



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

Legal Services Unit, c/o 28 Hereford Street, Christchurch 8013
P O Box 73013, Christchurch 8154
Telephone (03) 941 8999

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 prup/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”).

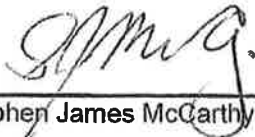
17. On 26 October 2010, the Council's BETT emailed Mr Elliott outlining the further actions required to change the building's status from yellow to green (**Annexure "M"**), noting that a CPEng certification was required. The form of certification at this stage involved a new Council form to be completed 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
Territorial Authority Christchurch City

Date of Inspection 6/9/10
Time 2:38

Exterior Only
Exterior and Interior

Building Name ST CHAIST OFFICE 11M 9
Short Name BOOK MANN
Address 7 RIVERBANK RD
GPS Co-ordinates So Eo
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
Photo Taken Yes No

Type of Construction

Timber frame
 Steel frame
 Tilt-up concrete
 Concrete frame
 RC frame with masonry infill

Concrete shear wall
 Unreinforced masonry
 Reinforced masonry
 Confined masonry
 Other:

Primary Occupancy

Dwelling
 Other residential
 Public assembly
 School
 Religious

Commercial/ Offices
 Industrial
 Government
 Heritage Listed
 Other

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<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	<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
[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 JAA Date 7.9.10 Final Posting (e.g. UNSAFE) G1
 Territorial Authority Christchurch City Time 11:00am

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"/> Tilt-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>358 6505</u>		<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:	
Stores at and above ground level	<u>2</u>	Below ground level	Primary Occupancy		
Total gross floor area (m ²)		Year built	<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"/>	<u>Cracks above window lintels and over</u>
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>parapets</u>
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>entirely stable</u>
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

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 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 CP1919 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 100yr 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 2000*

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)

" C "

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials DJE Date 9.9.10 Final Posting (e.g. UNSAFE) G1
 Territorial Authority Christchurch City Time 100 p.m

Building Name			Type of Construction		
Short Name			<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall	
Address	<u>7 Buccleugh 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:	
Stores at and above ground level	<u>2</u>	Below ground level	Primary Occupancy		
Total gross floor area (m ²)	Year built		<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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Second visit following more</u>
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>after shooks. Only outside</u>
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>monitored the change to</u>
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>assessment made</u>
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
DJE
 Date & Time 9.9.10 100 p.m
 ID CPing 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	<i>Checked lowest parapet and rest well. could not observe much change. Parapet still looks vertical and stable</i>			

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)

"D"

[Main](#) | [Contacts](#) | [Events](#) | [Workflow](#) | [Renewals](#) | [Eees/Involcing](#) | [Extra Information](#) | [Resolutjon](#) | [Same Road/Type](#) | [Documents](#) | [MY WorkSmart](#) | [Off](#)

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"/> 10:58 am	Start Date <input checked="" type="checkbox"/> 08/09/2010
			SubType <input checked="" type="checkbox"/> HAZEN HAZARDOUS ENVIRE
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	

Record is being updated

Rating Unit Properties

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

SPECA

"E"

WIT.MCC.0010.14

58

CSR 91176T21

2

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

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Other

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:

Estimated Overall Building Damage (Exclude Contents)

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

Sign here on completion

Date & Time
ID

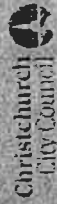
11/04/10 1015
R.O.

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

PRUP1 873627

LOT 2 DP 29778

" F "



RESTRICTED USE

NO ENTRY EXCEPT ON ESSENTIAL BUSINESS

WARNING

This building has been damaged and its structural safety is questionable. Entry 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.

Facility Tenancy Name and Address

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: 6/09/16

Time: 10:45

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

Restrictions on use:

- No public entry or residential occupation
- Entry for
 - a) Emergency purposes
 - b) Damage assessment, structural work
 - c) Recovery of essential business material
 - d) Removal of valuables only
 - e) Removal of property
 - f) Conducting essential business with minimum staff

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

7-9-10 Level 2.
Green
PRUP1 867403

"G"

13-9-10 Level 2
Green.
PRUP1 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
PRUP1 873627

11-9-10 Level 1
Yellow.
PRUP1 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
 Level 2, Rural Bank House
 122 Gloucester Street
 (PO Box 1061)
 Christchurch 8140
 New Zealand

T +64 3 366 0821
 F +64 3 379 6955
 E christchurch@ap.aurecongroup.com
 W aurecongroup.com



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.

