Public Safety

Temporary hazard tape applied Y☐ N☒

Additional cordon / fencing required Y☐ *(Pink / Red) N☒ Urgent ☐

Non-urgent ☐

Imminent danger to public reported to USAR command for action Y☐ N☒

Comments...

*(colours noted are to be marked on maps)

Engineering assessment required Y☑ *(Blue) N☐

Call me to discuss ☐

Urgent ☐ Non-urgent ☐

My contact phone____
*(Lime Green)

(CCC Office Use) - ☐ Entered into CCC Database ☐ Cordon requested ☐ Rapid eng assessment requested

USAR Damaged Building Reconnaissance Report

Name Buxton Time 12/00 Date 27/12

Building Description

Address 194 Gloucester St

Building Name Winnie Bagoes

GPS Coordinates (if available)

No. of stories at and above ground

No. of stories below ground

Approx year of construction

Construction (tick more than 1 if required)

- ☐ Timber frame
- ☐ Steel frame
- ☐ Concrete frame
- ☐ RC frame / masonry infill
- ☐ Concrete shear wall
- ☑ Unreinforced masonry
- ☐ Confined masonry
- ☐ Other

Use (tick more than 1 if required)

- ☐ Dwelling
- ☐ Multi Residential (No.)
- ☐ Public assembly
- ☐ School
- ☐ Religious
- ☑ Commercial retail
- ☐ Commercial offices
- ☐ Industrial
- ☐ Government
- ☐ Heritage
- ☐ Other

Damage / Hazards

Damage / Hazards	Minor	Moderate	Severe
Collapse, partial collapse	☐	☐	☐
Building or storey leaning	☐	☐	☐
Parapet damage	☐	☐	☐
Overhead falling hazard	☐	☐	☐
Ground movement, settlement	☐	☐	☐
Endangering neighbouring building	☐	☐	☐
Endangered by neighbouring building	☐	☐	☐
Glass Hazard	☐	☐	☐

Estimated Overall Building Damage

- 0-1% ☐
- 2-10% ☐
- 11-30% ☐
- 31-60% ☐
- 61-99% ☐
- 100% ☐

Photos Taken Y☐ N☐

Other / general damage description comments...

Probably duplicate

Actions

Cordon / Public Safety

Temporary hazard tape applied Y☐ N☐

Additional cordon / fencing required Y☐ *(Pink / Red) N☐ Urgent ☑

Non-urgent ☐

Imminent danger to public reported to USAR command for action Y☐ N☐

Comments... west parapet fallen + Top NW window loose 6inches

*(colours noted are to be marked on maps)

Engineering assessment required Y☐ *(Blue) N☐

Call me to discuss ☐

Urgent ☐ Non-urgent ☐

My contact phone

*(Lime Green)

(CCC Office Use) - ☐ Entered into CCC Database ☐ Cordon requested ☐ Rapid eng assessment requested

CHRISTCHURCH
CITY COUNCIL · YOUR PEOPLE · YOUR CITY

CHRISTCHURCH CITY COUNCIL

NOTICE

UNDER SECTION 124(1)(c), BUILDING ACT 2004 (as modified by the Canterbury Earthquake (Building Act) Order 2010)

TO:

HPT9 Trustee Limited
C/o Devonia Realty Limited
PO Box 13057
Armagh
Christchurch 8141

THE BUILDING

Street Address: 194 Gloucester Street

Legal Description: Lot 8, Deposited Plan 1911

PARTICULARS

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.

1. The building has been damaged, and there are structural defects to the building.

2. Councils records show that the top storey, north face window columns are precarious and there is damage to the west wall and windows.

TO REDUCE OR REMOVE THE DANGER YOU MUST:

A. Comply with any notice attached to the building prohibiting the use or occupation of the building, or restricting entry to the building.

B. Keep persons away from the danger/risk in the building.

C. Carry out work on the building to remove the danger .

D. **You must obtain a building consent** to carry out any demolition, repairs or other work to remove the danger. Please contact the **Christchurch City Council Building Recovery Office by telephone on 941-8999, or by email at buildingrecoveryoffice@ccc.govt.nz, or in person at the Ground Floor, Civic Offices, 53 Hereford Street**, before making your building consent application.

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.

F. 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.

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.

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.

