

753-759 Colombo Street**Hearing: Wednesday 29 February 2012 at 9.30am****Summary**

The building that was situated at 753-759 Colombo St was a two–storied un-reinforced masonry building on the west side of Colombo St between Gloucester and Armagh Sts. The building had both heritage and historic places status.

Structural strengthening work had been carried out on the building:

- 753 Colombo Street in 1994 with the installation of two concrete frames and diaphragm on the 1st floor and steel members to strengthen the walls. The walls and roof were also tied to the structures with steel members and chemset bolts.
- 755 Colombo Street in 1994 on the ground floor by the installation of two concrete frames.
- 757 Colombo Street appeared to have not been strengthened.
- 759 Colombo Street – as with 753 above.

All of the strengthening work had been carried out prior to the introduction of the Council's earthquake prone building policy in 2006. Given the increased earthquake prone trigger level it is probable that all of the buildings would have been regarded as earthquake prone for the purposes of the policy. No applications for building consents for significant alterations had been made after the introduction of the policy so the requirements to consider strengthening in terms of the policy had not been triggered.

Following the September 2010 earthquake, a Level 1 Rapid Assessment was carried out on 5 September 2010. Minor damage was noted and the building was green placarded.

A brief structural inspection was carried out by Lewis & Bradford consulting engineers on behalf of the owners on 8 September 2010. In relation to the tenancies

at 753, 755 and 759 Colombo St nothing was noted structurally that would compromise the building. In relation to 757 some damage was noted at the rear of the building which required strengthening.

Between 18 and 21 October 2010 strengthening work was completed on 757 Colombo St under the supervision of Lewis & Bradford.

There appear to have been no inspections, either by the Council or on behalf of the owners following the Boxing Day aftershock.

In the February 2011 earthquake the building suffered severe structural damage, including collapse of the upper storey façade onto the street.

Marielle Falardeau appears to have been a pedestrian on the footpath on the west side of Colombo St at the time of the February earthquake. Her body was found under collapsed building material outside 753 Colombo Street, which housed a shop known as “Colombo Souvenirs” just north of NetOpi@store.

Proposed Witnesses:

1. Peter Smith, Spencer Holmes Ltd, structural engineer
2. Christchurch City Council
3. Elizabeth Clarke, The Church Property Trustees, owners
4. Lewis & Bradford, structural engineers

Likely Issues:

1. Application of the Council’s earthquake prone policy to the building.
2. Assessments of the building following the September 2010 earthquake.
3. Efficacy of any structural strengthening that had been carried out in the past.