

UNDER THE COMMISSIONS OF INQUIRY ACT 1908

**IN THE MATTER OF ROYAL COMMISSION OF INQUIRY INTO BUILDING
FAILURE CAUSED BY CANTERBURY EARTHQUAKES**

**KOMIHANA A TE KARAUNA HEI TIROTIRO I NGĀ
WHARE I HORO I NGĀ RŪWHENUA O WAITAHA**

**STATEMENT OF EVIDENCE OF STEPHEN JAMES MCCARTHY IN RELATION TO
7 RICcarton ROAD**

DATE OF HEARING: WEEK BEGINNING 12 DECEMBER 2011

INTRODUCTION

1. My name is Stephen James McCarthy. I am the Environmental Policy and Approvals Manager of the Christchurch City Council. I have worked for the Council since 1 May 2006. During the State of Emergency following the earthquake of 4 September 2010, I was one of the Building Evaluation Managers in the Christchurch City Emergency Operations Centre.
2. I have 36 years of experience working for local government, including 16 years in building control. I have a Degree in Applied Science and a Post Graduate Diploma in Management from Massey University and a Royal Society Diploma in Environmental Health from Wellington Polytechnic.
3. I have been asked to provide evidence to the Royal Commission relating to specific aspects of the Council's involvement with 7 Riccarton Road before and after the earthquake of 4 September 2010 and the Boxing Day aftershock.

DOCUMENTS PROVIDED TO THE ROYAL COMMISSION

4. The documents relating to this building that have been provided to the Royal Commission are:
 - (a) the Building Permit/Building Consent file for 7 Riccarton Road; and
 - (b) post earthquake files.

SCOPE OF EVIDENCE

5. My evidence will address the following matters:
 - (a) The Civil Defence Emergency Management Response in relation to the building after the 4 September 2010 earthquake.
 - (b) Council involvement with the building subsequent to the lifting of the state of emergency on 16 September 2010.

- (c) Whether 7 Riccarton Road was assessed as 'earthquake-prone' for the purposes of section 122 of the Building Act 2004.
- (d) The effect of any strengthening undertaken.
- (e) The application of the Council's earthquake prone policies of 2006 and 2010 to the building.

EVENTS BETWEEN 4 SEPTEMBER 2010 EARTHQUAKE AND 22 FEBRUARY 2011 EARTHQUAKE

6. On 6 September 2010, a Level 1 rapid assessment was carried out and the building received a green placard (**Annexure "A"**).
7. A Level 2 rapid assessment was undertaken on 7 September 2010 by David Elliott, a structural engineer from Aurecon (**Annexure "B"**). Following aftershocks, a further Level 2 rapid assessment was undertaken by Mr Elliott on 9 September 2010 (**Annexure "C"**).
8. It appears that Mr Elliott was acting on instructions from the tenant when he undertook the inspections on 7 and 9 September 2010 following aftershocks. The 7 September assessment concluded that while the building was in a poor state of repair prior to the earthquake, the building was currently stable. The follow-up assessment on 9 September 2010 stated that there was no change from the previous assessment.
9. The Level 2 assessment forms completed by Mr Elliott, and dated 7 and 9 September 2010, do not appear to have become part of the record during the civil defence emergency building evaluation process as they do not have additional administrative details completed on the forms. For example, at the bottom of the form, there are no prupi/property details entered, and the "*inspection id(for office use only)*" has not been completed.
10. The Council's records indicate that on 8 September 2010 a telephone call was received from Mr Morris North. The record of the telephone call states "*brick and concrete façade badley [sic] cracked, caller concerned it could fall down on pedestrians. Structural engineer says with another significant tremor it could come down. Will require another council check since yesterday's check which*

was given a green notice status" (Annexure "D").

11. Following more aftershocks, on 11 September 2010 a further Level 1 rapid assessment was carried out and the building received a yellow placard. The assessment form noted that there was a *"large crack in front façade and parapet. Engineer to inspect and advise"* (Annexure "E"). I attach a photo of the yellow placard affixed to the building (Annexure "F").
12. I understand that Mr Elliott's rapid assessment forms were not provided to the Council until 15 September 2010. The assessment forms were included with a report that is incorrectly dated 6 September 2010, in an email from Georgina Mac Rae, at St Christopher's Church, to Philip Hector on 15 September 2010 (Annexure "G"). The report considered the building "occupiable". However it recommended strengthening the building (Page 1).
13. In order to change the placard on the building, a CPEng certification was required to certify that the danger had been removed. The report did not contain a CPEng certification, and therefore the report was insufficient to change the placard on the building.
14. I understand that the tenant, Mr North, contacted the Council on 15 September 2010 and Philip Hector, Senior Building Consent Officer in the Building Recovery Office, informed him that Aurecon needed to carry out a Level 2 assessment before the placard could be changed from yellow to green (Annexure "H"). This position was recorded in email correspondence between Mr North and Mr Hector on 15 and 16 September 2010 (Annexure "I").
15. On 4 October 2010, the Building Evaluation Transition Team (BETT) emailed Mr Elliott advising that the building required CPEng certification that it was not dangerous in terms of the Building Act (Annexure "J").
16. On 19 October 2010, an assessment was carried out by the BETT. Due to cracking in the parapet, the yellow placard was confirmed (Annexure "K"). The assessment recommended the parapet be checked by an engineer. The assessment form was signed by Mr Ross Kain. An Enforcement Team Notices Coversheet completed by Mr Kain on the same date states *"bookshop closed. Letter to owner for confirmation of Engineer inspection. Any remedial work*

required to be carried out asap. NTF – weakened and cracked walls to be made good and strengthened. Building consent required and will need CPEng certification” (Annexure “L”).

