



BUI.MAN200.0006
E-MAILED

Canterbury Earthquakes Royal Commission

Komihana a te Karauna hei Tiro tiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha

8 September 2011

Lewis & Barrow Ltd
Consulting Civil & Structural Engineers
PO Box 13-282
Armagh
CHRISTCHURCH 8141

Attention: Mr S Barrow

Email: steve@lewisandbarrow.co.nz

Dear Sir

204 Manchester Street, Christchurch – Iconic Bar

The Royal Commission of Inquiry into Building Failure Caused by the Canterbury Earthquakes is currently investigating the failure of a number of buildings in the CBD. One of those buildings was the Iconic Bar which was situated at 204 Manchester Street (the Building).

On the Christchurch City Council file which we have obtained it notes that your company was engaged by Daryl Fraser, on behalf of the owner of the Building on at least two occasions in December 2010.

Would you please provide the following information, by **16 September 2011**:

1. A Producer Statement and Structural Design dated 22 November 2010 was lodged with the Council by your company. That statement indicated that your company had been engaged to provide the structural design of extensions to the Building and new earthquake structural strengthening.
 - (a) Please provide details of instructions you were given by Mr Fraser (or any other representative of the owner of the Building) in relation to that work.
 - (b) What was the reason for the proposed earthquake structural strengthening?
 - (c) Was it related to any previous inspection of the Building? If so, please provide details of that.
 - (d) Where you made aware of any inspection of the Building, whether by the Christchurch City Council or anyone else prior to carrying out that design work? If so please provide details.

15 Barry Hogan Place, Addington, Christchurch
PO Box 14053, Christchurch Mail Centre 8544

- (e) The Council records show that this work was not proceeded with and was either cancelled or put on hold. What was your understanding as to the reason for this?
2. On 30 December 2010 Chris Gordon of your company emailed the Council attaching copies of a Lewis & Barrow Ltd site report and requesting that the Council remove the red placard on the Building.
- (a) Please provide copies of any further documentation in relation to the work that was carried out.
- (b) In receiving instructions from the owner of the Building to carry out this work what information was your company given?
- (c) Were you given details of copies of any of the Christchurch City Council assessments that had been completed, in particular on 26 and 27 December 2010? If so, please provide details of what was received.
- (d) Did anyone from the Christchurch City Council inspect the work on its completion?
- (e) Was a building consent necessary for the work and if so was one sought and granted?
3. A CPEng certificate was signed by Simon Gifford and emailed to the Council on 31 December 2010.
- (a) Did Simon Gifford inspect and/or oversee the work that was completed?
- (b) If not, was it normal practice for a CPEng engineer to complete a certificate when he had not inspected and/or overseen the work.

The above information is requested pursuant to the Royal Commission's powers of investigation under s 4C Commissions of Inquiry Act 1908.

Yours faithfully


Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission

22 SEP 2011

Warren R. Lewis BE (Hons) MIPENZ CPEng IntPE(NZ) ANZIM
 Stephen W. Barrow BE (Hons) MIPENZ CPEng IntPE(NZ)



LEWIS & BARROW LTD
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16 September, 2011

Canterbury Earthquakes Royal Commission
 PO Box 14053
 Christchurch Mail Centre
 CHRISTCHURCH 8544

File No. 18503

Attention: Mark Zarifeh

Dear Sir

Re: 204 Manchester Street, Christchurch – Iconic Bar

Thank you for your emailed letter of 8 September 2011. Personally, I have had no involvement in this project so have had to rely on the input of staff for the following response.

Please appreciate that we do not have much of a file of this building. Much of it is buried in the paper on the floor of our old offices at IBIS House, 183 Hereford Street. To find the missing paperwork that was in the file would take days and as the building is not stable we are not prepared to put our lives at risk retrieving files or sifting through the mess on the floor. However, we do have some paper notes and we have plans off our server. From these and memories of those involved, we provide the answers to your queries.

- 1 a) Mr Fraser wanted to provide a floor in a hole in the first floor initially. Later he wanted to sound-proof the upper floor areas from the lower floor areas and to have the new floor area strong enough to take dancing.
- b) The support of the new floor involved structural steel supports and new flooring that would have removed a hole in the diaphragm. Advantage was taken of the floor and structural steel to not only hold up the floor but also to laterally restrain a large unreinforced panel of brickwork, i.e. earthquake structural strengthening.