"H"

1 EARTHQUAKE BUILDING DAMAGE ENQUIRY REGISTER																
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q
Date	Type of Enquiry	TAG: Red, Yellow	Enquirer's Name	Phone number	Additional Phone	Postal Address	Property/Building Street Address	Name of Building (if applicable)	Email Address	Relationship to the Enquiry	Type of Building	Heritage or	Type of work	Details of the Enquiry	Next Steps / Action Points (CCC only)	
3	13/09/2010 Building	Yellow	Brian Walker	03 308 9744			95-100 Riccarton Road			Trustee				(in call centre) Brian claims that this building has been demolished without its owner knowing (email via Call Centre) Building owner would like access to this building as it is yellow stickered - Building has been demolished.	4/10/2010 Could you please contact Brian Walker on 03 308-9744.	
66	13/09/2010 Building	Yellow	Tony Ng	021 348 357			92 Riccarton Road	One Stop Asian		Building Owner	Supermarket					
81	14/09/2010 Building	Yellow	Gerald Morrison	366 5926	027 415 2209	PO Box 8537	100 Riccarton Road		gerald@accocom.org.nz	Lessee						
116	15/09/2010 Building	Yellow	Maurice North	358 5505			7 Riccarton Road	Bookshop		Building Owner	Community			Maurice is raising 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 (Aurecon) 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 CSR3109884 Philip	
207	18/09/2010 Building	Yellow	Morris North (Managers)	358 5505			7 Riccarton Road	St Christophers Community Trust	morris@stchristophers.com.nz stchristophers@stchristophers.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 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	

Cheyne, Judith

From: Phillip Hector [phillip.heckor@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 and assessment. Aurecom 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
 > 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.heckor@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.

17K

Christchurch Eq RAPID Assessment Form - LEVEL 2

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

Building Name: Bookshop
 Short Name: _____
 Address: 7 Buccator Road
 GPS Co-ordinates: S° _____ E° _____
 Contact Name: _____
 Contact Phone: _____
 Storeys at and above ground level: _____ Below ground level: _____
 Total gross floor area (m²): _____ Year built: _____
 No of residential Units: _____
 Photo Taken: Yes _____ No _____

Type of Construction

Timber frame
 Steel frame
 Tilt-up concrete
 Concrete frame
 RC frame with masonry infill

Concrete shear wall
 Unreinforced masonry
 Reinforced masonry
 Confined masonry
 Other: _____

Primary Occupancy

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

Estimated Overall Building Damage (Exclude Contents)

None	<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

Ross Kam

Date & Time: 19/10/10 10:30am

ID: _____

Inspection ID: _____ (Office Use Only)

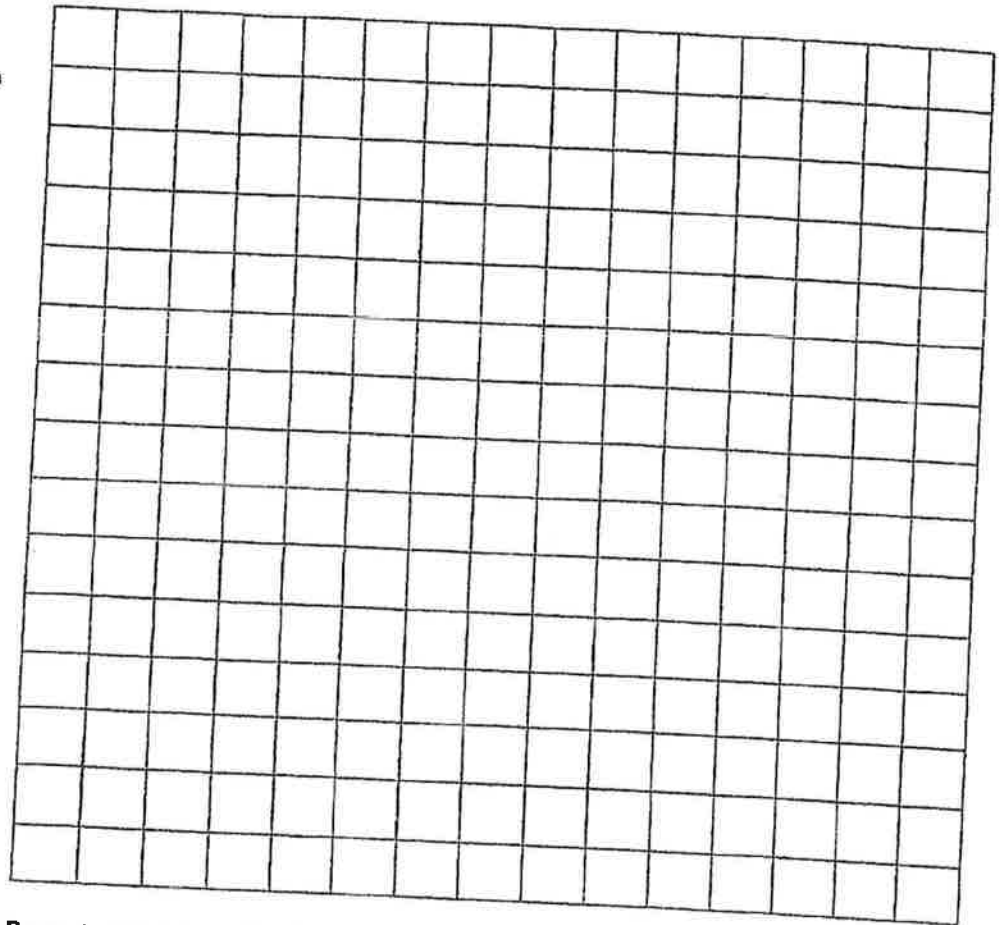
Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, pilasters, corbels	<input type="checkbox"/>	<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				

