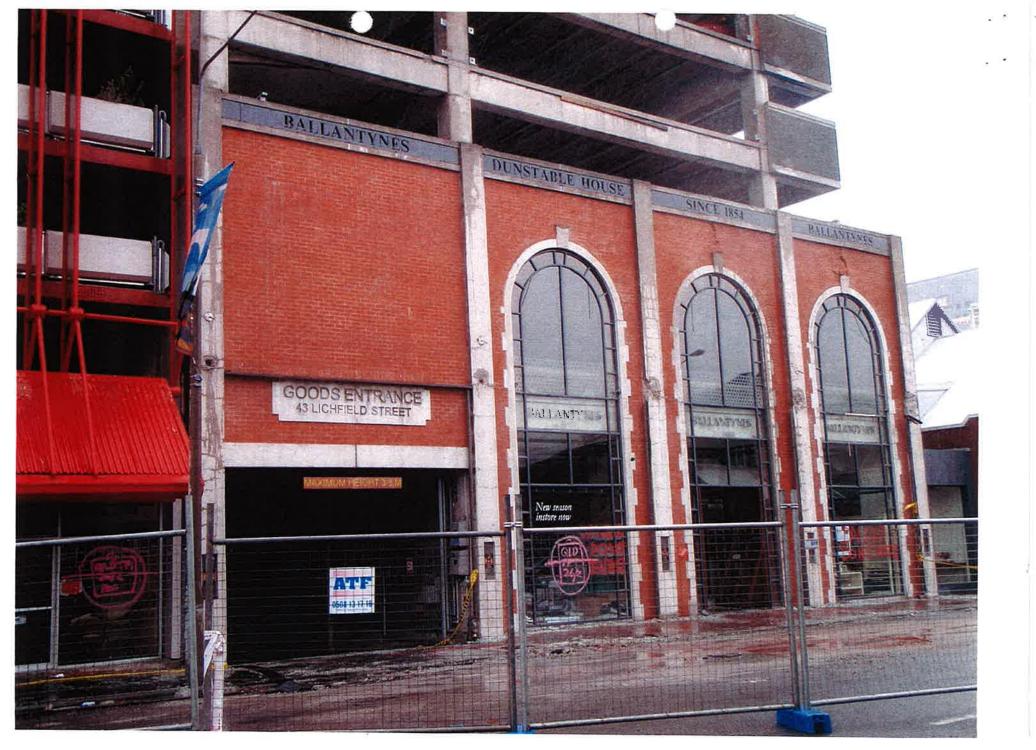
CSP# 91224831 Christchurch Eq. RAPID Assessment Form - LEVEL 1