Signed for & on behalf of the Christchurch City Council:

Name: James Clark

Position: Team Leader Enforcement

Date of issue: 27 December 2010

27 December 2010

HPT9 Trustee Limited
C/o Devonia Realty Limited
PO Box 13057
Armagh
Christchurch 8141

Dear Sir/Madam

Notices under the Building Act 2004 not to use or occupy your building and to repair your building
194 Gloucester 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.

Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8154
Phone: 03 941 8999, Facsimile: 03 941 5033
Email: info@ccc.govt.nz
www.ccc.govt.nz

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

Yours faithfully

James Clark
Team Leader Enforcement
Inspections and Enforcement Unit

Encl

IntraRFS

Previous Results

New Search | Event Information | **Information Out Of Date!**

RFS Main Data					
RFS Group	CSR	**RFS Number**	91224916	**Receiving Officer**	Civil Defence Rescue
RFS Type		CDE - Civil Defence Emergency		**Handling Officer**	Civil Defence Rescue
RFS Sub-Type		COLLAP - Dangerous or Collapsed Building		**Authorising Officer**	Murray SINCLAIR
Date Received		29/12/2010		**Function Field**	CDE - Civil Defence Emergency
RFS Status		**F - Complete**		**External Reference**	
RFS Details		Red Stickered with 124 notice issued 27/12/10. Owner wants to discuss demolition with council. Building is unsafe.			

Address Details	
Location	194 GLOUCESTER ST
Suburb	CITY
Location Description	Winnie Bagoes
Land Parcel(s)	LOT 8 DP 1911
Prupi	732826
Ward	Property located in Hagley-Ferrymead Ward
Location of Property Information	Property File off-site. Phone 941 8999 to request file (ex Civic)

First Contact Person Details	
Name	
Person ID Number	
Phone (Hm)	
Phone (Mb)	
Phone(Wk)	
Mailing Address for this RFS	

RFS Event Details						
Event Code	**Stage No**	**Action Code**	**Event Status**	**Actual Officer**	**Planned Officer**	**Event Date/Time**
BID			C - Completed	Mark HAINES		13/01/2011-08:47
Event Details: Red Stickered with 124 notice issued 27/12/10. Owner wants to discuss demoliti on with council. Building is unsafe.						

Top of Page

All data displayed is a copy of the GEMS data at most 24 hours out of date unless specified below:

IMPORTANT - Analysis details last updated 14/02/2006

Top of Page

Version: 1.0.0.4 **Release:** 11 Sep 2008

From: peter francis [peter.francis@devoniarealty.co.nz]
Sent: Thursday, 6 January 2011 11:40 am
To: Higgins, John; Haymes, Aaron
Cc: Samir Govind; ainsley.mcleod@beca.com; david wallace; Fitzpatrick, Karen
Subject: FW: 194 Gloucester Street (Winnie Bagoes Building) - Immediate make safe works

Attachments: 194 Gloucester Street -1060553-0001.pdf

John, Aaron

Our engineer at Beca was afforded an opportunity yesterday of carrying out a closer inspection of the upper parts of this building via an overhead crane. He concluded that the entire west wall of the top floor (Level 3) is in a precarious condition and need to be taken down immediately in order to make the structure safe and enable an internal inspection to take place and investigate further damage in due course. Beca's notes detailing proposed make safe works have therefore been amended as attached, to include taking down the upper west wall and propping up the roof temporarily with a timber stud wall. Our builder will commence this work immediately, in accordance with those notes and photos, so that the danger of falling masonry to the building to the west (192 Gloucester Street) can be reduced. The work will be time consuming and expensive, potentially 5-6 weeks with crane.

Could you please acknowledge as requested.

Regards

Peter Francis FRICS MPINZ REINZ
Associate Director/Property Management
Devonia Realty Ltd
Level 5, 164 Hereford St, PO Box 13 057 Christchurch
Mob: 021 0292 5394 DDI: (03) 377 4435 Fax:(03) 377 7819 Email: peter.francis@devoniarealty.co.nz

Devonia_logo

From: peter francis
Sent: Wednesday, 5 January 2011 9:42 a.m.
To: 'John.Higgins@ccc.govt.nz'; 'Aaron.Haymes@ccc.govt.nz'
Cc: 'Samir Govind'; 'ainsley.mcleod@beca.com'; david wallace
Subject: 194 Gloucester Street (Winnie Bagoes Building) - Immediate make safe works

John, Aaron

Further to our meeting and your email of 30 December 2010, I attach photos of the above building which I took shortly after the [redacted]ing Day quake, with notes prepared by our consulting engineer, Beca. These notes detail the urgent works which are to be carried out by our builder over the next few days to make the building sufficiently safe for the engineer to inspect the building in more detail (externally and internally) and investigate what further damage has occurred to the building since Beca's preliminary structural engineering evaluation report was prepared and if there is a continuing risk of partial or total collapse.