Usability Category

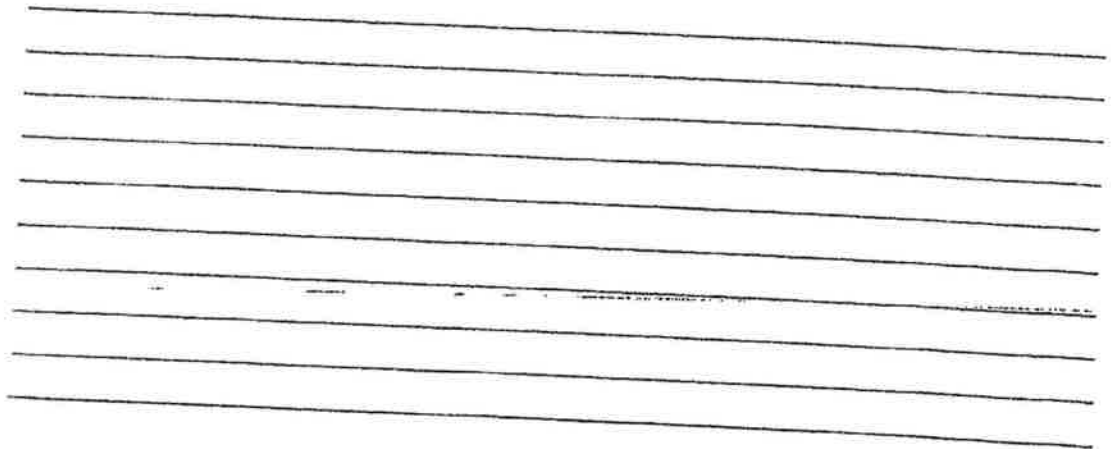
Damage Intensity	Posting	Usability Category	Remarks
Light damage	Inspected (Green)	G1. Occupiable, no immediate further investigation required	
Low risk		G2. Occupiable, repairs required	
Medium damage	Restricted Use (Yellow)	Y1. Short term entry	
Medium risk		Y2. No entry to parts until repaired or 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)

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

A large grid consisting of 15 columns and 20 rows of squares, intended for sketching a building or damage points.

Recommendations for Repair and Reconstruction or Demolition (Optional)

A series of 12 horizontal lines for writing recommendations for repair and reconstruction or demolition.