17. On 26 October 2010, the Council's BETT emailed Mr Elliott outlining the further actions required to change the building's status from yellow to green (**Annexure "M"**), noting that a CPEng certification was required. The form of certification at this stage involved a new Council form to be completed by a chartered professional engineer rather than a Level 2 assessment form.
18. On 5 November 2010, the Council received a CPEng certification from Mr Elliott of Aurecon dated 3 November 2010 (**Annexure "N" and "O"**). The CPEng certification had been altered as Mr Elliott was unwilling to sign off securing work that had not been undertaken. Mr Elliott noted (in his email of 26 October 2010) that, at his last inspection, the building had not sustained any significant structural damage that required repairs prior to occupation. The CPEng certification noted that the condition of the building was not considered to be worse than prior to the earthquake.
19. There appears to have been a discussion, referred to in the email of 5 November 2010, between Mr Elliott and Laura Bronner from the BETT, regarding whether an amended CPEng certificate would be accepted by the Council. The Council staff involved appear to have accepted the altered form and relied on the engineer's certification given in the altered form (**Annexure "P"**).
20. On 8 November 2010, the Council advised Mr Elliott and Mr Morris by email that the building was considered safe for occupancy and that any placard on the building could be removed (**Annexure "Q"**).
21. It does not appear from Council records that a rapid assessment inspection was carried out on the building following the Boxing Day aftershock. The Council's records do not show any further inspections until the Level 1 rapid assessment carried out on 25 February 2011 (**Annexure "R"**).

APPLICATION OF RELEVANT LEGISLATION AND THE COUNCIL'S EARTHQUAKE PRONE POLICY

- 22.** The building was considered to be a possible earthquake prone building in terms of the definition in Section 66 of the Building Act 1991.
- 23.** As it appears that no earthquake strengthening was carried out on the building, it would have continued to be regarded as a possible earthquake prone building on the introduction of the Building Act 2004, and for the purposes of the Council's Earthquake Prone Buildings Policy 2006.
- 24.** After the commencement of the Earthquake Prone Buildings Policy 2006, if a building consent application for a significant alteration had been received the building application would have been dealt with in accordance with the Policy (see in particular section 1.7). However, no such building consent application was received.

DATED

8 December 2011



Stephen James McCarthy

RICC 28 "A"

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials MT Date of Inspection 6/9/10 Exterior Only
 Territorial Authority Christchurch City Time 12:38 Exterior and Interior

Building Name St Christ the King Am 9
Short Name BOOK MATHS
Address 7 PLEASANT RD Timber frame Concrete shear wall
 Steel frame Unreinforced masonry
 Tilt-up concrete Reinforced masonry
 Concrete frame Confined masonry
 RC frame with masonry infill Other:
GPS Co-ordinates S° _____ E° _____
Contact Name _____
Contact Phone _____
Storeys at and above ground level 2 Below ground level ?
Total gross floor area (m²) _____ Year built ?
No of residential Units 1
Primary Occupancy
 Dwelling Commercial/ Offices
 Other residential Industrial
 Public assembly Government
 School Heritage Listed
 Religious Other

Investigate the building for the conditions listed below:

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

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

INSPECTED GREEN RESTRICTED USE YELLOW UNSAFE RED

Record any restriction on use or entry:

Further Action Recommended:

- Tick the boxes below only if further actions are recommended*
- Barricades are needed (state location):
 - Level 2 or detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other:
 - Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion
[Signature]
 Date & Time 6/9/10
 ID _____

Inspection ID MA628 (Office Use Only)

Propri 873627
Lot 2 DP 29778

"B"

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials Territorial Authority	<div style="border: 1px solid black; padding: 2px;">DAK</div> <div style="border: 1px solid black; padding: 2px;">Christchurch City</div>	Date Time	<div style="border: 1px solid black; padding: 2px;">7.9.10</div> <div style="border: 1px solid black; padding: 2px;">11:00am</div>	Final Posting (e.g. UNSAFE)	G1
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Building Name		Type of Construction	
Short Name		<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
Address	7 Reception Rd	<input type="checkbox"/> Steel frame	<input checked="" type="checkbox"/> Unreinforced masonry
GPS Co-ordinates	S° E°	<input type="checkbox"/> Tilt-up concrete	<input type="checkbox"/> Reinforced masonry
Contact Name	Morris North	<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
Contact Phone	358 55 05	<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:
Stores at and above ground level	2	Primary Occupancy	
Total gross floor area (m ²)		<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
No of residential Units		<input type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
Photo Taken	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input type="checkbox"/> Public assembly	<input type="checkbox"/> Government
		<input type="checkbox"/> School	<input type="checkbox"/> Heritage Listed
		<input type="checkbox"/> Religious	<input type="checkbox"/> Other

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

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cracks above window lintels and near parapets
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	currently stable
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, gas, sewerage, water, hazmats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

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

INSPECTED GREEN	<input checked="" type="checkbox"/> G1 <input type="checkbox"/> G2	RESTRICTED USE YELLOW	<input type="checkbox"/> Y1 <input type="checkbox"/> Y2	UNSAFE RED	<input type="checkbox"/> R1 <input type="checkbox"/> R2 <input type="checkbox"/> R3
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Record any restriction on use or entry:

Further Action Recommended:

- Tick the boxes below only if further actions are recommended*
- Barricades are needed (state location):
 - Detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other:
 - Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None	<input checked="" type="checkbox"/>		
0-1 %	<input type="checkbox"/>	31-60 %	<input type="checkbox"/>
2-10 %	<input type="checkbox"/>	61-99 %	<input type="checkbox"/>
11-30 %	<input type="checkbox"/>	100 %	<input type="checkbox"/>

Sign here on completion

[Signature]

Date & Time 7.9.10 11:00am

ID CP 494 202002

Inspection ID: _____ (Office Use Only)

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

General Comment *Over 100 yr old brick building. Walk around exterior and interior. Cracks to hotel areas and near parapets. No major lean or distortion. Building in very poor state of repair prior to EQ.*

Usability Category

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

2 Inspection ID: _____ (Office Use Only)

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: D.F.E. Date: 9.9.10 Final Posting: G1
 Territorial Authority: Christchurch City Time: 1:00 p.m. (e.g. UNSAFE)