Could you please confirm your approval to proceed with these minimum works to make the building safe by return email.

Regards

Peter Francis FRICS MPINZ REINZ
Associate Director/Property Management
Devonia Realty Ltd
Level 5, 164 Hereford St, PO Box 13 057 Christchurch
Mob: 021 0292 5394 DDI: (03) 377 4435 Fax:(03) 377 7819 Email: peter.francis@devoniarealty.co.nz

Devonia_logo

E-mail Message

From:	Samir Govind [SMTP:samir.govind@beca.com]
To:	peter francis [SMTP:peter.francis@devoniarealty.co.nz], Wykes, Fiona [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=FIONA.WYKES], Higgins, John [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=JOHN.HIGGINS]
Cc:	Billante, Vincie [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=VINCIE.BILLANTE], Thomas, Steffan [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=STEFFAN.THOMAS], Haymes, Aaron [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=AARON.HAYMES], Fitzpatrick, Karen [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=KAREN.FITZPATRICK], Ainsley McLeod [SMTP:ainsley.mcleod@beca.com], david wallace [SMTP:david.wallace@devoniarealty.co.nz]
Sent:	6/01/2011 at 5:31 pm
Received:	6/01/2011 at 5:31 pm
Subject:	RE: 194 Gloucester Street

Fiona,

Upon closer examination via the crane (5 Jan 2011) the upper part of the west wall of 194 Gloucester Street building has displaced out of plane significantly (approx 50mm) away from the parapet above and is at a level that is not possible to push back and pin back with plywood sheet. If the parapet and the wall come down in a subsequent aftershock (very likely) there is a high risk the part of the roof would come down with it. There is also a couple of areas on that wall the show internal splitting of approx. 15 to 20 mm gap. Note this wall is one solid brick (english bond) load bearing wall and is not a veneer skin as well. It would have been the ideal thing to pin back with plywood sheet - but the amount of damage present that this not possible. This part of the wall has significantly reduced its structural integrity.

Hope this clarifies your query.

If you would like to discuss further please do not hesitate to call me on my mobile 027 276 7308.

Samir

-----Original Message-----
From: peter francis
Sent: Thursday, 6 January 2011 4:12 p.m.
To: Wykes, Fiona ; Higgins, John
Cc: Billante, Vincie ; Thomas, Steffan ; Haymes, Aaron ; Fitzpatrick, Karen ; Samir Govind ; Ainsley McLeod ; david wallace
Subject: RE: 194 Gloucester Street

Thank you for your prompt reply Fiona
I am copying this email to Samir Govind at Beca with the request that he contact you direct. I was not aware that anyone had ever suggested that it would be possible to support that wall in a plywood sandwich, even after the September earthquake, but in any case I understand the Boxing Day quake has displaced large sections of brickwork and obviated any means of support for plywood. Samir will give you the professional reasoning.

Regards

Peter Francis FRICS MPINZ REINZ
Associate Director/Property Management
Devonia Realty Ltd
Level 5, 164 Hereford St, PO Box 13 057 Christchurch
Mob: 021 0292 5394 DDI: (03) 377 4435 Fax:(03) 377 7819 Email:
peter.francis@devoniarealty.co.nz

-----Original Message-----
From: Wykes, Fiona [mailto:Fiona.Wykes@ccc.govt.nz]
Sent: Thursday, 6 January 2011 3:56 p.m.
To: Higgins, John; peter francis
Cc: Billante, Vincie; Thomas, Steffan; Haymes, Aaron; Fitzpatrick, Karen
Subject: RE: 194 Gloucester Street

Happy for the making safe works to go ahead. However, I would like clarification from the Beca engineer regarding why the upper west wall now has to be taken down, rather than sandwiched in ply and pinned in place? Couldn't tell from the notes what they'd found that changed their approach?

Otherwise, yes, please go ahead with works to make safe, recording work as undertaken for the retrospective resource consent.

