

20 DEC 2011

20 December 2011

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

Attn: Mark Zarifeh

Dear Mr Zarifeh

91A Cashel Street, Christchurch

I refer to your letter dated 11 October 2011 to Peter Mitchell asking for the provision of additional information in respect of 91A Cashel Street. We note that 91 and 91A Cashel Street is one building. Your letter has been referred to me for response.

The additional information below 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 some of these events happened over a year ago, some of the officers' recollections are not always clear or complete.

Your questions are set out below as separate headings, with the answers below each heading.

Structural Integrity of the Building prior to the 4 September 2010 earthquake

1. What was the status of the building in terms of the Council's earthquake prone policy? Was it deemed to be an earthquake prone building? If so, please provide details. If not, please explain why not.

The Building was noted as Earthquake Prone in the Council's records.

2. A perusal of the documentation from the Council's earthquake prone building file would appear to show that the building has always been in a poor state of repair and that demolition has been considered in the past. In the light of the nature and condition of the building could you please explain how the Council's earthquake prone policy was applied to the building?

From the commencement of the Earthquake Prone Building Policy in 2006, if a building consent application had been received for a significant alteration the application would have been assessed in terms of the Policy, see in particular section 1.7. However, no building consent applications were received after the introduction of the Policy.

3. Had the building had any structural strengthening carried out in the past? If so, please provide details and explain how this impacted on its earthquake prone status and the application of the Council's policy to the building.

We have been unable to locate records of consents or permits which mention structural strengthening being carried out on the building.

4. When was the last Council inspection of the building in terms of the earthquake prone policy?

There have been no assessments of the building in terms of the Council's Earthquake Prone Policy 2006.

In 1992 a Hazardous Appendages survey was carried out. The records of this survey has previously been provided to David Hutt.

5. I understand that the building was not classified as a heritage building. Please confirm.

The building was not listed as a Heritage building in the Christchurch City Plan.

Events post the 4 September 2010 earthquake

6. A Level 1 Rapid Assessment on 6/9/10 resulted in the Building being yellow Placarded due to fallen chimney. Then on 12/10/10 a Level 2 Rapid Assessment noted: "Chimney removed according to occupant". The Building was given a green placard. That assessment noted cracking in a structural wall in the stairwell that needed to be checked by CPEng.

- (a) Why was the Building green when there was a cracking in a structural wall that needed checking?

The Council is unable to answer this question, as the inspector concerned is no longer employed by the Council.

7. Martin Crundwell from Opus conducted a Level 2 Rapid Assessment on 14/10/10 in response to the earlier request for a CPEng to inspect. He noted other cracks as well and then on a notices coversheet of the same date recorded:

"Concern is that if mechanism of seismic restraint is not well understood there may be repercussions during subsequent aftershocks that are not apparent at this stage."

On the Level 2 Assessment form it was recorded that access could not be gained to the building to inspect the cracks in the stairwell. He requested a CPEng engineers report to the requirements of the BETT in relation to the matters outlined in the assessment.

- (a) Given concern raised as to the mechanism of seismic restraint and possible repercussions during aftershocks and the need for a further CPEng inspection, why was the building green placarded?

The Council is unable to answer this question. We suggest you contact Mr Crundwell in this regard.

- (b) Did the tenants of the building remain in occupation?
- (c) Did the Council require the owner to provide a CPEng inspection/report? If so, please provide details.
- (d) Was there a further CPEng inspection of the Building as requested on 14/10/10? If so, please provide details. If not, please explain why not.

The Council does not have any further records to assist in answering these questions. The Council has made enquiries with the former Building Evaluation Transition Team Manager but she has advised that she is not able to assist with these questions.

8. On 26/12/10 there was a Level 1 Rapid Assessment which resulted in a red placard. That assessment noted loose/broken glass panes, possible loose bricks at the top of the 5th floor façade and horizontal cracking on the 5th floor façade. On 27/12/10 a s124 Building Act notice was served on the owner of the building. That notice recorded:

- "1. The building has been damaged, and there are structural defects to the building.*
- 2. Council's records show that there are loose bricks at either end, horizontal cracking and glass windows broken."*

On 31/12/10 the Council accepted a CPEng certificate from Alistair Boyce, certifying that:

- *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 26/12/10.*
- *Potentially dangerous features on the building have been removed.*
- *Protective measures on the building were sufficient to protect the occupants in the event of collapse of potentially dangerous features on adjacent buildings (89A and 95 Cashel Street) and that all dangerous features on adjacent buildings (89A, 91 and 95 Cashel Street) have been identified.*
- *Securing work to the parapet at 91 Cashel Street had been completed.*

- (a) What was the Council's understanding as to what was being certified in paragraph a of the certificate?