Building Name		Type of Construction	
Short Name	_____	<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
Address	<u>7 Riccarton Rd</u>	<input type="checkbox"/> Steel frame	<input checked="" type="checkbox"/> Unreinforced masonry
GPS Co-ordinates	S° _____ E° _____	<input type="checkbox"/> Till-up concrete	<input type="checkbox"/> Reinforced masonry
Contact Name	<u>Morris North</u>	<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
Contact Phone	<u>3585505</u>	<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:
Storeys at and above ground level	<u>2</u>	Primary Occupancy	
Total gross floor area (m ²)	_____	<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
No of residential Units	_____	<input type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
Photo Taken	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	<input type="checkbox"/> Public assembly	<input type="checkbox"/> Government
		<input type="checkbox"/> School	<input type="checkbox"/> Heritage Listed
		<input type="checkbox"/> Religious	<input type="checkbox"/> Other

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

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Second visit following more</u> <u>offer sheets. Only outside</u> <u>reviewed. No change to</u> <u>assessment made</u>
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, gas, sewerage, water, hazmats	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE): Green

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

INSPECTED GREEN G1 G2 RESTRICTED USE YELLOW Y1 Y2 UNSAFE RED R1 R2 R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

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

Estimated Overall Building Damage (Exclude Contents)

None	<input type="checkbox"/>		<input type="checkbox"/>
0-1 %	<input type="checkbox"/>	31-60 %	<input type="checkbox"/>
2-10 %	<input type="checkbox"/>	61-99 %	<input type="checkbox"/>
11-30 %	<input type="checkbox"/>	100 %	<input type="checkbox"/>

Sign here on completion

D. Allcott

Date & Time: 9.9.10 1:00pm
 ID: CPeng 702002

Inspection ID: _____ (Office Use Only)

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

General Comment Checked front parapet and west wall. could not observe much change. Parapet still looks vertical and stable

Usability Category

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

"D"

WorkSmart Details			
Group	<input checked="" type="checkbox"/> CSR	CUSTOMER SERVICE REQUESTS	Number <input checked="" type="checkbox"/> 91169984
House No	Alpha/Unit	Road Name	
Road Type	Road Suffix	Property Type	
Property ID	873627	7 RICCARTON ROAD, RICCARTON, CHRISTCHURCH 8004	
Locn Descn	St Christophers Book Shop		
Details	Brick and concrete facade badly cracked, caller concerned it could fall down on pedestrians. Structural engineer says with another significant tremor it could come down. Will require another council check since yesterday's check which was given a		Status <input checked="" type="checkbox"/> COMPLETE
			Status Chg Date <input checked="" type="checkbox"/> 29/10/2010
Last Pmry Event	Building Inspected Determined Safe Green Placard		Expiry Date
Type	<input checked="" type="checkbox"/> CDE	Civil Defence Emergency	Priority <input checked="" type="checkbox"/> H HIGH CIVIL DEFENCE
App. Recd Date	<input checked="" type="checkbox"/> 08/09/2010	Time Recd <input checked="" type="checkbox"/> 10:56 am	Start Date <input checked="" type="checkbox"/> 08/09/2010
			SubType <input checked="" type="checkbox"/> HAZEN HAZARDOUS ENVIRG
Other Ref 1	Other Ref 2		
Receiving	<input checked="" type="checkbox"/> AB5 Adam, Beth	Authorising	SM7 SINCLAIR, Murray
Handling	<input checked="" type="checkbox"/> EOC Emergency Operations Centre	External	
Area		Ren Fee Level	
Contact Details			
First Contact	NORTH, MORRIS	Email	
Home	3585 505	Business	Mobile
Mailing Address	BOOK SHOP OWNER		
Second Contact		Email	

Rfs	LIM 70124603 (LIM)
Received Date	11 March 2011
Expiry Date	
Status	CURRENT
Details	APPLICATION FOR LIM INFORMATION
Description	Land Information Memorandum
Rfs	CDB 75010119 (EVA)
Received Date	26 February 2011
Expiry Date	
Status	DANGEROUS
Details	Building Evaluation
Description	Evaluation
Rfs	CDB 75000718 (EVA)
Received Date	8 October 2010
Expiry Date	
Status	NOT ASSESSED
Situation	7 Riccarton Road
Details	Building evaluation
Description	Evaluation
Rfs	VAL 45039216 (SPL)
Received Date	24 September 2004
Expiry Date	
Status	COMPLETED
Details	29778
Description	Revaluation Split
Rfs	CSR 91262253 (FIL)
Received Date	14 March 2011
Status	CURRENT
Details	LIMS 10/03/2011 5000013121457
Description	Property File Viewing Request
Rfs	CSR 91262256 (FIL)
Received Date	14 March 2011
Status	CURRENT
Details	LIMS 10/03/2011
Description	Property File Viewing Request
Rfs	CSR 91229097 (ENF)
Received Date	10 January 2011
Status	COMPLETED
Situation	Back of section Opp 7 Bartlett St
Details	Nola called, advised that at the back of this property there is approx 2ft high dry grass and could be a fire risk. Could you please investigate?
Description	Enforcement
Rfs	CSR 91195110 (EQR)
Received Date	26 October 2010
Status	CURRENT
Details	BUILDING WAS YELLOW STICKERED AFTER THE EARTHQUAKE - TENANTS HAD A STRUCTURAL ENGINEER AND SENT REPORT TO COUNCIL IN SEPTEMBER AND OWNER EMAILED REPORT THROUGH APPROX 2 WEEKS AGO - HAS NOT HAD ANY RESPONSE AND WOULD LIKE TO KNOW WHAT IS HAPPENING - PLEASE CONTACT ASAP
Description	Earthquake Recovery
Rfs	CSR 91176721 (ENF)
Received Date	16 September 2010
Status	HELD
Details	Notice to be sent
Description	Enforcement
Rfs	CSR 91169984 (CDE)
Received Date	8 September 2010
Status	COMPLETED
Situation	St Christophers Book Shop
Details	Brick and concrete facade badly cracked, caller concerned it could fall down on pedestrians. Structural engineer says with another significant tremor it could come down. Will require another council check since yesterday's check which was given a green notice status.
Description	Civil Defence Emergency

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

R.O.
Christchurch City

Date of Inspection
Time

11/04/10
1015

Exterior Only
Exterior and Interior

Building Name

Short Name

Address

7 Riccarton Rd

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:

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above ground level

1 Below ground level

Total gross floor area (m²)

200 Year built

No of residential Units

-

Primary Occupancy

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

Photo Taken

Yes

No

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None Moderate Severe

Comments

Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall or other structural damage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Large crack in front facade + parapet. Engineer to inspect + advise. Restricted access for inspection only.

