

**CHRONOLOGY**  
**89/91/93 CASHEL STREET**

**89 CASHEL STREET**

<b>DATE</b>	<b>EVENT</b>	<b>No.</b>	<b>DOCUMENT</b>	<b>DOC ID</b>
	<b>Application of the Council's earthquake prone policy to the building</b>			
Undated but likely to be around 1973	Building Survey. Classified building as 12B (remedial action recommended within 2 years)	1.	Survey form	BUI.CAS91.0019.1
30/10/73	Letter from Council to owner noting that building would not comply with earthquake provisions in the Municipal Corporations Act.	2.	Letter from Council	BUI.CAS91.0019.3
11/9/79 and 31/10/79	Letter from owner to Council noting that the building had a relatively short expected life and would be redeveloped in the short term. Letter in reply from the Council advising that because of the age, state and general condition of the building, building permits would not be issued.	3.	Letter from owner to Council and reply	BUI.CAS91.0019.4
18/6/81	Letter from owner to Council advising that building will be demolished in 1986	4.	Letter from owner	BUI.CAS91.0019.8
6/12/90	Seismic Risk Buildings – Survey. Classified the building as 13B (remedial action recommended within 2 years) Noted that the building was “very run down”	5.	Survey form	BUI.CAS91.0019.10
	<b>Events after the September 2010 earthquake</b>			
6/10/10	Building deemed restricted use. Notes: “SB notice for repair as chimney has been removed”.	6.	Council IntraRFS form	BUI.CAS91.0019.12
27/12/10	Council record notes that report accepted by A Boyce of Opus. S124 Notice from the three addresses – 89A, 91 and	7.	Council IntraRFS record	BUI.CAS91.0019.13

	95 Cashel Mall can be removed as well as the cordon.			
28/12/10	Letter from Council to owner under S124(b) Building Act preventing occupation of building (because of danger posed by 91 Cashel Mall).	8.	Letter from Council	BUI.CAS91.0019.14
26/2/11	Level 1 Rapid Assessment following February earthquake. Notes 50% collapsed demolish ASAP.	9.	Rapid Assessment form	BUI.CAS91.0019.15
28/3/11	Earthquake damage assessment by Andrew Brown of Opus. Noted building had sustained severe damage, most notably the loss of the building frontage and side adjacent to 91 Cashel Street caused by the partial collapse of 91 Cashel St. Demolition recommended.	10.	Report from Opus	BUI.CAS91.0019.16
Post February earthquake	Photos showing damage	11.	2 photos.	BUI.CAS91.0019.18

### 91 CASHEL STREET

DATE	EVENT	No.	DOCUMENT	DOC ID
	<b>Application of the Council's earthquake prone policy to the building</b>			
3/2/92	Hazardous Appendage Survey. Noted that building was not earthquake prone but its chimneys were hazardous appendages	12.	Survey form	BUI.CAS91.0019.20
22/8/95 and 24/8/95	Letter from Council to owner noting the upper floor of the building was being used for residential purposes and that this was a change of use which required seismic strengthening. Reply from owner to Council noting that fire protection work would be carried out as discussed and confirming that the building would be demolished in May 1997.	13.	2 letters.	BUI.CAS91.0019.21

	<b>Events after the September 2010 earthquake</b>			
6/9/10	Level 1 Rapid Assessment. Noted a fallen chimney. Building was yellow placarded.	14.	Rapid assessment form.	BUI.CAS91.0019.24
15/9/10	Earthquake damage assessment by Powell Fenwick on behalf of owner. Noted that preliminary indications were that the building was not in immediate danger of structural collapse.	15.	Powell Fenwick report	BUI.CAS91.0019.25
1/10/10	Further earthquake damage inspection noted significant cracks evident in parapet to the rear of the building required further investigation.	16.	Powell Fenwick report.	BUI.CAS91.0019.28
12/10/10	Level 2 Rapid Assessment. Noted chimney had been removed. Noted vertical crack the full height of external wall in staircase needed to be checked by CPEng. Categorized as low risk and green placarded.	17.	Rapid assessment form and 3 photographs	BUI.CAS91.0019.32
14/10/10	Level 2 Rapid Assessment. Noted vertical cracks in west and east walls. Noted that although request was to inspect vertical crack in stairwell east side it was not accessible. Noted vertical crack in west wall similar location to inferred east wall. Also noted other cracks in street frontage at joint between walls and horizontal members. Form also noted "how building worked structurally not clearly understood and required further study". CPEng engineers report requested to requirements of BETT advisory of 12/10/10.	18.	Level 2 Rapid Assessment form, BETT advisory form and 15 photographs.	BUI.CAS91.0019.38
26/12/10	Level 1 Rapid Assessment following Boxing Day aftershock. Noted: "Loose bricks either end. Horizontal cracking". The building was red placarded.	19.	Level 1 Rapid Assessment form	BUI.CAS91.0019.57
27/12/10	Letter from Council to owner enclosing Building Act notice. The notice recorded "structural defects to the building" and "loose bricks at either end, horizontal cracking and glass windows broken". The notice required work to be completed by 31.1.11.	20.	Letter and Building Act notice	BUI.CAS91.0019.58