The Council considers that the certificate speaks for itself. On the face of it, the certificate appears to relate to the aftershock of 26 December 2010 and the remedial work undertaken in response to it.

- (b) In particular, did the Council understand that this paragraph related to item 2 in the s124 Building Act notice? If no, please explain.

It is not possible for the Council to be definitive about what understanding the officer concerned had at the time.

- (c) What was the Council's understanding of what was being certified in paragraph a given the alteration of the reference to the earthquake of 4 September 2010 to the earthquake of 26 December 2010?

We refer you to our response to question 8(a).

- (d) The Council's file closure form states "remove cordon". What was the nature of the cordons at the building at that time?

The Council has been advised by its sub-contractors that 50 metres of 1.8 metre high fencing was installed at this location on 29 December 2010. However, I understand that the Council cannot independently confirm this date. This may be due to the fact that Cashel Mall was completely closed off after the Boxing Day earthquake and the sub-contractors were working directly with the Council engineers at this time to erect the appropriate cordons.

The Council does have a record of photos taken of the cordon dated 30 December 2010 (**attached**). The Council also has a map of the cordons as at 4 February 2011, and it appears that the cordons had been removed by then (**attached**).

9. There was a Level 1 Rapid Assessment on 26 January 2011 resulting in a green placard. The only comments on that form relate to the removal of the chimney. This would appear to relate back to the Level 1 Rapid Assessment on 6/9/10 which referred to the fallen chimney.

- (a) Could you please confirm that is the case.

The Council cannot confirm why an assessment was carried out on the 26 January 2011, or confirm if the assessment related to the 6 September 2010 rapid assessment. We have made enquiries with the Building Recovery Office Manager, who has advised that if there had been notification from the owner that work had been done (which could have been that the chimney was removed) then possibly a re-inspection would have been carried out by one of the Council inspectors to confirm the works. The inspector's initials on the assessment form refer to Raj Unka, a CPEng from Opus who was working on contract for the Council at the time.

- (b) Why was a Level 1 Rapid Assessment conducted on 26/1/2011?

Please see above response.

10. An engineers re-inspection of damaged buildings on 7/2/11 only noted that the chimney had been removed to roof level.

- (a) What was the purpose of this engineer's re-inspection?

We are unable to assist with this question. The engineer who completed the inspection (Alan Nixon) is an Opus engineer who was contracted to the Council at the time. The Council cannot find any record of a case manager for this building. You may wish to try and contact Mr Nixon.

- (b) Did it relate to the Level 1 Rapid Assessment on 26/1/11?

Please see above response.