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:

Estimated Overall Building Damage (Exclude Contents)

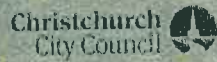
None	<input type="checkbox"/>	31-60 %	<input type="checkbox"/>
0-1 %	<input checked="" type="checkbox"/>	61-99 %	<input type="checkbox"/>
2-10 %	<input type="checkbox"/>	100 %	<input type="checkbox"/>
11-30 %	<input type="checkbox"/>		

Sign here on completion

Date & Time: 11/04/10 1015
ID: R.O.

Inspection ID R.O.1158 (Office Use Only)

PRUPI 873627
LOT 2 DP 29778



RESTRICTED USE

NO ENTRY EXCEPT ON ESSENTIAL BUSINESS

WARNING:

This building has been damaged and its structural safety is questionable. Enter only at own risk. Subsequent aftershocks or other events may result in increased damage and danger, changing this assessment. Re-inspection may be required. The damage observed from external inspection is as described below.

Large cracks in front facade
cracks in roof and ceiling

Restrictions on use:

- No public entry or residential occupation
- Entry for
 - Emergency purposes
 - Damage assessments, making safe
 - Removal of essential business records
 - Removal of valuables only
 - Removal of property
 - Conducting essential business with minimum staff

Facility/ Tenancy Name and Address

7 Riccarton Rd

This facility was inspected pursuant to the Civil Defence Emergency Management Act 2002

Inspector ID:

Acting under the authority of the Civil Defence Emergency Management Controller:

Date: 2/10/10

Time: 10/5

Contact for information: ph. (03) 941 8999
or
TXT: 021 02069179 with following details: Address, Placard colour, contact name, contact phone number

Do Not Remove this Placard. Placed on Behalf of the Civil Defence Emergency Management Controller
Under the Authority of the Civil Defence Emergency Management Act 2002

"F"

"G"

7-9-10 Level 2.
Green.
PRUPI 867403

13-9-10 Level 2.
Green.
PRUPI 867403

Griffiths, Esther (two entries with the above info.)

(one entry with the above info.)

From: Baker, Emily on behalf of BuildingRecoveryOffice
Sent: Friday, 24 September 2010 10:29 am
To: Griffiths, Esther
Subject: FW:
Attachments: DOC150910.pdf

6-9-10 Level 1
Green
PRUPI 873627

11-9-10 Level 1
Yellow.
PRUPI 873627

From: Georgina at St Christophers Church [mailto:office@stchristophers.org.nz]
Sent: Wednesday, 15 September 2010 12:56 pm
To: Hector, Philip
Subject:

From Morris North re 7 Riccarton ROAD



GEORGINA MAC RAE Vicar's PA
P: (03) 358 8780 E: office@stchristophers.org.nz
244 Avonhead Road, Avonhead
www.stchristophers.org.nz
9:30 to 2:30 Monday to Friday

Aurecon New Zealand Limited T +64 3 366 0821
Level 2, Rural Bank House F +64 3 379 6955
122 Gloucester Street E christchurch@ap.aurecongroup.com
(PO Box 1061) W aurecongroup.com
Christchurch 8140
New Zealand



6 September 2010

Morris North
St Christopher's Church
244 Avonhead Road
Christchurch 8042

Dear Morris

**Christchurch Earthquake – 7th September 2010.
Structural Assessment of the Building at 7 Riccarton Road – Initial Aurecon Report**

In light of the recent magnitude 7.1 earthquake emanating from Darfield on Saturday 4th September, we have received a call from you for assistance. Our role in this review is that of structural engineering advisor, to review and confirm the initial safety status, based on our observations of the building.

Phase One - Initial Safety Assessments

We confirm that on 7th September 2010 and again on 9th September 2010, Aurecon Structural Engineering staff attended your property and conducted an initial structural assessment of your building.

Observations – General

Negligible Damage

We generally found your building to have negligible observable structural damage and would consider it as "Occupiable" for its continuing use as a commercial premise. We would recommend that all endeavours be undertaken by yourselves to clean the building and remove any items that may pose health and safety risks. Please refer to phase two below which we recommend to provide certainty to yourselves and your insurers.

Observations – Structural Integrity Observations

- Brick cracking – cracks in bricks over windows and in the north façade.
- The building is over 100 years old and has not been well maintained. Some damage observed may have been existing before the event.

Next steps

We understand St Christopher's lease the building long-term, we recommend strengthening of the building is carried out and would be happy to advise the owners in this regard.