31/12/10	CPEng certificate signed by Alistair Boyce, Opus, received by Council certifying make-safe work completed.	21.	CPEng certificate	BUI.CAS91.0019.61
Undated but on or about 31/12/10	John Mitchell, CPEng for Opus on behalf of Council accepts CPEng certificate from A Boyce of Opus and directs Building Act notice and cordons be removed and owner notified.	22.	CCC Boxing Day earthquake – file closure form.	BUI.CAS91.0019.62
31/12/10	Andrew Brown of Opus emails owner that securing work was a short term (less than 6 months solution) and offered to carry out detailed engineering inspection and advise on a long term plan.	23.	Email.	BUI.CAS91.0019.63
26/1/11	Level 1 Rapid Assessment. Noted chimney removed. Building was green placarded.	24.	Rapid Assessment form.	BUI.CAS91.0019.65
7/2/11	Engineer's re-inspection of damaged buildings by Allan Nixon. Noted chimney now removed to roof level – “ok for green” no protection fencing required.	25.	Engineer's re-inspection form.	BUI.CAS91.0019.66
26/2/11	Level 1 Rapid Assessment following February earthquake. Noted parapets, canopy collapsed and major cracks to masonry. Both neighbouring buildings collapsed or near collapse. Recommended demolition. Building red placarded. Photos taken of damage.	26.	Rapid Assessment form and 7 photographs.	BUI.CAS91.0019.68
16/3/11	Report by Andrew Brown of Opus to owner. Noted “complete loss of the 3rd storey wall to the west, south and east elevations and subsequent loss of support to the roof ... the third storey walls have fallen both inwards and outwards from the building.” Recommended demolition.	27.	Opus report.	BUI.CAS91.0019.76

## 93 CASHEL STREET

DATE	EVENT	No.	DOCUMENT	DOC ID
	<b>Application of the Council's earthquake prone policy to the building</b>			
21/4/67	Alterations to premises	28.	2 plans	BUI.CAS91.0019.80
25/3/73 – 1/4/75	Correspondence between Council and owner in relation to earthquake prone nature of building and requirements to upgrade.	29.	3 letters dated 30/10/73, 23/3/75 and 1/4/75.	BUI.CAS91.0019.82
16/2/83 – 15/3/83	Correspondence between Council and owner and owner's engineer re proposed structural strengthening.	30.	Letters dated 16/2/83, 21/2/83. 25/2/83 and 15/3/83	BUI.CAS91.0019.85
6/12/90	Seismic Risk Building – Survey. Classified the building as 15A/B (recommended remedial action immediately/within 2 years).	31.	Survey form	BUI.CAS91.0019.90
3/2/92	Hazardous Appendage Survey. Noted parapet seems likely to topple in an earthquake onto heavy pedestrian traffic below.	32.	Survey form	BUI.CAS91.0019.92
2007-2009	Documentation and plans relating to structural strengthening by Powell Fenwick	33.	Correspondence with Council and plans.	BUI.CAS91.0019.93
	<b>Events after the September 2010 earthquake</b>			
6/9/10	Level 1 Rapid Assessment. Building was yellow placarded.		See schedule to City Council's report into building safety evaluation.	
10/9/10	Further Level 1 Rapid Assessment. Building placarded green.		See schedule to City Council's report into building safety evaluation.	

12/10/10	Entry in Council Event record which notes: "Building deemed safe, beams/column cracks on various Powell Fenwick initial report 12/10/10. Updated status from yellow to green. No further action. – Can be taken of list. Adjacent building repaired and danger removed.	34.	Council record	BUI.CAS91.0019.110
26/12/10	Level 1 Rapid Assessment. Noted cracking in front façade to be reviewed by structural engineer. Building was green placarded.	35.	Rapid assessment form.	BUI.CAS91.0019.111
28/12/10	Letter from Council to owner enclosing Building Act notice preventing use or occupation of the building.	36.	Letter from Council	BUI.CAS91.0019.112
undated but around 26/12/10	Level 1 Rapid Assessment. Noted severe overhead falling hazard from parapet at 93 Cashel Street. This building was red placarded.	37.	Rapid Assessment form.	BUI.CAS91.0019.113
31/12/10	Copy of CPEng certificate signed by Alistair Boyce re 91 Cashel St	38.	CPEng certificate.	BUI.CAS91.0019.114
26/2/11	Level 1 Rapid Assessment following the February earthquake. Noted internal collapse of upper level, roof and canopy. Building to the west collapsing roof and parapet. Also noted "has been strengthened but front façade has suffered damage as portal set well back". Building was red placarded.	39.	Rapid assessment form	BUI.CAS91.0019.115
Post February earthquake	Photos showing damage	40.	18 photos.	BUI.CAS91.0019.116