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)	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Photos taken and attached:	<input checked="" type="radio"/> Yes / <input type="radio"/> No

Previous Existing Placard – RED YELLOW GREEN UNKNOWN

New Status (please circle – RED YELLOW GREEN

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

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

NTE - Weakened + cracked walls to be made good and strengthened. Building consent required and will need CPEng 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 Ellett, Arcon.
---	---

Completed by (print name): Ross Kern

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 [REDACTED] 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"
 Morris@netaccess.co.nz

Page 1 of 3

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

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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

110"

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 ~~interim securing~~ ^{current condition} 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 ~~work on completion~~ ^{building} 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 / <input type="radio"/> No
CPEng certified or authorised per list	<input checked="" type="radio"/> Yes / <input type="radio"/> No
CCC Structural Engineer reviewed Report	<input checked="" type="radio"/> Yes / <input type="radio"/> No
CCC Engineer Inspection Required	Yes / <input checked="" type="radio"/> No
AGREE with information supplied	<input checked="" type="radio"/> Yes / <input type="radio"/> 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 / <input type="radio"/> No
Copy attached	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Hard Copy taken for BETT team	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Forward to Data Hub	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Completed by (print name): LB	

Data Hub - Action	
Reports entered into Assessment Document	<input checked="" type="radio"/> Yes / <input type="radio"/> No
Scanned into Shared drive	<input checked="" type="radio"/> Yes / <input type="radio"/> 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

"R"

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

W.M.
Christchurch City

Date of Inspection
Time

25.2.11
8.30

Exterior Only
Exterior and Interior

Building Name

Short Name

Address

7 Riccarton Road

Type of Construction

- Timber frame
- Steel frame
- Till-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

2

Below ground level

0

Total gross floor area (m²)

300

Year built

1920

No of residential Units

nil

+ 1960 additions

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

collapse first floor brick & masonry

Building or storey leaning

East first floor brick wall leaning

Wall or other structural damage

collapsed block parapet at rear

Overhead falling hazard

bricks

Ground movement, settlement, slips

Neighbouring building hazard

Other

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

INSPECTED

GREEN

RESTRICTED USE

YELLOW

UNSAFE

RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

Barricades are needed (state location): - on road frontage - washed

Level 2 or detailed engineering evaluation recommended

Structural

Geotechnical

Other:

Other recommendations:

Estimated Overall Building Damage (Exclude Contents)

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

Sign here on completion

W. M. Martlock

Date & Time 25.2.11 8.30

ID

Inspection ID _____ (Office Use Only)

CDB75010119



COPY

Canterbury Earthquakes Royal Commission
Komihana a te Karauna hei Tiro tiro i ngā Whare i Horo i ngā Rūwhenua o Waitaha

30 August 2011

Attention: Peter Mitchell
General Manager Regulation and Democracy Services
Christchurch City Council
PO Box 73016
Christchurch

Dear Peter

7 Riccarton Road

Thank you for provision of the Council records in relation to 7 Riccarton Road (the Building).

Would you please provide the following additional information by **9 September 2011**:

1. On 6 September 2010 the Building was inspected by someone from the Council (initials MH) and placarded green.
2. Following further aftershocks it was again inspected on 7 and 9 September 2010 by, David Elliott, a structural engineer from Aurecon. Following this assessment the green placarding was maintained.
3. A letter dated 6 September 2010 signed by Mr Elliot and referring to his inspections of the Building on 7 and 9 September 2010 was subsequently forwarded to the Council.
4. It would appear that in forwarding that letter Mr Elliott was acting either for the tenants or owners of the Building. In carrying out the assessments on 7 and 9 September, on whose behalf did the Council understand Mr Elliott was acting?
5. It appears that the date of that letter may be incorrect (given that it refers to inspections which post date the date of the letter). If that is the case, was the Council aware when receiving the letter that Mr Elliott had carried out the assessment inspections on 7 and 9 September, presumably on behalf of the Council, and was now acting for either the tenants or owners of the Building.
6. After more aftershocks there was a further rapid evaluation assessment by the Council (by someone with the initials R.O) on 11 September 2010 which

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

noted "large crack in front façade and parapet. Engineer to inspect and advise". Following this inspection the Building was yellow placarded.