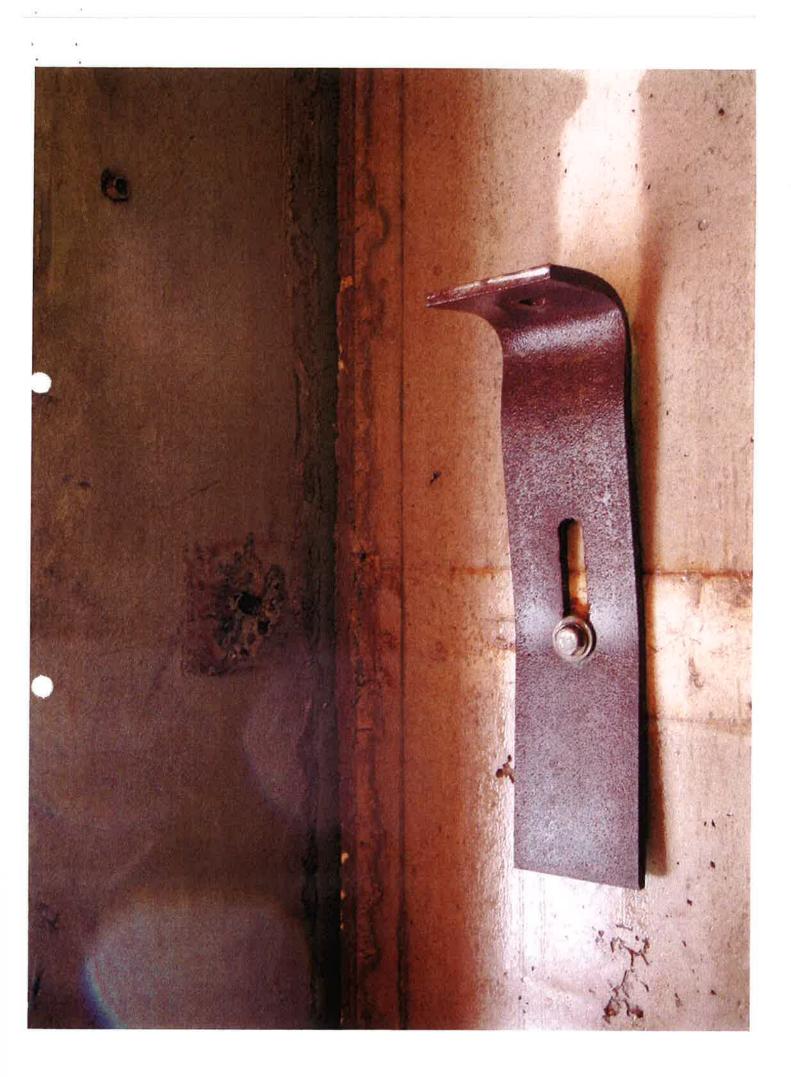
	Inspector Initials Territorial Authority	Christchu		Date of Insp		26/12/10		rior Only	V
				Time		4.10p-	Exte	rior and Interior	
(Building Name Short Name	Bella	entypes	·	Type of Constr	ruction			
	Address	13	LichGele		Timber fr		П	Concrete shear wall	1
					Steel fran	ne	9	Unreinforced masonry	
	GPS Co-ordinates	Sº.	E°		Tit-up co	ncrete		Reinforced masonry	
	Contact Name					frame		Confined masonry	
	Contact Phone				RC frame	e with masonry infill		Other:	
	Storeys at and above ground level		Below ground level		Primary Occup			Commercial/ Offices	
	Total gross floor area (m²)		Year built		Other res	idential	П	Industrial	N. I
	No of residential Units				Public as	sembly		Government	
			_		School	Sombry		Heritage Listed	
	Photo Taken	Yes	No		Religious	;		Other	
Inv	estigate the building for	the condition	ons listed below:						
0	verali Hazards / Damag	e	Minor/Nope	Moderate	Severe	ł		Comments	
Со	llapse, partial collapse, off	foundation							
Bu	ilding or storey leaning					0. 00.00000000000000000000000000000000			
Wa	all or other structural dama	ige							
Ov	erhead falling hazard		9						
Gr	ound movement, settlemer	nt, slips							
Ne	Neighbouring building hazard								
Ot	her)) 		Carlo - Carlo	
(Choose a posting I UNSAFE posting, main entrance. Pos	Localised Si	evere and overall i	Moderate co	nditions may r	nditions affecting th equire a RESTRICTE	ne whole t ED USE. I	puilding are grounds fo Place INSPECTED place	er an ard at
		INSPECTI GRE	ED EN GI		RESTRICTED		l	UNSAFE	
	Record any restri	ction on us	se or entry:						
	Further Action Re	commende	ed:						
	Barricades are Level 2 or det	e needed (sta ailed enginee uctural	ering evaluation rec		C	☐ Other:			
Fe	timated Overall Buildi	nt Daman	(Evoludo Conto-	nte)					
	None M	kê nemade		115)			Sig	here on completion	
	0-1 %		31-60 %				11.	ML-	
	2-10 %		61-99 %			Date & T	îme	26/12/10	
	11-30 %		100 %			ID			-
In.	spection ID	(Off	ice Use Only)		34				

BUI.LIC43.0024.2							
RED PLACARD BUILDINGS RISK ASSESSMENT							
ZONE: <u>11</u> -RED GridID: <u>12</u> TYPE: <u>Commercial</u> ADDRESS: <u>H3 LICHFIELD ST</u> OTHER: <u>BAILANTYNES</u>							
Type of Construction (Tick Only One) Timber frame Steel frame Concrete frame RC frame with masonry infill Concrete shear wall Unreinforced masonry Other:							
Risk of building collapsing or part of building collapsing onto adjacent property or public space.							
Low Moderate Severe							
Risk of building collapsing or part of building collapsing into itself or onto its own property only. Low D Moderate Severe D							
Potential occupancy of Public space and/or adjacent building (cul-de-sac, planted area → low), (collector road, house, isolated shop → moderate), (arterial, shopping mall, grandstand → severe) Low Moderate Severe Image: Severe							
Overall building damage 0 - 25% I 25 - 50% I 50 - 75% I 75 - 100% I							
Recommend action to address the immediate damage: Demolition RISK#: <u>PAS 260</u>							
OR Partial Deconstruction i.e. remove parapet							
OR Alternative Options i.e. Prop. Brace etc <u>Revestrand (4) front paper forcards both strangthening</u> <u>dep - lowar levels require checking / strangthening</u> Assessors Comments:							
Assessors Name: Paul Fairbain Ph Num: 0220381124							
Assessors Signature: 1000000 Time and Date: 20 3 2011 1340							