1	A	B	C	D	E	F	G	I	J	K	L	N	O	P	Q		
2	EARTHQUAKE BUILDING DAMAGE ENQUIRY REGISTER																
3	Date	Type of Enquiry	TAG: Red, Yellow	Enquirers Name	Phone number	Additional Phone number	Postal Address	Property Street Number	Property/Building Address	Name of Building (if applicable)	Email Address	Relationship to the Enquiry	Type of building	Heritage or Character	Type of work	Details of the Enquiry	Next Steps / Action Points (CCC only)
66	13/09/2010	Building	Yellow	Brian Walker	03 308 9744			96-100	Riccarton Road			Trustee				(via call centre) Brian claims that this building has been demolished without its owner knowing about this. House of the house what (email via Call Centre) Building owner would like access to this building as it is yellow stickered - has had insurance assessment not yet done.	4/10/2010 Could you please contact Brian Walker on 03 308-9744.
81	13/09/2010	Building		Tony Ng	021 348 357			92a	Riccarton Road	One Stop Asian Supermarket		Building Owner	Supermarket				
116	14/09/2010	Building		Gerald Mathieson	366 5926	027 415 2209	PO Box 8537, Riccarton	100a	Riccarton Road		gerald@eccom.co.nz	Lessee				Building has been demolished.	Yellow on the 6th (unreinforced masonry) Moderate Haz to other buildings collapsed on 13/09/2010
207	15/09/2010	Building	Yellow	Maurice North	358 5505			7	Riccarton Road	Bookshop		Building Owner	Commercial			Maurice is calling in regards to his commercial building at 7 Riccarton Rd, it was originally yellow tagged by us, he has since had a private engineer out who has given it a pass. Wants to know how he goes about getting a green tag to confirm this assessment. Can be contacted on 358-5505	Spoke to owner of the bookshop and he advised that the structural engineers (Aurecom) had evaluated the building and advised now suitable for occupation. Engineers have advised that structural strengthening required in the future. Tenant to forward the report for filing to database. Completed GSR9116984 Philip
217	15/09/2010	Building	Yellow	Morris North (Manager)	358 5505			7	Riccarton Road	St Christophers Community Trust	morris@netaccess.co.nz; davidyankm@gmail.com	manager	Community			Can you please confirm that you have received the Aurecon Report & that we are OK to reopen the shop. Many thanks Morris North Manager St Christophers Community Trust	I can confirm that we have received the copy of the report for your building. As there is a significant chance of further aftershocks and due to this being an earthquake prone building the structure needs to be made secure to prevent further damage and any chance of damage from any adjacent buildings. A Level 2 assessment needs to be undertaken before occupation can be resumed. Regards Philip Hector

H

Cheyne, Judith

From: Philip Hector [philip.hector@xtra.co.nz]
Sent: Friday, 9 September 2011 12:55 pm
To: Cheyne, Judith
Subject: 7 Riccarton Road

From: Hector, Philip
Sent: Thu 16/09/2010 8:28 a.m.
To: Morris North
Subject: RE: 7 Riccarton Road -Inspection by Aurecon

Hi Morris

You need to go back to the structural engineers who provided the report and ask them to do a Level 2 assessment. They should know what is involved with such an assessment. Aurecon as CPEng engineers will know what needs to be done to facilitate the change of the placard.

Regards
Philip

-----Original Message-----

From: Morris North [mailto:morris@netaccess.co.nz]
Sent: Wednesday, 15 September 2010 9:54 pm
To: Hector, Philip
Subject: Re: 7 Riccarton Road -Inspection by Aurecon

Thanks Philip,
Can you please give me a run-down on what procedures we need to adopt to make the building more secure e.g. Can we discuss with you or do we get a structural engineers recommendation for approval by yourselves etc ?

Thanks
Morris North
Ph 3585 505
Hector, Philip wrote:

> Hi Morris
>
> I can confirm that we have received the copy of the report for your
> building. As there is a significant chance of further aftershocks and
> due to this being an earthquake prone building the structure needs to
> be made secure to prevent further damage and any chance of damage from
> any adjacent buildings. A Level 2 assessment needs to be undertaken
> before occupation can be resumed.

>
> Regards
>
> Philip Hector
> Senior Building Consent Officer
> Building Recovery Office
> philip.hector@ccc.govt.nz

>
> -----Original Message-----
> **From:** Morris North [mailto:morris@netaccess.co.nz]
> **Sent:** Wednesday, 15 September 2010 4:10 pm
> **To:** Hector, Philip
> **Subject:** 7 Riccarton Road -Inspection by Aurecon

>
> Hullo Philip
>

9/09/2011

") "

CDRescue

From: CDRescue
Sent: Monday, 4 October 2010 11:03 am
To: 'Elliotd@ap.aurecongroup.com'
Subject: RE: 7 Riccarton Road

Attachments: CPEng Certification Requirements.doc

Hi Elliot,

On the basis of the report that we received for 7 Riccarton Road, the building requires certification from a CPEng stating that the building is not dangerous as defined by the Building Act of 2004 in section 121. Please see the attachment for clarification on this act.

Regards,

Building Evaluation Transition Team
Ph 03 941 5486



CPEng Certification
Requiremen...

Before Council will accept that the building is satisfactory for occupancy and/or cordons removed, It will be necessary for you to obtain certification from your Chartered Professional Engineer practicing in structural engineering that:-

- * the building is not dangerous in terms of Section 121 (1) of the Building Act (attached)
- * the building is not a risk to adjacent buildings and public assessable areas such as roads, footpaths and other areas that the public generally has access to.
- * the building is structurally adequate for normal occupancy.

The certification should be accompanied with a structural engineering assessment that includes what damage has occurred to the building, what repairs if any that have been made, the basis of ascertaining the building is not dangerous in terms of the Building Act and photos of the building that show the general structural condition of the building.

121 Meaning of dangerous building

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

This Section shows how the Canterbury Earthquake (Building Act) Order 2010 (**Order**) interacts with this Section of the Building Act 2004 (**Act**).
The modifications made to the Section by the Order are in **red**.

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

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: Ross Ken Date: 19/10/10 Final Posting: Unsafe
 Territorial Authority: Christchurch City Time: 10:25am
 (e.g. UNSAFE)

Building Name: Bookshop Type of Construction

Short Name: _____

Address: 7 Buccarton Road Timber frame Concrete shear wall

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

Contact Name: _____ Tilt-up concrete Reinforced masonry

Contact Phone: _____ Concrete frame Confined masonry

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

Total gross floor area (m²): _____ Year built: _____ Primary Occupancy

No of residential Units: _____ Dwelling Commercial/ Offices

Photo Taken: Yes _____ No _____ Other residential Industrial

School Government

Religious Heritage Listed Other

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

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Cracking in parapet to be checked by Engineer</u>
Building or storey leaning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, gas, sewerage, water, hazmats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE): Yellow

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

INSPECTED GREEN G1 G2 RESTRICTED USE YELLOW Y1 Y2 UNSAFE RED R1 R2 R3

Record any restriction on use or entry:

Further Action Recommended:

- Tick the boxes below only if further actions are recommended
- Barricades are needed (state location):
 - Detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other recommendations: Other:

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion
Ross Ken
 Date & Time: 19/10/10 10:30am
 ID: _____

Inspection ID: _____ (Office Use Only)

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

Usability Category

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

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

A large grid for sketching a building or damage points. The grid consists of 15 columns and 20 rows of squares.