7. There was a further rapid assessment inspection by the Council (by a Ross Kain) on 19 October 2010. Again this inspection noted "crack in the parapet to be checked by engineer." The yellow placard was maintained.
8. Were copies of these assessments given to:
 - (a) The tenant?
 - (b) The owner?
 - (c) Mr Elliott?
9. Did the Council get confirmation that Aurecon had checked the cracking after these inspections?
10. Mr Elliott's letter dated 6 September 2010 only refers to 2 inspections, both prior to the inspections on 11 September and 19 October.
11. Elliott's subsequent CPEng certification (forwarded on 4 November 2010) does not refer to an inspection after the inspections on 11 September and 19 October. How did the Council satisfy itself that the Building had been inspected after those dates?
12. An email from Mr Elliott dated 26 October 2010 refers to the CPEng documentation provided to him by the Council and states that, "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".
 - (a) Was there any response to that email?
 - (b) Was the Council made aware when Mr Elliott's last inspection had been?
13. In an email of 4 November 2010 to Laura Bronner of CD Rescue Mr Elliott forwarded the signed CPEng certification stating that it was "further to our conversation".
 - (a) Please provide details of that conversation?
 - (b) Did the Council convey to Mr Elliott that despite no structural repairs having been carried out, a CPEng certification could still be given, albeit in a modified form?
14. The CPEng certification form (page 4) was modified by Mr Elliott before he signed it:
 - (a) Did the Council authorise this alteration?
 - (b) In that certification Mr Elliott referred to the "current condition" of the Building.

- (c) Was the Council aware of the date of Mr Elliott's last inspection ie: was there any contact with Mr Elliott after Mr Elliott's email of 26 October 2010?
15. On 8 November 2010 the Council advised that the placard could be changed to green. Was the Council decision based solely on Mr Elliott's certification?
16. On that certification form Mr Elliott has written:
- "The condition is not considered to be worse than prior to the EQ":
- (a) Did the Council understand from this that Mr Elliott had inspected the Building before the September earthquake?
17. A Council Events record states that on 12 October 2010: "Building Inspected Determined Safe Green Placard. Homer, Anne."
- (a) Does this indicate that an Anne Homer inspected the Building on that date?
- (b) If so please supply details of that inspection. If not, what does it indicate?
18. A Council Events record shows that on 26 October 2010, Ester Griffiths noted:
- "Both customer and engineer happy with update information provided by BETT":
- (a) Please advise what the update information consisted of.
19. On a worksmart details form dated 08/09/2010 Beth Adams of Emergency Operations Centre appears to have received advice from a Morris North which is recorded as:
- "Brick and concrete façade badly cracked, caller concerned it could fall down on pedestrian. Structural engineer says with another significant tremor it could come down. Will require another Council check since yesterday's check which was given a"
- (a) What does the Status Chg Date 29/10/2010 on that form refer to?
- (b) Do the Council records show who was the structural engineer who was referred to? If yes, who?
- (c) A rapid assessment inspection was carried out the next day on 9 September 2010. Were the details from the worksmart details form conveyed to the person who conducted that inspection?
20. Did the Council have a policy in relation to the use of engineers to carry out rapid assessments on behalf of the Council if that engineer had also been retained by the tenant/owner of a building? If so, please provide details. If no, why not?

21. Was any inspection carried out after the aftershock on 26 December 2010?

(a) If yes, please provide details. If no, why not?

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

Yours faithfully



Mark Zarifeh
Counsel Assisting
Canterbury Earthquakes Royal Commission

1102 JES 1 2

14 September 2011

Our Ref No: LEX10499

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

Attn: Mark Zarifeh

Dear Sir

7 RICCARTON ROAD

1. I refer to your letter dated 30 August 2011 asking for the provision of additional information in respect of 7 Riccarton Road.
2. The additional information has been derived from the written information the Council holds (which you have been sent) and from further discussions with some of the officers involved. As you will appreciate, given that these events happened almost a year ago, some of the officers' recollections are not always clear or complete.
3. The Council has reservations whether some of your questions fall within section 4C of the Commissions of Inquiry Act 1908 as this section does not appear to require evaluative comments on or assessment of information.
4. The Council does however want to be helpful and provide as much assistance as it can to the Royal Commission and it has answered your questions on this basis, but for a variety of reasons that will become apparent below, it has not always been possible to provide full answers.
5. Your questions are set out below as separate headings, with the answers below each heading.

In carrying out assessments on 7 and 9 September, on whose behalf did the Council understand Mr Elliott was acting? (Paragraphs 1 – 5 of your letter)

6. The Council's understanding from the records available is that Mr Elliott was acting on instructions from the tenant.
7. It is important to note, however, that the Level 2 assessment forms completed by Mr Elliott, dated 7 and 9 September, do not appear to have been part of the record during the civil defence building evaluation process. They do not have additional administrative details completed on the forms (for example, at the bottom of the form, there are no prupl/property details entered, and "*inspection id(for office use only)*" has not been completed).