Yours faithfully



Chris Gilbert
Solicitor
Legal Services Manager



30/12/2010



THE 1 2 3 MART

THE 1 2 3 MART

ATF
0508 13 17 16

30/12/2010



DEVàL

THE 1 2

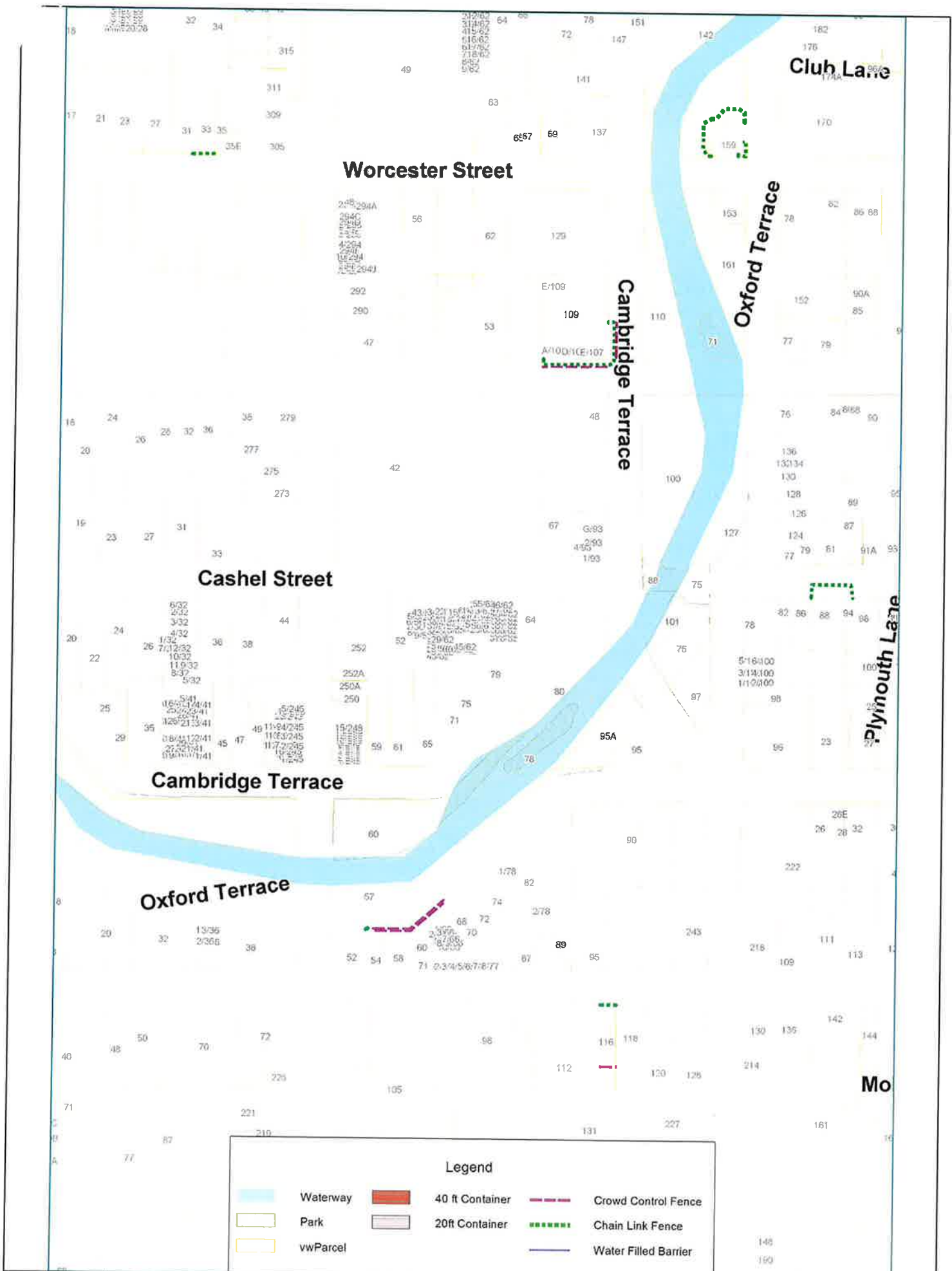
THE 1 2 MART

ATF

ATF

ATF
0508 13 17 10

30/12/2010



Legend			
	Waterway		40 ft Container
	Park		20ft Container
	vwParcel		Crowd Control Fence
			Chain Link Fence
			Water Filled Barrier

20 DEC 2011

20 December 2011

LEX10624

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

Attn: Mark Zarifeh

Dear Sir

87 – 89 CASHEL STREET

I refer to your letter of 11 October 2011 to Peter Mitchell. You have requested further information concerning 87 – 89 Cashel Street under section 4C Commissions of Inquiry Act 1908. Your letter has been referred to me for response.

Your questions are dealt with below. Some additional photographs of the building dated 31 December 2010 which have been located are also enclosed.

Structural Integrity of the Building prior to 4 September 2010 (Paragraphs 1-5 of your letter)

1. *What was the status of the building in terms of the Council's earthquake prone policy? Was it deemed to be an earthquake prone building? If so, please provide details. If not, please explain why not.*

The Building was noted as Earthquake Prone in the Council's records as at 4 September 2010.

2. *A perusal of the documentation from the Council's earthquake prone building file would appear to show that the building has always been in a poor state of repair and that demolition has been considered in the past. In the light of the nature and condition of the building could you please explain how the Council's earthquake prone policy was applied to the building?*

From the commencement of the Earthquake Prone Building Policy in 2006, if a building consent application had been received for a significant alteration the structural strength of the building would have been reviewed in terms of the Policy. However, no such applications were received.

3. *Had the building had any structural strengthening carried out in the past? If so, please provide details and explain how this impacted on its earthquake prone status and the application of the Council's policy to the building.*

There are no records of permits or consents for structural strengthening noted on file after 1957. In 1957 a building permit was issued for fire reinstatement.

4. *When was the last Council inspection of the building in terms of the earthquake prone policy?*

There have been no assessments made of the building in terms of the Council's Earthquake Prone Buildings Policy 2006.

In 1990 a visual assessment of the building was made. The assessment file has previously been provided to the Royal Commission.

5. *I understand that the building was not classified as a heritage building. Please confirm.*

The building was not listed as a Heritage building by the Council or registered with the Historic Places Trust.