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Christchurch Eq. RAPID Assessment Form - LEVEL 2 Tracker hilds Transfer Aubony Christchurch Eq. RAPID Assessment Form - LEVEL 2 Tracker hilds Transfer Aubony Final Posting Counter thinks Shot Name Adviss A2 LockFell D T Transfer Trans							
Packet prima Misc MARK PS Date III II Final Pesting (e.g. UNBAFE) L2. / Y 2. Shot Name Shot Name <td< th=""><th>Chr</th><th>istchurch Eq F</th><th>RAPID A</th><th>ssess</th><th>ment Fo</th><th>rm - LEVE</th><th>L 2</th></td<>	Chr	istchurch Eq F	RAPID A	ssess	ment Fo	rm - LEVE	L 2
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Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments			
Roofs, floors (vertical load)	n		Ø				
Columns, pilasters, corbeis	n		Ø	LOCALISED ROOR & ATLARE NW LI			
Dlaphragms, horizontal bracing	ศ			LOLDER FAILURE NW GROUND FROM			
Pre-cast connections		п		M			
Beam		_					
Non-structural Hazards / Damage			Ø	BEAM FAILURE OVER CORBEL			
Parapets, omamentation	П	Ø					
Cladding, glazing		Z	_	Charles To Beler WORK (STRE)			
Ceilings, light fixtures	ц Ц			(MALING BERADS LODSE (STR)			
nterior walls, partitions							
Hevators				BARTMON WALKS,			
Stairs/ Exits				NOT SEEN			
Jtilities (eg. gas, electricity, water)				BRICK BACADE PHS STR ENT COS			
)ther	Ø			NOT SEON			
technical Hazards / Damage							
ilope failure, debris	Dr	Π					
round movement, fissures	R						
oil bulging, liquefaction	Z						
ieneral Commont V							
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CRACHINE		10 CAR	DOK.	FLODE PARLIE ABORS @ W.			
	E TO L3,4,5 BEAMS AND BOUBLE THERE (IN ONE)						
BAMAG			an	WAN ON FAILED LORBEL.			
1- 620.			HED	BESLOE COLUMNS BASEMENT			
sability category		look.					
Damage Intensity Posting	Usat	oility Category		Remarks			
Light damage	G1. Occupiabl	e, no immediate fu	uther				
Inspected (Green)	investigation required						
Low risk	G2. Occupiable, repairs required						
Medium damage	Y1. Short term	. And	17	DANATOS PROPHED, BUT MINIMUM EXPOSIBLE TIME			
Restricted Use (Yellow)		• •	·) N				
Medium risk	Y2. No entry to parts until repaired or /			TON KETCHEVAL OF BUS, VIBORO OF			
	R1. Significant damage: repairs, strengthening possible R2. Severe damage: demolition likely			UNTIL PULLY REPAIRED			
Heavy damage							
High risk (Red)							
	R3. At risk from adjacent premises or from ground failure						

6

Inspection ID: _____ (Office Use Only)

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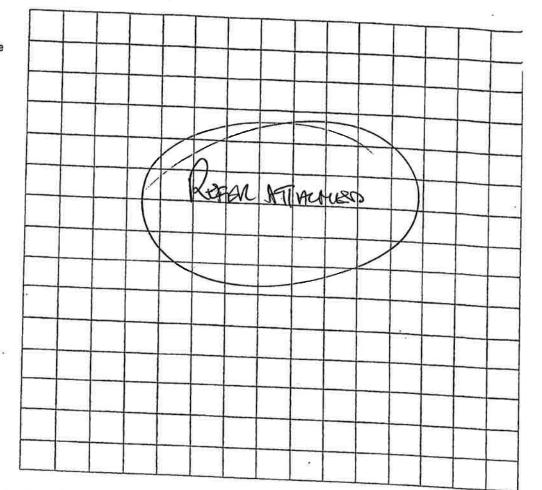
33

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

C

C

2



Recommendations for Repair and Reconstruction or Demolition (Optional)

QUIRES EXPENSIVE STRUCTURAL INSPECTION By ENGINEDR Quanarias AND REPAIR DESIGN Roy OTMEN2S. PROPPED FOR Noud AS MAKE SATE) ------38