PM:FP
 Trim 11/483317

-
8. By way of comparison, these details are found on the assessment forms of 6 September and 11 September. These two level 1 forms were completed by rapid assessment teams engaged in the civil defence building evaluation process.
 9. Mr Elliott was not one of the engineers who was sent out as a member of any of the civil defence building evaluation teams during the state of emergency.
 10. In addition, Mr Elliott's rapid assessment forms were not provided to the Council until 15 September 2010. They were included, together with the report that is incorrectly dated 6 September 2010, in the email from Georgina at St Christopher's Church to Philip Hector on 15 September 2010.
 11. I also attach some emails that have just been found, as a result of our further inquiries for the purposes of answering your questions (the substance of two of the emails are recorded in the Earthquake Building Damage Enquiry Register pages you have received). The emails record that a report from Aurecon was received by the Council but was not sufficient to allow the bookshop to reopen.
 12. Philip Hector told Mr North that Aurecon needed to do a level 2 assessment and that as CPEng engineers they would know what needed to be done to facilitate the change of the placard for the building.
 13. It appears that Mr Hector would have been aware of the civil defence rapid assessment on 11 September 2010, and the fact that this assessment resulted in a yellow placard being attached to the building. The earlier level 2 "green" assessments by Mr Elliott of 7 and 9 September could not therefore be used to change the placard from yellow to green, so Mr Hector requested a (further) level 2 assessment from the engineer for that purpose.

Were copies of the assessments on 11 September 2010 and 19 October 2010 given to the tenant and/or the owner and/or Mr Elliott? (paragraphs 6 – 8)

14. It is unlikely the 11 September 2010 Level 1 form was given to any of those parties, as that was not the civil defence practice/process. However the yellow civil defence placard accompanying the 11 September 2010 Level 1 assessment was attached to the building and any of those parties visiting the property would therefore see the placard.
15. It does not appear from Council's records that the rapid assessment inspection on 19 October 2010 resulted in a copy of that assessment being given to the tenant, the owner or the engineer. The yellow placard from 11 September 2010 would have remained in place on the building.

Did the Council get confirmation that Aurecon had checked the cracking after the inspections of 11 September and 19 October 2010? (paragraph 9)

16. The Council's records do not show any such confirmation. The Council relied on the engineer's certification of 3 November 2010 that the building was safe and the status of the building could be changed.

How did the Council satisfy itself that the building had been inspected after the 11 September and 19 October dates? (paragraphs 10 & 11)

17. The Council relied on the engineer to have carried out any inspections he considered necessary in order to certify the matters in the form that he completed on 3 November 2010.

Mr Elliott's email dated 26 October 2010: Was there any response to that email and was the Council made aware when Mr Elliott's last inspection had been? (paragraph 12)

18. Council's records do not include any email or other written response to Mr Elliott's email of 26 October 2010. There was contact with Mr Elliott after his email of 26 October 2010; see Mr Elliott's email of 5 November and the Council's reply on 8 November 2010.

19. Council was not made aware of the date of Mr Elliott's last inspection.

Laura Bronner's email of 4 November 2010: Please provide details of the conversation Laura Bronner had with Mr Elliott? Did the Council convey to Mr Elliott that despite no structural repairs having been carried out a CPEng certification could still be given albeit in a modified form? (paragraph 13)

20. There has been no file note located of the conversation between Laura Bronner and Mr Elliott. Laura Bronner is no longer employed by the Council and it appears that she may have left New Zealand.
21. None of the other Council staff we have been able to speak to, that were involved in the BETT team around 3 November 2010, can recall a conversation with Mr Elliott about the modification of the CPEng certification form. We will advise you if any further information comes to light as there is still one officer we need to speak to.

Did the Council authorise the alteration of the CPEng certification form? (paragraph 14)

22. The Council staff involved appear to have accepted the altered form, and relied on the engineer's certification given in the altered form.

Was the Council aware of the date of Mr Elliott's last inspection ie: was there any contact with Mr Elliott after his email of 26 October 2010? (paragraph 14)

23. No, as noted above (see paragraphs 18 & 19), Council is not aware of the date of Mr Elliott's last inspection. There was contact with Mr Elliott after his email of 26 October 2010; see Mr Elliott's email of 5 November and Council's reply on 8 November 2010.