Events following the 4 September 2010 earthquake (Paragraphs 6 – 10 of your letter)

6. *The "Events" record on the Council file records that the building was deemed restricted use on 6/10/10.*

- (a) *There does not appear to be any documentation in relation to that matter. Please provide a copy and explain the process that resulted in this.*

We **attach** for your information an Enforcement Teams Notices Coversheet dated 6 October 2010 (**attachment 1**) which records that an assessment has been carried out for the Building Evaluation Transition Team by Simon Baker, a CPEng. Mr Baker is not an employee of the Council. The Council has been unable to locate any further information in relation to this classification.

- (b) *Was there any inspection of the building after the 4 September 2010 earthquake but before 6/10/10? If so, please provide details as there does not appear to be any documentation in relation to that on the file.*

We have located records of two assessments carried out between 4 September and 6 October 2010. We **attach** for your information a copy of a Rapid Assessment Form Level 1 dated 5 September 2010 (**attachment 2**) and a Rapid Assessment Form Level 2 dated 6 September 2010 (**attachment 3**).

7. *I note that in the report on Building Safety Evaluation the Council provided to the Commission there was no reference to this building in the schedule showing assessments made after the September and Boxing Day earthquakes.*

- (a) *Could you please explain this and provide details of any inspections carried out.*

This appears to be an omission. The details of inspections carried out are referred to above.

-
8. *There is an "IntraRFS" noting on the Council file of 27/12/10 recording that there was a request from Opus for the s124 notice to be removed to allow the remedial inspection of parapet on adjacent buildings. However, there does not appear to be any documentation in relation to this on the file.*

- (a) *Could you please provide a copy of any reports received from Opus and any Council documentation in relation to this?*

The IntraRFS appears to be in two parts, it is not a request to remove the notice to allow the inspection of the parapet on a neighbouring building.

The second part of the IntraRFS notation records the wording on a Level 1 Rapid Assessment Form completed on 27 December 2010 (**attachment 4**). The form states "need to remove/inspect parapet of building adjacent".

On 31 December 2010 a CPEng certification form was received from Alistair Boyce (**attachment 5**). This states that securing work on the parapet of 91 Cashel Street was completed on 31 December 2010. A Boxing Day Earthquake File Closure form was subsequently completed (**attachment 6**). These documents are the source for the first part of the IntraRFS record, "John Mitchell CPEng for Opus accepted report from A Boyce of Opus. Remove 124 notice from addresses: 89A, 91, 95 Cashel Mall (123 Mart and either side). Remove Cordon".

- (b) *Is this a reference to the CPEng certificate on the file for 91 Cashel Street? Please explain, as that certificate is dated 31/12/10.*

Yes. See above.

9. *There is a letter on the Council file dated 28 December 2010 referring to an enclosed Building Act notice. There does not appear to be a copy of the Building Act notice on the Council file.*

- (a) *Could you please provide a copy of that notice?*

The Building Act notice referred to in the letter is a section 124(1)(b) "no entry" notice. There is no copy of the notice on the Council's file, but a copy was attached to the building as referred to below. The section 124(1)(b) notices were not tailored to each building but were rather generic "red" notices. This could explain why there is no copy on the Council's file.

The letter does not provide any detail about why the Building Act notice was issued in order for us to ascertain what danger it related to. However, the Enforcement Team Leader has advised that the reason only a section 124(1)(b) notice would have been issued (and not a separate section 124(1)(c) notice to repair) is because the risk to the building was caused by the adjacent building, so a separate "notice to repair" was not required.

(b) *Was the notice served on the owner of the building? If so, please provide details.*

The Building Act notice was affixed to the building on 28 December 2010. We **attach** a copy of the form signed by the Council's enforcement officer who affixed the notice and a copy of photos taken of the notice on the building (**attachment 7**).

The cover letter appears to have been posted to the owner's postal address as recorded by the Council for rating purposes.

(c) *Did the owner carry out any work to comply with the Building Act notice? If so, please provide details. If not, please explain what follow up procedures were carried out by the Council.*

The 31 December 2010 CPEng report from Opus stated "securing work to parapet (91 Cashel St) completed on 31/12/2010". Council relied on this report to conclude that 91 Cashel Street no longer posed a risk to 89 Cashel Street and the section 124(1)(b) notice was accordingly removed. The Council has been unable to locate any additional information concerning whether any further work was carried out on 87-89 Cashel Street.

(d) *What was the position with the building between 27 December 2010 and 22 February 2011.*

The action taken in relation to the building between 27 December 2010 and 12 January 2011 is referred to above. Council has no record of further action being taken in relation to the building after this date.