Recommendations for Repair and Reconstruction or Demolition (Optional)

A series of horizontal lines for writing recommendations. There are 12 lines in total, spaced evenly down the page.

3 Inspection ID: _____ (Office Use Only)

"L"

CHRISTCHURCH CITY COUNCIL ENFORCEMENT TEAM NOTICES COVERSHEET	Christchurch City Council 
--	---

Address :	7 Riccarton Road.		
Date :	19/10/10	Time:	10-25 am.

Building Evaluation Transition Team - Actions	
--	--

Level 1 (2) Assessment Sheet completed (attached)	Yes / No
Photos taken and attached:	Yes / No
Previous Existing Placard – RED <u>YELLOW</u> GREEN UNKNOWN	
New Status (please circle – RED <u>YELLOW</u> GREEN	

Further Action required: (Instruction for Administration)	Yes / No
Bookshop closed. Letter to owner for confirmation of Engineer inspection. Any remedial work required to be carried out asap.	<input checked="" type="radio"/> Yes / <input type="radio"/> No

— engineer Report attached

No further Action required – Information entered by Data Hub - File PROCESSED 26/10

Notice Required to be completed by Operation NOTICE staff	Yes / No
---	----------

Txt: Fully outline what the danger is and / or work required:

NTF – Weakened + cracked walls to be made good and strengthened. Building consent required and will need CRP certification.	26/10/10
---	----------

(1) Structural. Desc: Struct; Parapets; (a) & (e) Date: 30.11.10 BC: may be required	Awaiting certifying engineers documents from David Elliott, Arcon.
---	--

Completed by (print name):	Ross Keim
----------------------------	-----------

C2_RK191

scanned 26/10

" M "

Daines, Nadine

From: Bronner, Laura on behalf of CDRescue
Sent: Tuesday, 26 October 2010 12:50 pm
To: elliottd@ap.aurecongroup.com
Subject: RE: 7 Riccarton Road
Attachments: Christchurch City Council Building Evaluation Team - Certification Commercial.pdf

Hi David ,

Please see the attached document regarding the CPEng Certification the Council requires to change a building's status from red/yellow to green. If you could return page 4 to us at your earliest convenience it would be greatly appreciated.

Regards,
Laura Bronner
Building Evaluation Transition Team
Ph 941 8868

Christchurch City Council

Resumption of occupancy and use of earthquake-damaged buildings Section 1: Buildings included in the scope of s122 of the Building Act 2004

Purpose

Christchurch City Council is aware that many owners of buildings damaged in the recent earthquakes are keen to resume occupation and use as soon as possible. The following procedures have been specifically developed to allow that.

Earthquake-prone building status

The red or yellow safety notices may be taken to mean that the buildings are dangerous according to the Building Act as amended by Order in Council on 16 September 2010. (These notices remain in force until at least 3 November 2010 and may be renewed beyond that date.)

All buildings issued with red or yellow safety notices that have suffered structural damage will also be regarded by the Council as potentially earthquake-prone under s122 of the Building Act 2004. As such they will be subject to the Christchurch City Council Policy on Earthquake-prone buildings 2010.

Options for owners to resume occupancy and use

The conditions for removal of red and yellow safety notices given below are based on two main options for owners:

1. Option 1:
 - a. Interim securing to bring the building back to pre-earthquake condition,
followed by:
 - b. Strengthening (or other improvement in structural performance) to at least the standard required by the *Christchurch City Council Earthquake-prone, Dangerous and Insanitary Buildings Policy 2010 (CCC EPB Policy)* by 4 September 2013.

Note: Interim securing work is not regarded as an alteration in terms of s112 of the Building Act 2004 and will not require a building consent.

2. Option 2:
 - a. Strengthening (or other improvement in structural performance) to at least the standard required by the CCC EPB Policy.

Note: An owner may elect to demolish the building or strengthen/ improve the structural performance beyond the minimum requirements.

Conditions for removal of safety notices and resumption of occupancy and use

The following conditions apply to the removal of red and yellow safety notices that were placed on buildings following the 4 September 2010 earthquake.

1. **Buildings with Green Safety Notices**
 - a. *No action required. Notice may be removed or stay at discretion of owner.*
 - b. *Buildings with green safety notices which were identified as earthquake-prone or potentially earthquake-prone before 4 September 2010 will retain that status and will be subject to the requirements of the CCC EPB Policy.*
2. **Buildings with Red or Yellow Safety Notices**
 - a. *Resumption of occupancy and use of buildings with red or yellow safety notices will be permitted only after Council approval is obtained in writing.*
 - b. *Such approval will be given when the following conditions are met:*

Option 1:

- *Structural integrity and performance.* Where the integrity of the building (or part of the building) was materially affected by the Darfield earthquake or any aftershocks, *interim securing measures* must be taken to restore the structural integrity and expected structural performance of the building to at least the condition that existed prior to the earthquake of 4 September 2010.
- *Potentially dangerous features.* Potentially dangerous features on the building such as unreinforced masonry chimneys, parapets and walls must be removed or the features secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property.
- *Threat from nearby buildings.* Where there is a threat to a building or its occupants as a result of potentially dangerous features such as unreinforced masonry chimneys, parapets and walls *on other buildings*: Either:
 - The potentially dangerous features *on all other buildings* must be removed or the features secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property.

Or:

 - Protective measures must be installed on the subject building that protect its occupants in the event of collapse of the potentially dangerous features *on any other building*.