Was the Council's decision on 8 November to change the placard to green based solely on Mr Elliott's certification? (paragraph 15)

24. The building status changed to safe in the Council's record system but there was no change of placard, as the green placard was only used during a civil defence state of emergency. The Council's decision to advise that the existing yellow placard could be removed appears to have been based solely on Mr Elliott's certification.

Did the Council understand from Mr Elliott's statement that the condition of the building is not considered to be worse than prior to the earthquake, that Mr Elliott had inspected the building before the September earthquake? (paragraph 16)

25. It is not clear from Council's records or from any of the Council officers' recollections whether Mr Elliott had inspected the building before the September earthquake. It is also not clear what (if any) interpretation was placed at the time by council officers on the statement.

Does the Council events record of 12 October 2010 indicate that Anne Homer inspected the building on that date? If so please supply details of that inspection. If not, what does it indicate? (paragraph 17)

26. Anne Homer did not inspect the building on 12 October 2010. Anne did not carry out any building inspections. She was involved with data entry. A large number of paper records made during the state of emergency needed to be electronically recorded and a large number of customer service requests (CSR) had to be updated.
27. The 12 October entry is the date Anne recorded this entry against CSR 91169984. Her information from the entry was obtained from various paper and electronic records she had access to at that time, but may not have been the complete record available.

A Council record dated 26 October 2010, completed by Esther Griffiths includes a note that "Both customer and engineer happy with update information provided by BETT". Please advise what the update information consisted of. (paragraph 18)

28. Esther Griffiths advises the update information was likely to be information regarding the changes to the definition of a dangerous building in the Building Act Order in Council and Council's new certification form to be completed by a chartered professional engineer (which was being required rather than the engineer just completing a Level 2 assessment form).
29. In particular, please find attached the email from Laura Bronner, also dated 26 October 2010, and the attachment sent with that email. You already have a copy of Laura's email but it was the first in an email trail and did not include the attachment.

A Worksmart details form dated 8/9/2010 (Beth Adams) includes details of a customer service request (no 91169984) from Mr Morris North about the state of the building, what a structural engineer said, and that the building needs another Council check: What does the "Status Chg Date 29/10/2010" on the Worksmart form refer to? (paragraph 19(a))

30. The status change date box on the worksmart details record form is the date someone recorded in the Council's records system that this customer service request was dealt with, to effectively "close off" the request within the system. It is not clear who entered that date into the system or why the status change was recorded as 29 October 2010.

Do the Council records show who was the structural engineer referred to and if yes, who? (paragraph 19(b))

31. No, the Council records do not show who the structural engineer was that is referred to in the customer service request details.

A rapid assessment inspection was carried out on 9 September 2010. Were the details from the Worksmart details form conveyed to the person who conducted that inspection? (paragraph 19(c))

32. The rapid assessment inspection carried out on 9 September 2010 was an assessment by Mr Elliott. As noted above, it does not appear that Mr Elliott was carrying out building safety evaluations for the Civil Defence emergency. It is also not clear whether Mr Elliott had informed the Council beforehand that he was going to do an inspection on 9 September (or 7 September). It is therefore unlikely that any Worksmart details were conveyed to Mr Elliott.

Did the Council have a policy in relation to the use of engineers to carry out rapid assessments on behalf of the Council, if that engineer had also been retained by the tenant/owner of a building, if so please provide details and if no, why not? (paragraph 20)

33. The system that came into practice during the state of emergency is set out in Section 3.3 of the Council's report to the Royal Commission (Report Into Building Safety Evaluation Processes In The Central Business District Following The 4 September 2010 Earthquake) (**the Report**), repeated below:

"During the state of emergency a number of building owners also engaged their own engineers to carry out rapid assessments of their buildings. This often occurred where a building owner wished to have the Level 1 rapid assessment classification of a building changed, as discussed in Section 5.1.

In some cases, the engineers acting for these building owners contacted the EOC, obtained and completed Level 2 forms for the buildings and issued the relevant placards. Alternatively, the engineers would provide the assessment information to the EOC and the Building Evaluation Team would arrange for an appropriate placard to be issued.

Some engineers working privately for building owners also adapted the rapid assessment forms in the NZSEE Guidelines for their own use.

All engineers were asked to advise the Building Evaluation Team of the details of assessments carried out, but there was no obligation for the engineers to do this."