10. *Did the Council receive any structural reports or advice from the owner of the Building in relation to the structural integrity of the building? If so, please provide details. If not, given the nature of the building, did the Council ever seek such a report and if not please explain why not.*

The only report the Council has been able to locate is the CPEng report provided by Opus which is referred to above. Council relied on the CPEng report to conclude that 89 Cashel Street could be re-occupied.

Yours faithfully



Chris Gilbert
Solicitor
Legal Services Manager

#1



CHRISTCHURCH CITY COUNCIL

ENFORCEMENT TEAM NOTICES COVERSHEET

Date	6 OCT 10		TIME: 11:00
Address :	87/89 ^A CASHEL		
Building Evaluations Transition Team – Actions			
Level 1 / 2 Assessment Sheet completed (attached)	Yes	No <input checked="" type="radio"/>	
Photos taken;	Yes	No <input checked="" type="radio"/>	
Previous Existing Placard – RED	<input checked="" type="radio"/> YELLOW	GREEN	Yes <input checked="" type="radio"/> No <input type="radio"/>
<i>changed from yellow to green by Holmes</i>			
New Status Placard - RED	<input checked="" type="radio"/> YELLOW	GREEN	Yes <input type="radio"/> No <input checked="" type="radio"/>
RED Placard issued ONLY:	Yes	No <input checked="" type="radio"/>	
FOLLOW UP ACTION			
Notice Required to be completed by Operation NOTICE staff	Yes <input checked="" type="radio"/>	No <input type="radio"/>	
Building Consent - REQUIRED	Yes	No <input checked="" type="radio"/>	
Building Consent - MAY BE Required	Yes	No <input checked="" type="radio"/>	
No further Action required	<i>Notice for repair as chimney has been removed</i>		Yes <input checked="" type="radio"/> No <input type="radio"/>
Completed By :	SIMON BAKER CP Eng.		
(Print Name)			

Completed forms to be sent to "Operation Notice"

6-SB65

PROCESSED

22 110

LB

Scanned 22/10

C5-HMC 5

C6-HMC 68

Y
 G

#7
Team

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials HMC Date of Inspection 5/9 Exterior Only
 Territorial Authority Christchurch City Time 18:27am Exterior and Interior

Building Name Deval.
Short Name _____
Address 87-89A Cashel
GPS Co-ordinates S° _____ E° _____
Contact Name _____
Contact Phone _____
Stores at and above ground level 2 Below ground level _____
Total gross floor area (m²) 400m² Year built _____
No of residential Units ?
Photo Taken Yes No

Type of Construction

<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
<input type="checkbox"/> Steel frame	<input type="checkbox"/> Unreinforced masonry
<input type="checkbox"/> Tilt-up concrete	<input type="checkbox"/> Reinforced masonry
<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:

Primary Occupancy

<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
<input checked="" type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
<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 below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>parapet of neighbouring bld.</u>
Other	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

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

INSPECTED GREEN RESTRICTED USE YELLOW UNSAFE RED

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

- Barricades are needed (state location):
- Level 2 or detailed engineering evaluation recommended
 - Structural
 - Geotechnical
- Other recommendations: Other:

Estimated Overall Building Damage (Exclude Contents)

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

Sign here of completion

 Date & Time 5/9
 ID HMC

CS HMCS.164
Inspection ID _____ (Office Use Only)

LOT 1, DP 2197
Peupl 810896

RESTRICTED USE

NO ENTRY EXCEPT ON ESSENTIAL BUSINESS

WARNING:

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

Risk from neighbouring property

Restrictions on use:

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

Facility/ Tenancy Name and Address

Cashed Apartments / Deval
87-89a Cashed Mall

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

Inspector ID:

HMC

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

Date: 5 Sep 2010

Time: 18:31

Contact for information: ph. (03) 941 8999

or

TXT: 021 02069179 with following details: Address, Placard colour, contact name, contact phone number

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

#3

Christchurch Eq RAPID Assessment Form - LEVEL 2

Spector Initials
Territorial Authority

HMC
Christchurch City

Date
Time

6/9
10:56am

Final Posting
(e.g. UNSAFE)

G2

Building Name

Gregory Deval

Short Name

Address

87-89A Cashel Street

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

2

Below ground level

Total gross floor area (m²)

200m²

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 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"/>	
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)

Restricted Use

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

RESTRICTED USE

YELLOW

Y1 Y2

UNSAFE

RED

R1 R2 R3

Record any restriction on use or entry:

Further Action Recommended:

Tick the boxes below only if further actions are recommended

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

Estimated Overall Building Damage (Exclude Contents)

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

Inspection ID: HMC68 (Office Use Only)

Sign here on completion

Date & Time
ID

6/9 10:56am
HMC

Lot 3 PROP1: 810896

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

Recommendations for Repair and Reconstruction or Demolition (Optional)

A series of horizontal lines for writing recommendations. There are 12 horizontal lines provided for text entry.