Kind regards,

Fiona Wykes
Urban Design and Heritage

> _____
> From: Higgins, John
> Sent: Thursday, 6 January 2011 1:32 pm
> To: 'peter.francis@devoniarealty.co.nz'
> Cc: Billante, Vincie; Thomas, Steffan; Haymes, Aaron; Fitzpatrick,
> Karen; Wykes, Fiona
> Subject: 194 Gloucester Street
> Importance: High
>
> Peter
>
> Thanks for your email. I have forwarded it to the relevant Council
> staff for their comment.
>
>
> << File: 194 Gloucester Street -1060553-0001.tr5 >> << File: 194
> Gloucester Street-1050615-0001.tr5 >> << File: 194 Gloucester Street
> (Winnie Bagoes Building) - Immediate make safe works.tr5 >> << File:
> FW 194 Gloucester Street (Winnie Bagoes Building) - Immediate make
> safe works.tr5 >>
>
> I understand the works are urgent so we will endeavour to get a reply
> to you as soon as possible.
>
> Kind regards
>
> John Higgins

> Resource Consents Manager

Christchurch City Council

ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS

Resulting from Christchurch EARTH QUAKES

Address 194 Gloucester Street

Inspection Engineers Name Raj Inka

Mobile Phone Number 027 224 0913

Date 3 / 2 / 2011

Structural Hazards / Damage	Minor / None	Mod	Severe	Comments
Foundations	? ☐	☐	☐	
Ground Movement	? ☐	☐	☐	
Roofs, floors (vertical load)	? ☐	☐	☐	
Columns, plasters, corbels / walls	☐	☐	☑	Cracking to Parapet / Walls Cracks to top columns.
Diaphragms, horizontal bracing	? ☐	☐	☐	
Pre-cast connections	? ☐	☐	☐	
Beam	☐	☐	☐	
Neighbouring Property Hazards	☐	☐	☑	to 192 Gloucester St.
Non- structural Hazards / Damage				
Parapets, ornamentation	☐	☐	☑	Cracking to parapet
Cladding, glazing	? ☐	☐	☐	
Ceilings, light fixtures	? ☐	☐	☐	
Interior walls, partitions	? ☐	☐	☐	
Elevators	? ☐	☐	☐	
Stairs / Exits	? ☐	☐	☐	
Utilities (eg, gas, electricity, water)	? ☐	☐	☐	
Other	☐	☐	☐	

General Comments

Refer to previous assessments + photos.
Repair work in progress presently.

Usability Category

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

Protection fencing required (Yes) / No — existing is adequate.