While on site checking what the existing structural systems were it was noticed that the roof bracing was not complete. Hence two 100x100x6 RHS braces were designed and drawn to complete the roof bracing.

- c) No.
- d) No.
- e) I believe that the business was sold.
- 2 a) Attached are copies of Chris Gordon's site reports and photographs.
- b) The Christchurch City Council's Red Placard affixed to the building was viewed. The Red Placard indicated parapet damage to the east wall. No other information was given.
- c) No.

- d) We don't know.
 - e) The work detailed was temporary securing work which Chris believed did not require a building consent. The insurer was advised that the work was temporary.
- 3 a) Simon Gifford oversaw the design work carried out by Chris Gordon, for interim securing of the east side wall of the building, and his observation of the securing work.
- b) The design work and site observation were carried out by Chris Gordon, whose work experience is similar to that of Simon Gifford.

It is normal practice for a non-CPEng Engineer to carry out design and supervision work under the supervision of a CPEng Engineer.

Yours faithfully,



Stephen W Barrow
Engineer

SITE REPORT



LEWIS & BARROW LTD

Consulting Civil and Structural Engineers:

BUI.MAN200.0006.5

Warren R. Lewis
Stephen W. Barrow

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Christchurch, New Zealand
P.O. Box 13-282
Armagh, Christchurch 8141
Phone 366-4320
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Central Bar
200 Manchester St.
www.lewisandbarrow.co.nz

Job No.

Date

Report No.

28/12/10

1

Progress

Visual bldg inspection post aftershocks 26 & 27 Dec 2010
Bldg has a red stricker from CCC indicating parapet damage to east wall.
Inspection in roof space shows brick wall from ceiling to roof level to the east wall has bowed out by 50 to 100 mm. The parapet above roof level has collapsed at the apex.

Instructions and Comments

- ① Remove all collapsed bricks at the apex parapet area & flash to make water tight.
- ② Provide 20mm HS plywood to the outside face of the east wall from truss bottom chord level to top of parapet. Fix with existing bolts & washers at roof level. Provide M16 bolts at 400 ca into truss bottom chord with 10mm washers to brick & timber. Solid block between brick & truss to prevent clamping. All bolts to be hot dip galv.
- ③ Provide 150x45 joists at 450 ca between truss bottom chords to Z east end trusses. Line over joists with 12mm plywood to prevent any falling bricks coming through suspended ceiling.

Above work is temporary support of damaged wall to make building safe for normal use. Brick wall above truss bottom chord level will need to be removed & rebuilt with suitable structure for long term support.

Alison

(HR) Lewis

Contact Interpretation Not Involving Any Variation
Variation For Immediate Action (Price Must Be Submitted Within 28 Days)
Variation Price Request (Price Must Be Approved Before Work Proceeds)

A
B
C

Copies to: Site - Doris

SITE REPORT



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Consulting Civil and Structural Engineers:

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Z

Progress

Framing & plywood now in place between end trusses to affected east wall. All well constructed.
Access now available onto adjacent single story roof & scaffolding being placed to give access to damaged face.

Instructions and Comments

- ① Provide 100x75x8mm MS L verticals to outside face of wall on top of plywood fixed to existing bolts to rafters at top. At bottom fix to existing bolts to south side of wall & provide new M16 threaded rod to north side of bridle fixed into truss bottom chord 100x100x8mm MS PL washers to brich & timber faces. All steelwork to be prime & top coated.
- ② Provide 200x50 timber placed flat against inside face of brick wall to align with MS L on outside. Provide timber patches between 200x50 & face of truss top & bottom chords. Shear nail in place. Where new bolts are placed from MS L through to truss bottom chord the bolt shall pass through the 200x50 & patches.

Chris Gordon
CHRIS GORDON

Contact Interpretation Not Involving Any Variation
Variation For Immediate Action (Price Must Be Submitted Within 28 Days)
Variation Price Request (Price Must Be Approved Before Work Proceeds)

A
B
C

Copies to: *J.P.*