#4

CSL#91224549

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials AKB
Territorial Authority Christchurch City

Date of Inspection 27/12/12
Time

Exterior Only
Exterior and Interior

Building Name 89 A Cashel Mall

Short Name _____

Address _____

GPS Co-ordinates S° _____ E° _____

Contact Name _____

Contact Phone _____

Stores at and above ground level 1 Below ground level 0

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
- 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"/>	<u>Need to remove/inspect. prevent of building adjacent</u>
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input 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 building 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: _____

for adjacent parapet. 93% "123 Mart"

Estimated Overall Building Damage (Exclude Contents)

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

Sign here on completion

AKB

Date & Time 27/12
ID _____

CPKey 1006712

Inspection ID _____ (Office Use Only)

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

(Building Address) 91 Cashel Street

(Business Name if applicable)

I, Alistair Bayne (name), am a Chartered Professional Engineer (No. 201940) 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).

SBL Southbuild, PO Box 27-158 Shirley, Chch 8640

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 26/12/2010 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) (89A & 95 Cashel St.) 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. 89A Cashel Street
- ii. 91 Cashel Street
- iii. 95 Cashel Street

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 [Signature] Chartered Professional Engineer

Date 31/12/2010

(91 Cashel St.)
Securing work to parapet completed on 31/12/2010.

 <p>CHRISTCHURCH CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p>CHRISTCHURCH CITY COUNCIL BOXING DAY EARTHQUAKE - FILE CLOSURE (GREEN)</p>
--	---

Address: 89A - 95 Castel Mall.
CSR Number: 91224548.

Building Evaluations Transition Team – Actions	Completed	Date
Level 1 Assessment Sheet completed (attached)	Yes/ No	
Level 2 Assessment Sheet completed (attached)	Yes / No	
1. Structural report received , reviewed & accepted Name; John Mitchell CPEng for opus. (print)	Yes/ No	
Comments: (Use reverse or add attachment) Accepted report from A. Boyce of opus. Remove 124 notice ✓ from 3 addresses 89A, 91, 95 Castel mall (123 Mart and either side). Remove cards notify owners.		
1.1 Property owner / agent advised via Email / Writing – copy attached to file and saved Trim		
2. Final Structural report received , reviewed & accepted Name; (print)	Yes / No	
Comments: (Use reverse or add attachment)		
2.2 Property owner / agent advised via Email / Writing – copy attached to file and saved Trim		
Final Action:		
Barricades removed	Yes / No	
Notices removed	Yes / No	
Data Entry - Updated	Completed	Date
CSR Records Updated	Yes / No	
XL Spreadsheet Updated	Yes / No	
Completed By : (Print Name)		

PROCESSED

Antra (big owner) has been notified.

#7

My full name is Willem Dieckerick Basson and I say on oath:

I am an enforcement officer employed by the Christchurch City Council.

On Tuesday the 28th day of December 2010 I was directed by James Kenneth Clark Team Leader Enforcement Team Christchurch City Council who is warranted under the Building Act 2004 to affix a copy of the following:

1. Notice under s124(1)(c) of the Building Act 2004 for hoarding to prevent people approaching or occupying a building
2. Notice for hoarding restricted entry
3. Notice under s124(1)(c) Building Act 2004 to reduce or remove danger

to the building/dwelling situated at 89A Cashel str.

Signed:

Willem Basson :

This 28th day of December 2010



67



Issued under s124(1)(b) of the Building Act 2004 (as inserted by the Canterbury Earthquake (Building Act) Order 2010) for hoarding to restrict entry to a commercial or residential building

DO NOT APPROACH OR ENTER THIS BUILDING

THIS BUILDING IS A DANGEROUS BUILDING UNDER SECTIONS 121(1)(a) AND 124 OF THE BUILDING ACT 2004

“as that there is a risk that other property could collapse or otherwise cause injury or death to any person in the building”

GOING OR OCCUPYING THIS BUILDING IS AN OFFENCE PURSUANT TO S128 OF THE BUILDING ACT 2004

Contact the Christchurch City Council Building Recovery Office for approval of any proposed action to remedy the danger; 941-8999 or buildingrecovery@ccc.govt.nz
Ground Floor Civic Offices, 53 Hereford Street

DO NOT REMOVE THIS NOTICE

Issued by the Christchurch City Council pursuant to s124(1)(b) of the Building Act 2004
VALID FOR 10 DAYS UNLESS RENEWED BY THE CHRISTCHURCH CITY COUNCIL