Option 2:

- The structural performance of the building must be improved to at least the standard required by the CCC EPB Policy. *(This is as nearly as is reasonably practicable to 67% of new building standard.)*

- *Threat from nearby buildings.* Threats from neighbouring buildings shall be treated in a similar manner as for option 1.
- c. *A Chartered Professional Engineer with appropriate qualifications and experience in the structural design of buildings for earthquake must sign and submit the attached statement.*
- d. *Until receipt and acceptance by Christchurch City Council of the signed statement the building will be classed as dangerous in terms of s121 of the Building Act 2004. If no action is taken on a building within a reasonable time, Council will exercise its powers under s126 of the Building Act 2004 to remove the danger.*
- e. *Every building that is within the scope of s122 of the Building Act 2004 and was issued with a yellow or red safety notice during the state of emergency or subsequently will be regarded as potentially earthquake-prone. As such it will be subject to the CCC EPB policy unless it can be shown that it is not likely to collapse and cause death, injury etc in a moderate earthquake. (Normal criteria in section 122 defining an earthquake-prone building applies.)*

Note:

In framing these conditions the Council has interpreted ss 121(1)(c) and (d) of the Building Act 2004 to mean that when the conditions for removal of the red and yellow safety notices are met, the risks “that the building could collapse or otherwise cause injury or death to any person in the building as a result of an earthquake that generates shaking that is less than a moderate earthquake” or “that other property could collapse or otherwise cause injury or death to any person in the building” are tolerable in the context of other risks.

Note to structural engineers:

Judging by the impact on buildings in Christchurch city, the earthquake of 4 September 2010 is believed to be equivalent to no more than a moderate earthquake. Furthermore, survival without collapse cannot be taken as conclusive proof that a building will survive other earthquakes with similar overall levels of ground shaking. Factors such as directionality and duration of strong shaking need to be taken into account. Christchurch City Council believes that strengthening to as nearly as is reasonably practicable to that of a new building is the best course of action. Achievement of as nearly as is reasonably practicable to 67% of a new building standard will be accepted for strengthening / structural improvement of earthquake-prone buildings.

Statement by Chartered Professional Engineer in respect of the building at:

(Building Address).....

(Business Name *if applicable*)

I, (name), am a Chartered Professional Engineer (No.....) with relevant experience in the structural design of buildings for earthquake actions.

I have been engaged to provide advice to the owner on the interim securing / strengthening of the above building following the earthquake of 4 September 2010.

I am aware of all the measures taken to secure or strengthen the building (the work) which were carried out by (Name and contact address of contractor).

I have inspected the work on completion and am satisfied on reasonable grounds that:

- a. *Structural integrity and performance.* Where the structural integrity and/or structural performance of the building (or part of the building) was materially affected by the Darfield earthquake or any aftershocks to date, interim securing measures have been taken to restore the structural integrity and performance of the building to at least the condition that existed prior to the earthquake of 4 September 2010.
- b. *Potentially dangerous features.* Potentially dangerous features on the building such as unreinforced masonry chimneys, parapets and walls have been removed or secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property.
- c. *Threat from nearby buildings.* (Delete one if not applicable)
 - Protective measures installed on the subject building are sufficient in nature and extent to protect its occupants in the event of collapse of potentially dangerous features on *adjacent or nearby buildings.*
 - I have identified *all* potentially dangerous features such as unreinforced masonry chimneys, parapets and walls *on all adjacent or nearby buildings* that have potentially dangerous features which threaten the subject building or its occupants.

Buildings which I have identified in the above category are:

- i.
- ii.
- iii.

- I have advised the owner of the subject building that approval for resumption of occupancy and use will be subject to Council approval to remove the red or yellow safety notices from the buildings listed above.

Signed Chartered Professional Engineer

Date

MORRIS North "N"
 c: Morris@netaccess.co.nz

Bronner, Laura

From: David Elliott [ElliottD@ap.aurecongroup.com]
Sent: Friday, 5 November 2010 4:59 pm
To: CDRescue
Subject: Fw: 7 Riccarton Road
Attachments: Christchurch City Council Building Evaluation Team - Certification Commercial.pdf; SC451 C451010110516490.pdf

Hi Laura,

Further to our conversation. Please find attached the signed form.

regards

David

David Elliott - Lead Structural Engineer | Property | Aurecon
Ph: +64 3 367-3213 | Fax: +64 3 379 6955 | Mob: 021 645 002
Email: ElliottD@ap.aurecongroup.com
PO Box 1061, 122 Gloucester Street | Christchurch 8140 | New Zealand
<http://www.aurecongroup.com>
<http://www.aurecongroup.com/apac/groupentity/>

Please consider your environment before printing this e-mail.

----- Forwarded by David Elliott/Connell Wagner on 05/11/2010 04:57 p.m. -----

To "CDRescue" <CDRescue@ccc.govt.nz>

cc

David Elliott/Connell Wagner
 26/10/2010 04:09 p.m.

Subject RE: 7 Riccarton Road [Link](#)
 Project N/A (This message is private and is not for a project)

Laura,

Thanks for the email.

My reading of the attached document is that I am signing off securing work that has been carried out to the building.
 However, no securing work has been carried out to this building. The building had not (at my last inspection) sustained any significant structural damage that required repairs prior to occupation.

Is this form relevant for me to be completing.

Many thanks

David

8/11/2010

David Elliott - Lead Structural Engineer | Property | Aurecon
 Ph: +64 3 367-3213 | Fax: +64 3 379 6955 | Mob: 021 645 002
 Email: ElliottD@ap.aurecongroup.com
 PO Box 1061, 122 Gloucester Street | Christchurch 8140 | New Zealand
<http://www.aurecongroup.com>
<http://www.aurecongroup.com/apac/groupentity/>

Please consider your environment before printing this e-mail.

To <elliottd@ap.aurecongroup.com>
 cc
 Subject RE: 7 Riccarton Road
 Project Not assigned ...

"CDRescue" <CDRescue@ccc.govt.nz>
 Sent by: "Bronner, Laura" <Laura.Bronner@ccc.govt.nz>

26/10/2010 12:50 p.m.

Hi David ,

Please see the attached document regarding the CPEng Certification the Council requires to change a building's status from red/yellow to green. If you could return page 4 to us at your earliest convenience it would be greatly appreciated.