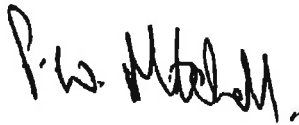
34. As noted in section 5.1 of the Report, during the state of emergency, if a building owner wanted the status of their building changed they were required to submit an engineer's report to the Building Evaluation Team. The Building Evaluation Team asked engineers to fill out a Level 2 Form for this purpose, but engineers also submitted their own reports in relation to buildings. Section 5.1 notes that in most cases the engineers submitting the reports to the Building Evaluation Team were CPEng engineers who had also been working in the rapid assessment teams, and were familiar with the NZSEE Guidelines and the rapid assessment process.

However, not all the engineers using the level 2 forms had worked in the rapid assessment teams.

Was any inspection carried out after the aftershock on 26 December 2010, if yes please provide details, and if no, why not?

35. No, it does not appear a rapid assessment inspection was carried out for 7 Riccarton Road following the Boxing Day aftershock.
36. Please refer to section 7 of the Report. Not all buildings in the city received a rapid assessment/Building Act inspection following the Boxing Day aftershock. There was initial reconnaissance work in the CBD and along arterial routes, which would have included Riccarton Road, but in general only CBD buildings received a level 1 (or 2) rapid assessment and, if necessary a Building Act notice. Other buildings inspected came to Council's attention through customer service requests.
37. If building tenants or owners had concerns about their buildings the Council relied on them to deal with any necessary structural assessments or repairs themselves, or bring it to Council's attention if needed. Media releases issued by Council on 26 and 27 December 2010 (appendices 28 and 29 of the Report) refer to the need for building owners to obtain their own assessments.

Yours faithfully



Peter Mitchell
General Manager
Regulation & Democracy Services

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

14/09/2011

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

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, Phillip
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
 Phillip

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

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

Thanks Phillip,

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, Phillip 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
 > 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

>
 > Phillip 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, Phillip
 > **Subject:** 7 Riccarton Road -Inspection by Aurecon

>
 > Hullo Phillip
 >

9/09/2011

> 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
>
> *****
> 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.
>
> If you are not the correct recipient of this email please advise the
> sender and delete.
>
> Christchurch City Council
> <http://www.ccc.govt.nz>
> *****
>
>
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> --
>
>
> No virus found in this incoming message.
> Checked by AVG - www.avg.com
> Version: 8.5.445 / Virus Database: 271.1.1/3134 - Release Date:
> 09/14/10 06:35:00
>
>



Canterbury Earthquakes Royal Commission
Te Komihana Rūwhenua a te Karauna

5 October 2011

Peter Mitchell
General Manager Regulation and Democracy Services
Christchurch City Council
PO Box 73016
Christchurch

By email: peter.mitchell@ccc.govt.nz

Dear Mr Mitchell

7 Riccarton Road

Thank you for your letter of 14 September 2011.

Could you please provide the following additional information, by **14 October 2011**:

1. What was the status of this building prior to the 4 September 2010 earthquake in terms of the Council's earthquake prone policy?
2. How was the Council's earthquake prone policy applied to this building?
3. What effect did any structural strengthening that may have been done in the past have on the building's status in terms of the policy?
4. What was the date of the Council's last inspection/assessment of the building in terms of its earthquake prone status? What was the result of that assessment?

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 November 2011

Our Ref No: LEX10499

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

Attn: Mark Zarifeh

Dear Sir

7 RICCARTON ROAD

I refer to your letter dated 5 October 2011 asking for the provision of additional information in respect of 7 Riccarton Road. Your letter has been referred to me for response and I advise as follows:

1. *What was the status of this building prior to the 4 September 2010 earthquake in terms of the Council's earthquake prone policy?*

The building was considered to be a possible earthquake prone building.

2. *How was the Council's earthquake prone policy applied to this building?*

If a building consent application had been made after the commencement of the Earthquake Prone Building Policy 2006 the building application would have been assessed in terms of the Policy, see in particular section 1.7. However, no building consent applications were made after the Policy came into effect.

3. *What effect did any structural strengthening that may have been done in the past have on the building's status in terms of the policy?*

There does not appear to be any Council record of structural strengthening permitted or consented for the building.

4. *What was the date of the Council's last inspection/assessment of the building in terms of its earthquake prone status? What was the result of that assessment?*

The Council does not have a record of an assessment of the building prior to 4 September 2010.

Yours faithfully


Chris Gilbert
Solicitor
Legal Services Manager