THE 123 MART

DEVAL

DEVAL

THE 123 MART

THE 123 MART

TROC BA

30/12/2010

ATF
0500 12 37 38

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ATF



30/12/2010



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THE 12

THE MART

ATF

ATF

ATF
0508 13 17 16

30/12/2010

20 DEC 2011

20 December 2011

Our ref No: LEX 10623

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

Attn: Mark Zarifeh

Dear Mr Zarifeh

93-95 Cashel Street, Christchurch

I refer to your letter to Peter Mitchell dated 11 October 2011 asking for the provision of additional information in respect of 93-95 Cashel Street. This has been referred to me for response.

The additional information below 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 some of these events happened over a year ago, some of the officers' recollections are not always clear or complete.

Your questions are set out below as separate headings, with the answers below each heading.

Structural Integrity of the Building prior to the 4 September 2010 earthquake

1. What was the status of the building in terms of the Council's earthquake prone policy? Was it deemed to be an earthquake prone building? If so, please provide details. If not, please explain why not.

The building was noted as a possible earthquake prone building.

2. A perusal of the documentation from the Council's earthquake prone building file would appear to show that the building had always been in a poor state of repair and that demolition has been considered in the past. In the light of the nature and condition of the building could you please explain how the Council's earthquake prone policy was applied to the building?

From the commencement of the Earthquake Prone Policy in 2006, if a building consent was received for a significant alteration as defined in the Policy the structural strength of the building would have been reviewed in terms of the Policy (see section 1.7).

3. Had the building had any structural strengthening carried out in the past? If so, please provide details and explain how this impacted on its earthquake prone status and the application of the Council's policy to the building.

Correspondence on file suggests that in 1983 the south wall was tied into the floor and the roof. Extra ties were added to the parapets. This work was to secure the building

TRIM: 11/571137

but there is no record on file of the level of strength that the building reached after the securing work was done.

4. When was the last Council inspection/assessment of the building in terms of the earthquake prone policy?

The Council has not carried out any inspection or assessment of the building in terms of the Policy.

5. I understand that the building was not classified as a heritage building. Please confirm.

The building was listed as a Group 4 Heritage building by the City Council and was listed by the Historic Places Trust as a Category 2 building.

6. I note from the Council's earthquake prone building file that there has been correspondence in the past with the building owners in relation to structural strengthening of the building, culminating in a letter from Holmes Wood Poole & Johnstone Ltd of 15 March 1983. There does not appear to be a reply to that letter although the notation on it appears to envisage some form of follow up.

- (a) Could you please advise what follow up occurred in relation to the building and whether that resulted in any structural strengthening of the building?

The letter from Holmes Wood Poole and Johnstone Limited dated 15 March 1983 describes the work that was being done to tie the wall facing the street to the roof and floor to prevent the wall collapsing into the street during a moderate earthquake and said there would be additional ties added to the parapet.

The letter proposed that when the tenants' leases terminated in August 1988 a decision on retention of the building was to be made. If the building was to be retained, further checks of the structure to establish the work needed to be done to bring the building to moderate earthquake standard.

The written notation on the letter appears to say "seems reasonable".

There is no record of further correspondence in 1988 relating to this letter.

7. The file also records identification of a parapet hazard in 1992. There does not appear to be any follow up on that.

- (a) Was there any follow up action? If so, please provide details. If not, please explain why not.

The hazardous appendages survey in 1991 comments that the parapet seems likely to topple (in an earthquake). The author of the comment may have been unaware of the previous work done in 1983 to tie the parapet to the roof.

The photograph of the building taken on 21 March 2011 after the 22 February earthquake shows the parapet damaged but in position (**attached**). This photo seems to confirm the parapet had been secured.

8. I note that there was correspondence between 2 February 2007 and 20 June 2008 in relation to intended alterations and structural strengthening of the building. Balman Architecture and Powell Fenwick Structural Engineers.

- (a) Please advise the ultimate outcome of these matters.

I am assuming that you are referring to Building Consent Application number ABA10073437. The outcome of the correspondence was a decision by the owner to reduce the scope of the work proposed from a value of \$500,000 to a value of \$50,000. This brought the value of the work below the threshold of 25% of the rateable value of the building at the time of application. This meant the work was no longer defined as a significant alteration under the Earthquake Prone Buildings Policy and the requirement for a structural upgrade was not triggered for that work.

- (b) Was any structural strengthening of the building carried out as a result of them? If so, please provide details.

See above.