Regards,
 Laura Bronner
 Building Evaluation Transition Team
 Ph 941 8868

This electronic email and any files transmitted with it are intended solely for the use of the individual or entity to whom they are addressed.

The views expressed in this message are those of the individual sender and may not necessarily reflect the views of the Christchurch City Council.

8/11/2010

"0"

Statement by Chartered Professional Engineer in respect of the building at:

(Building Address)..... 7 RICCARTON RD

(Business Name if applicable)

I, DAVID ELLIOTT (name), am a Chartered Professional Engineer (No. 202002) with relevant experience in the structural design of buildings for earthquake actions.

I have been engaged to provide advice to the owner on the ^{current condition} interim securing / strengthening of the above building following the earthquake of 4 September 2010.

I am aware of all the measures taken to secure or strengthen the building (the work) which were carried out by (Name and contact address of contractor). None undertaken

I have inspected the ^{building} work on completion and am satisfied on reasonable grounds that:

- a. **Structural integrity and performance.** Where the structural integrity and/or structural performance of the building (or part of the building) was materially affected by the Darfield earthquake or any aftershocks to date, interim securing measures have been taken to restore the structural integrity and performance of the building to at least the condition that existed prior to the earthquake of 4 September 2010. *- the condition is not considered worse than prior to EQ.*
- b. **Potentially dangerous features.** Potentially dangerous features on the building such as unreinforced masonry chimneys, parapets and walls have been removed or secured so that their integrity and level of structural performance is consistent with that generally achieved in other parts of the building, and so reduces the danger to people's safety and of damage to other property. *The condition is not considered to be worse than prior to the EQ.*

c. ~~Threat from nearby buildings. (Delete one if not applicable)~~

- ~~• Protective measures installed on the subject building are sufficient in nature and extent to protect its occupants in the event of collapse of potentially dangerous features on adjacent or nearby buildings.~~
- ~~• I have identified all potentially dangerous features such as unreinforced masonry chimneys, parapets and walls on all adjacent or nearby buildings that have potentially dangerous features which threaten the subject building or its occupants.~~

~~Buildings which I have identified in the above category are: N/A~~

- ~~i.~~
- ~~ii.~~
- ~~iii.~~

- ~~• I have advised the owner of the subject building that approval for resumption of occupancy and use will be subject to Council approval to remove the red or yellow safety notices from the buildings listed above.~~

Signed David Elliott Chartered Professional Engineer

Date 3.11.2010

"P"

CHRISTCHURCH CITY COUNCIL ENFORCEMENT TEAM UPDATED INFORMATION / REPORT COVERSHEET	Christchurch City Council 
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Address :	7 Riccarton Rd
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Building Evaluation Transition Team - Actions	
Structural Engineers Report Received	<input checked="" type="radio"/> Yes / No
CPEng certified or authorised per list	<input checked="" type="radio"/> Yes / No
CCC Structural Engineer reviewed Report	<input checked="" type="radio"/> Yes / No
CCC Engineer Inspection Required	Yes / <input checked="" type="radio"/> No
AGREE with information supplied	<input checked="" type="radio"/> Yes / No
DISAGREES or REQUIRES more information	Yes / <input checked="" type="radio"/> No
Recommendations – Certification accepted as per email attached. Building can now be changed to green	Yes / No
Report Authorised by : (Print Name) EG	
Date 8.11.10 Time: 1550	
Property Owner / Engineer advised by : Phone / Email	<input checked="" type="radio"/> Yes / No
Copy attached	<input checked="" type="radio"/> Yes / No
Hard Copy taken for BETT team	<input checked="" type="radio"/> Yes / No
Forward to Data Hub	<input checked="" type="radio"/> Yes / No
Completed by (print name: LB	

Data Hub - Action	
Reports entered into Assessment Document	<input checked="" type="radio"/> Yes / No
Scanned into Shared drive	<input checked="" type="radio"/> Yes / No
Forward to Operation Notice	Yes / <input checked="" type="radio"/> No
Completed by (print name: LB	

Operation Notice - Action	
Reviewed Classification	Yes / No
Attached to Enforcement File	Yes / No
Completed by (print name:	

C2 - EG 81

"Q"

Bronner, Laura

From: Bronner, Laura on behalf of CDRescue
Sent: Monday, 8 November 2010 3:48 pm
To: 'elliottd@ap.aurecongroup.com'; 'Morris@netaccess.co.nz'
Subject: RE: Call-back please.

Hi David and Morris,

Thank you for sending the certification. Please be advised that the building is now considered safe for occupancy. You may remove any placard that is posted on the building.

Best of Luck,

Laura Bronner
Building Recovery
Christchurch City Council
Ph 941 8868

6

6

"R"

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials: W.M. Date of Inspection: 25.2.11
 Territorial Authority: Christchurch City Time: 8.30 Exterior Only: Exterior and Interior:

Building Name: ?
 Short Name: _____
 Address: 7 Riccarton Road
 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:
 GPS Co-ordinates: S° _____ E° _____
 Contact Name: _____
 Contact Phone: _____
 Stores at and above ground level: 2 Below ground level: 0
 Total gross floor area (m²): 300 Year built: 1920
 No of residential Units: nil + 1960 additions
 Primary Occupancy:
 Dwelling
 Commercial/ Offices
 Other residential
 Industrial
 Government
 Heritage Listed
 Other
 Photo Taken: Yes No

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<u>collapse first floor brick & canopy</u> <u>East first floor brick wall leaning</u> <u>collapsed block parapet at rear</u> <u>bricks</u>
Building or storey leaning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

INSPECTED GREEN RESTRICTED USE YELLOW UNSAFE RED

Record any restriction on use or entry:

Further Action Recommended:

- Tick the boxes below only if further actions are recommended
- Barricades are needed (state location): - on road frontage - main
 - Level 2 or detailed engineering evaluation recommended
 - Structural
 - Geotechnical
 - Other:
 - Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion
W.M. W. Mortlock
 Date & Time 25.2.11 8.30
 ID _____

Inspection ID _____ (Office Use Only)

CDB75010119