3 Inspection ID: _____ (Office Use Only)

431 Lichtield St Grank Main corport effective ok with minunal of only systemial course cover dange damage Carpente abaire Ballentyner 43 includest. aciested for # levels of carporte -33 level 10 A. lower level vehicles could be renered - minimal 6 antilever 9m D ()init N (2) doubly Ter presing units 3 carparla. precast flow with ? (montored) typping floor crack along times (D & D adjacent to yrui largit beans Beans above 1st level have flexival crack Greb () # (2) some couverte on cols line (3) spalled. Couver convete on pane spice beam cortails and Level 2 Enl superts destudyed fa, domaged garerely á Level 2 floor TT shows server covele 2m from Sords () to () with Hermaltshear could to E-W booms 2m from Carels () & () lines () & () Other throwal coching of beens at col face ¥. `} 100 $\mathbf{y}_{i} = \mathbf{x}_{i}$ 1 3 to the Area ġ, -· . . . 1.4

tevel 3 & 4 have no protection barrier to Lichheld St. Ballantynes Susenent rull Sthend - some previously patched. Basement storage. At West wall fine crocks - so Good floor fractived corbet 26 1st floor 26 al. potra pushing floor up. 6.68 to edge of carpark slab state certing TUTS edge. toscont ef Lichfield St Enforce Dotachel Ann a

1/4/11 L2 Inspection: Ballantynes 43 Lichfield St. Martic Batchelar Basement + 2 floors + 4 levels of corpork. Carpark levels accessable from level 10,4 carpark building 33 Lichtheld St 6 C d e 0-N · 5 (D (3)-corporte (33 Lichheld) double T precast florer with Topping to TT unite has full depth crocking along 10 (2) weathered wacks with no visible topping possibly fully bractured. -reduced disploragen capacity alung mesh in N-s Grads Second carport level TT show severe craek from flexual/shear crack to U-JC with E-W beams han Grids ((2) lines b & c Other approx 2m beams show flexinal cracking of beams cel at eta d Figt apparle level: Cover convete, on ramp lower end beam corbels and end supports disludged Fasia convete spandel Grid & severely damaged - hazard for Lichfield St. bood 3 Corports level 3 \$ 4 have no protection barrier to Lichfield St

Ballartynes: Basenert: Bosenert storage : West wall sthend - fine cracks some previously satched. Propped beam at location 26 : Ground fiver Popped beam at location 240 adjacent to severely tractured beam carbel support (ceiling level) : First floor Col. 26 pushing floor up from below - adjacent col. has however dropped due to lower beam curbed fracture. proppedations at location 2.6. east. west temp prop. transfer bean. basement prop - appears to have been in place for some time Pordring at vater an corporte at location 2.6 and becam cracking ait this location consistent with position at corbet damage & propping secures vortical load path for building Propping

02/01/1/D/KJS

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SMW

30 March 2011

J Ballantyne & Co Ltd P O Box 4648 Christchurch Mail Centre CHRISTCHURCH 8140

ATTENTION: PHILIP RICHARDS

Dear Philip,

RE: POST EARTHQUAKE SITE INSPECTION TO THE ANDERSON BUILDING AT BALLANTYNES, LICHFIELD STREET, CHRISTCHURCH

Powell Fenwick Consultants Ltd has been engaged by J Ballantyne & Co Ltd to inspect the above property.

SCOPE OF REPORT

The scope of this report is for the building owner to be made aware of any structural issues that may have occurred to the building as a result of the earthquake on the 22nd February 2011 and subsequent aftershocks.

In order to assess the structural suitability for use, and to identify any possible ongoing issues a walk through inspection of the buildings at the property was conducted by Stuart Winterbourn on behalf of Powell Fenwick Consultants Ltd on the 25th of March 2011.

The inspection covered visually available aspects of the building internally and externally. No coverings were removed, no drawings reviewed or any detailed engineering conducted. Non-structural facilities such as electrical, water, and other services, and weather tightness were not specifically inspected, but may be commented on where they impact the building structure. We note that this report is specifically for the purpose of assessing earthquake damage to date and further inspection may be required in the event of significant aftershocks or other events that could affect the structural integrity of the building.

PROPERTY INFORMATION

The Ballantynes department store comprises of a number of seismically separated buildings. This report is specifically in regards to the "Anderson" Building which is located in the Southwest corner of the site, which fronts on to Lichfield Street, and is south of the Guthrey Centre

The building comprises of two levels of retail space above ground, a further 4 levels of car parking above, and one basement level below ground. The primary structure of the building is a two way reinforced concrete frame. Flange hung double tee precast concrete floor units form the suspended slabs. The basement has reinforced concrete

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consulting engineers () Unit 3, Amuri Park heating + vontilation Cnr Bealey Ave & Churchill St P.O.Box 25-108, Victoria St mechanical structural Christchurch 8144 hydraelic New Zealand (03) 366-1777: phone electrical (03) \$79-1626, fax acoustic civil engineering@ptc.co.nz: email fire 1 www.plc.co.nz: website

Our Ref: 110341/S/1

walls and concrete floor slab and the perimeter of the building to the South and East is clad with precast concrete panels.