Details

Christchurch City Council

DETAILS OF BUILDING DAMAGE

Resulting from Christchurch EARTH QUAKES

194 Gloucester 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.	☐

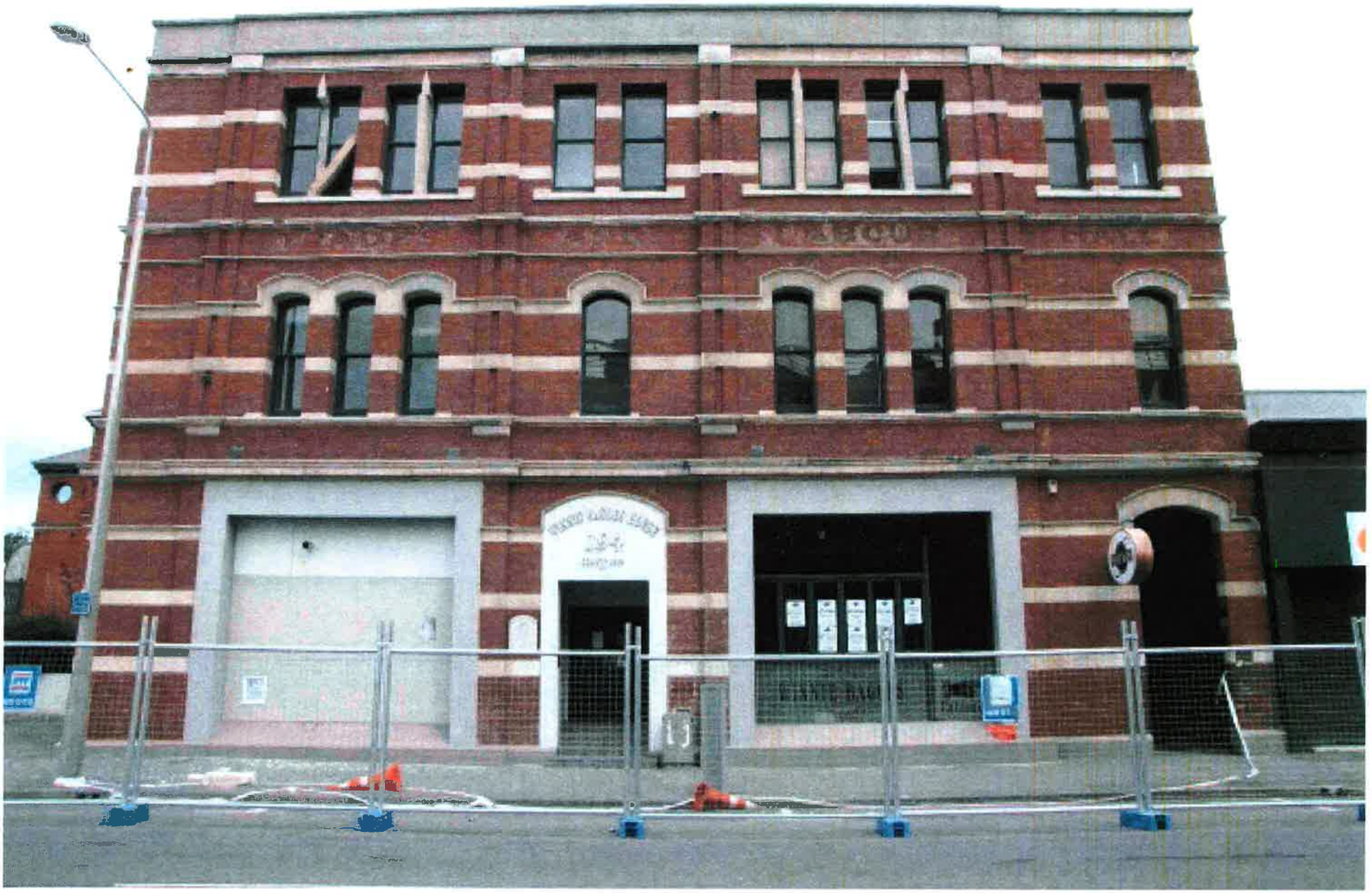
2 Characteristics of Damage

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 / / 2011
Minimum 5 working days from date of this inspection
filesetup.xlsm



BUI.GLO194.0012.55

BUI.GLO194.0012.56

BUI.GLO194.0012.57


NOTICE
DO NOT APPROACH OR ENTER THIS BUILDING

E-mail Message

From:	Samir Govind [SMTP:samir.govind@beca.com]
To:	david wallace (david.wallace@devoniarealty.co.nz) [SMTP:david.wallace@devoniarealty.co.nz]
Cc:	Kelly, Sarah [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=SARAH.KELLY], BuildingRecoveryOffice [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=BUILDING RECOVERY OFFICE]
Sent:	14/02/2011 at 2:55 pm
Received:	14/02/2011 at 2:57 pm
Subject:	FW: 194 Gloucester Street - Structural Assessment
Attachments:	img-2141443-0001.pdf

David,

As promised the works at 194 Gloucester are now complete – refer letter to remove fences. I presume with this letter the adjacent buildings can be opened up as well as the concern with 194 Gloucester is closed out.

Regards,

Samir Govind
Technical Director - Structural Engineering
Manager - Christchurch Structural
Beca
DDI + 64-3-374 3145, FAX + 64-3-366 3188
MOB 027 276 7308
samir.govind@beca.com
www.beca.com

From: Toni Greenhill
Sent: Monday, 14 February 2011 3:44 p.m.
To: Samir Govind
Subject: 194 Gloucester Street - Structural Assessment

Toni Greenhill
Secretary - Structural Engineering & Power Engineering
H&S Office Co-Ordinator
Beca
DDI +64 3 374 3641
Phone +64 3 366 3521 Fax +64 3 366 3188
toni.greenhill@beca.com
www.beca.com

Level 3, Pricewaterhouse Coopers Centre, 119 Armagh Street
PO Box 13960, Christchurch 8141, New Zealand
T: +64 3 366 3521 // F: +64 3 366 3188
E: info@beca.com // **www.beca.com**

HTP9 Trustee Ltd
c/- Devonia Realty Ltd
P O Box 13057
Christchurch
New Zealand

14 February 2011

Attention: David Wallace

Dear David

194 Gloucester Street - Structural Assessment

Beca Carter Hollings and Ferner (Beca) has been engaged to inspect and to advise the Owner on, the interim securing / strengthening of the above building following the Darfield earthquake of 4 September 2010 and subsequent aftershocks.