Access to the car parking levels is via ramps that span to the Christchurch City Council Lichfield Street car park, and the roof-top car park of the Nam Yee Mid City Centre to the East is accessed directly from the Anderson building car park.

EARTHQUAKE DAMAGE

There has been widespread and significant damage to the building. The extent and type of damage noted during the inspection indicates that the building has been pushed close to its capacity for seismic loading. It is also apparent that the building has undergone large displacements, which have exceeded those assumed in the seismic separations that surround the building.

The following areas of structural damage were noted during the walk through inspection of the building:

- Failure of transfer beam / column connection has occurred at level 1. The transfer beam is supported on corbel with a 'pin' type connection. The concrete in this located has spalled off, and the concrete within the corbel has crushed. The corbel capacity has reduced significantly, and the connection is close to failure which would lead to major collapse of the building. The beam has dropped by 45mm at this location. This beam supports a column within its span which in turn supports 4 further floors above. As such the 45mm drop occurs at each level up the building, with associated effects on floor diaphragms and secondary stresses added through the concrete frame structure.
- Concrete beam hinging principally in the East West direction. This has caused plastic deformation within the concrete beams with associated elongation of the concrete frames by up to 20mm. Associated cracking of the floor diaphragms has occurred
- Shear displacement of beams is evident at the ends of beams
- Beam elongation has caused columns to push outwards from the building
- Precast concrete façade panels to the South have fallen from the building. This
 is a result of insufficient capacity in the beam column connections
- Failure of precast concrete cladding panel connections adjacent to the basement ramp.
- Failure of connections that support the South façade structure which has moved relative to the primary structure behind.
- Flooding of the basement as a result of damage to the basement slab and a failure of the basement tanking.

REMEDIAL WORKS

- In order to gain safe access to the building to complete the assessment, and to prevent a catastrophic collapse of the building, and surrounding buildings, temporary propping had been installed below the transfer beam from level 1 to basement slab level.
- The extent of damage and plastic deformations to the beams (elongation and shear deformation) that have occurred to the concrete frames are no repairable and will necessitate replacement of the beams of the concrete frames.
- Further the damage to floor slabs associated with the beam elongation, transfer beam failure, along with the practicality of removing the concrete beams will necessitate the removal of the floor slabs.

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- The concrete columns have been pushed out of by beam elongation alignment, it is likely that there has been column hinging at the base of the columns at ground floor (which was not visible), and as such repair to the columns would also be necessary.
- The cladding panels that surround the building have either collapsed or have had connection failures and would need to be replaced.
- The basement tanking has failed, and there are also indications that erosion
- below the foundation may have occurred where water has flowed into the basement.

As described above, the damage to the building is widespread and major structural elements have been stressed beyond the point at which they can be repaired.

It is thus apparent that repair and strengthening of the building will essentially require demolition of most structural elements, and therefore it is advised that demolition and reinstatement of this building will be cheaper and more practical than attempting to re-use what parts of the building can remain.

Given the risk of collapse and excessive deflection the building poses to the surrounding area, it is recommended that demolition of this building be expedited.

ACCESS

The building capacity has reduced from that designed and as such access to the building is to be **restricted** to removal of products, damage assessments and making and anyone entering this area must be made aware of the risks that exist within the buildings. The General Public is not permitted in this building.

SUBSOIL CONDITION

Due to the water ingress to the lower ground and potential for liquefaction to have occurred below the building, Powell Fenwick Consultants Ltd advises that specialist geotechnical assessment should be sought prior to any new construction on the site.

ADDITIONAL INFORMATION

It is important to note that this information is based on a visual walk through inspection only. It is possible that there is unobserved damage that may become evident in the future. If this is the case, please note the areas you have observed and contact our office to discuss them if required.

Further ground movement or aftershocks could result in further earthquake damage to the building over the next few weeks. We recommend that the building is monitored regularly to review its integrity and if required we can carry out a more detailed structural inspection and evaluation. This inspection and report is carried out under the standard conditions of contract as per the standard ACENZ "Short Form Agreement for Consultant Engagement". These conditions are attached to this document.

Please call our office on 366 1777 if you require further information or assistance.

Yours faithfully, <u>POWELL FENWICK CONSULTANTS LIMITED</u>

<u>S. M. WINTERBOURN</u>

BE(Hons), CPEng (Structural), M.IPENZ

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