On the basis of a visual inspection of the building conducted on 14 February 2011, we are satisfied, on reasonable grounds, that any potentially dangerous features have been removed or secured, and that the stability of the structure is sufficient that it does not pose a threat to adjacent buildings or the public that is significantly greater than prior to the earthquake.

Notwithstanding the above, the building has suffered damage from the recent earthquakes and is potentially earthquake prone. The inherent risks due to being a potentially earthquake prone building still exist. We are currently undertaking further investigations and assessment work to develop appropriate remedial / strengthening works (if required) for the building.

Yours sincerely

Samir Govind
Technical Director – Structural Engineering

on behalf of
Beca Carter Hollings & Ferner Ltd
Direct Dial: +64-3-374 3145
Email: samir.govind@beca.com

194 Gloucester St Group 3 / HPT 2

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials: M. CHALMERS / A CHARLTON
Territorial Authority: Christchurch City
Date of Inspection: 26/2/11
Time: 3:05pm
Exterior Only ☐ Exterior and Interior ☑

Building Name: WINNIE BABOES
Short Name:
Address: 194 Gloucester St 732826
GPS Co-ordinates: S° E°
Contact Name:
Contact Phone:
Storeys at and above ground level: 3
Below ground level:
Total gross floor area (m²):
Year built: 1905
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 PIZZA BAR

Investigate the building for the conditions listed below.

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	☐	☐	☑	PARTIALLY COLLAPSED
Building or storey leaning	☐	☐	☑	
Wall or other structural damage	☐	☐	☑	
Overhead falling hazard	☐	☐	☑	Major Hazard.
Ground movement, settlement, slips	☐	☐	☑	
Neighbouring building hazard	☐	☐	☑	
Other	☐	☐	☐	

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:
- ☐ Other: FOR DEMOLITION

BUILDING TO BE CONSIDERED

Estimated Overall Building Damage (Exclude Contents)

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

021 106 0679
Sign here on completion: Peter C
Date & Time ID: 26/2/11 3:10pm
P. CHARLTON

Inspection ID _____ *(Office Use Only)*

ISO 11702

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector initials: MNC (BECA) 0274872563
Territorial Authority: Christchurch City
Date: 26/2/11
Time: 1:30pm
Final Posting (e.g. UNSAFE): RED, R2

Building Name	Winnie Bagoes.
Short Name	" "
Address	194 Gloucester Street
GPS Co-ordinates	S° E°
Contact Name	David Wallace (Devonia)
Contact Phone	021689360
Storeys at and above ground level	2
Below ground level	–
Total gross floor area (m²)	
Year built	~1900
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
- ☑ Commercial/ Offices Vacant.
- ☐ Other residential
- ☐ Industrial
- ☐ Public assembly
- ☐ Government
- ☐ School
- ☑ Heritage Listed
- ☐ Religious
- ☑ Other Previously vacated restaurant.

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 has almost completely collapsed.
Building or storey leaning	☐	☐	☑	
Wall or other structural damage	☐	☐	☑	
Overhead falling hazard	☐	☐	☑	
Ground movement, settlement, slips	☑	☐	☐	
Neighbouring building hazard	☑	☐	☐	
Electrical, gas, sewerage, water, hazmats	☑	☐	☐	- Not Inspected

Record any existing placard on this building: Existing Placard Type (e.g. UNSAFE): RED

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		RESTRICTED USE		UNSAFE		
GREEN	G1 G2	YELLOW	Y1 Y2	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): Around building, to centre of road.
- ☐ Detailed engineering evaluation recommended
  - ☐ Structural ☐ Geotechnical ☐ Other:
- ☑ Other recommendations: Demolish building urgently.

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion

Date & Time: 27/2/2011 - 11:30am
ID: MNC (BECA) - team 7.

Inspection ID: _____ *(Office Use Only)*

75001682

Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	☑	☐	☐	
Roofs, floors (vertical load)	☐	☐	☑	Significant collapse of the building has occurred.
Columns, pilasters, corbels	☐	☐	☑	
Diaphragms, horizontal bracing	☐	☐	☑	
Pre-cast connections	☑	☐	☐	
Beam	☐	☐	☑	
Non-structural Hazards / Damage				
Parapets, ornamentation	☐	☐	☑	
Cladding, glazing	☐	☐	☑	
Ceilings, light fixtures	☐	☐	☑	
nterior walls, partitions	☐	☐	☑	
Elevators	☐	☐	☐	Not inspected.
Stairs/ Exits	☐	☐	☐	
Utilities (eg. gas, electricity, water)	☐	☐	☐	
Other	☐	☐	☐	
technical Hazards / Damage				
lope failure, debris	☑	☐	☐	
Ground movement, fissures	☑	☐	☐	
oil bulging, liquefaction	☑	☐	☐	

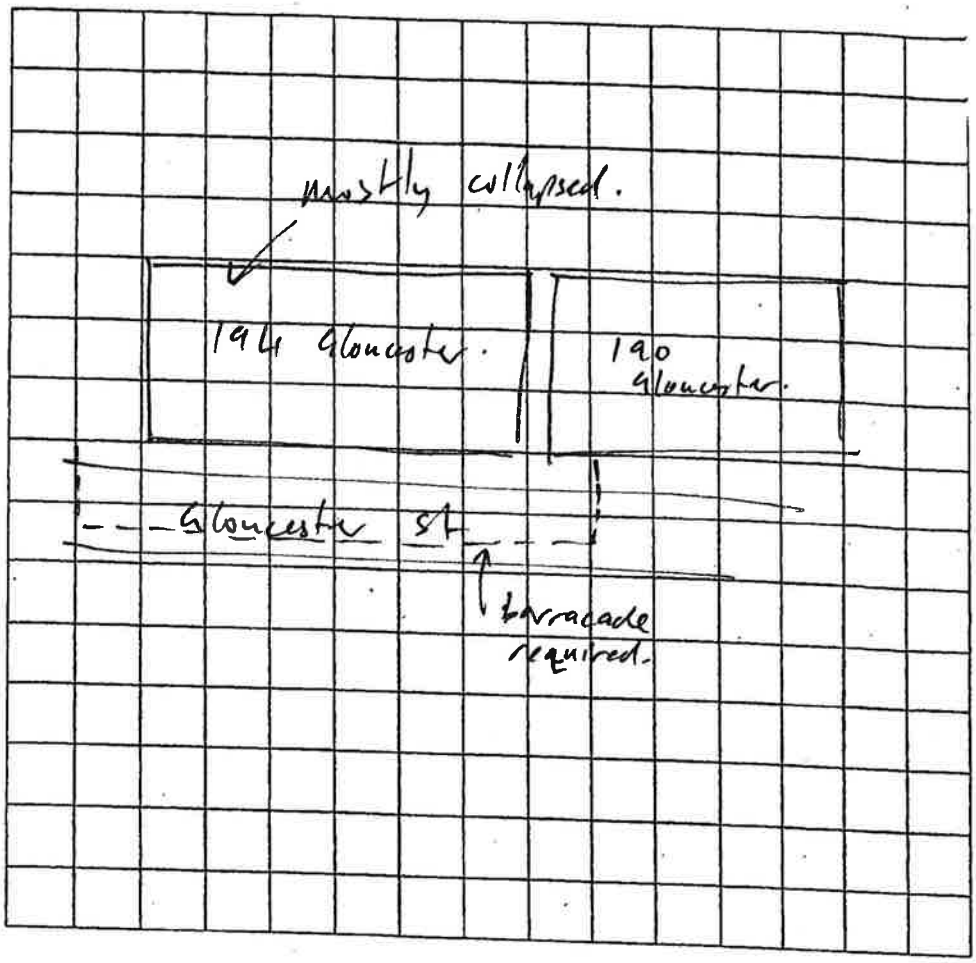
General Comment: The URM building has suffered significant collapse to both the front and rear of the building. Repair or strengthening will not be possible. Please

sability Category

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

Inspection ID: _____ *(Office Use Only)*

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



Recommendations for Repair and Reconstruction or Demolition (Optional)

Recommend that the building be demolished urgently.

3 *Inspection ID:* _____ *(Office Use Only)*


the clinic
MASTERCHEF
NEW ZEALAND
TVNZ