Events post the 4 September 2010 earthquake

9. An "Event Details" form on the Council file indicates that on 12/10/10 the building was deemed safe and the placard changed from yellow to green. There does not appear to be a copy of any assessment carried out on this date or prior to it. The schedule to the Council's report into building safety evaluation shows that in relation to the building there was an inspection on 6/9/10 and again on 10/9/10.

- (a) Could you please provide copies of the documentation in relation to those initial two assessments, if possible.

We **attach** a copy of the Level 1 rapid assessment form dated 6 September 2010 and 12 October 2010. The Council does not have a copy of the Level 1 rapid assessment dated 10 September 2010. However we **attach** a photograph of the placard that relates to this assessment that records an assessment did take place on 10 September 2010. The placard appears to be signed by a "private engineer" in the Inspector ID section, and so it is possible that the assessment was carried out by an engineer acting for the owner.

- (b) Please provide a copy of the Powell Fenwick report referred to.

The Council does not have a copy of the Powell Fenwick report referred to.

- (c) Was there damage to the building or was its yellow placard as a result of potential danger from an adjacent building? If so, please provide details.

The Level 1 assessment carried out on 6/9/2010 indicates that there was no building damage. The Level 2 assessment form dated 12 October 2010 also records "no damage evident".

10. A Level 1 Rapid Assessment on 26/12/10 resulted in a green placard. It was noted that "cracking in front façade to be reviewed by structural engineer".

- (a) Did an engineer inspect the property to review this matter? If so, please provide details. If not, please explain why not.

There was an undated Level 1 rapid assessment carried out that resulted in a red placard. It is likely that this assessment was carried out after the 26 December

2010 Level 1 assessment as a "red" no entry Building Act notice was subsequently issued for the Building on 28 December 2010. Therefore, it seems that an engineer did inspect the "cracking in front façade".

- (b) If there was cracking in the front façade noted why was the building green Placarded?

The Council is unable to answer this question, as we do not have a record of who the inspector "G.R.N" is. The engineers on the assessment teams were responsible for making the assessments of the building and deciding on the suitable placard for each building.

11. There was a further Level 1 Rapid Assessment form in relation to the building, undated which resulted in a red placard because of the danger of the parapet from an adjacent building. A Building Act notice was issued on 28 December 2010 advising that the building could not be used or occupied.

- (a) Did this Building Act notice relate to the danger from the parapet on the adjacent building? If not, please advise to what it related.

The Building Act notice referred to in the letter is a section 124(1)(b) "no entry" notice. There is no copy of the notice on the Council's file, but a copy was attached to the building as referred to below. The section 124(1)(b) notices were not tailored to each building but were rather generic "red" notices. This could explain why there is no copy on the Council's file.

The letter does not provide any detail about why the Building Act notice was issued in order for us to ascertain what danger it related to. However, the Enforcement Team Leader has advised that the reason only a section 124(1)(b) notice would have been issued (and not a separate section 124(1)(c) notice to repair) is because the risk to the building was caused by the adjacent building, so a separate "notice to repair" was not required.

- (b) The rapid assessment form noted barricades were needed. Were these erected and if so where were they placed?

The Council has been advised by its sub-contractors that 50 metres of 1.8 metre high fencing was installed at this location on 29 December 2010. However, I understand that the Council cannot independently confirm this. This may be due to the fact that Cashel Mall was completely closed off after the Boxing day earthquake and the sub-contractors were working directly with the Council engineers at this time to erect the appropriate cordons.

The Council does have a record of photos taken of the cordon dated 30 December 2010 (**attached**). The Council also has a map of the cordons as at 4 February 2011, and it appears that the cordons had been removed by then (**attached**).

12. On 31/12/10 the Council accepted a CPEng report from Alistair Boyce which referred to securing work on the parapet, on 91 Cashel Street.

(a) Did this report meet the concerns covered in the Building Act notice issued on 28 December 2010? If not, please explain.

As it appears that the Building Act notice was issued because of the risk caused by the adjacent building (123 Mart, 91A Cashel Street), the report from Alistair Boyce did meet the concerns of the Building Act notice.

13. There was an email on the Council file from John Hare of Holmes Consulting Group to Fiona Wykes on 18/1/11 in relation to 88 – 93 Cashel Street interim repairs.

(a) Please advise to which building this email refers.

We have made enquiries with Fiona Wykes about this question. Fiona Wykes has confirmed that this email relates to 88 Cashel Street (Café Bleu building). This Building is across the road from 93-95 Cashel Street, therefore the information relating to it is incorrectly on the Building file for 93-95 Cashel Street.


(b) Was the work set out in the email carried out?

Please see answer above.

(c) What was the placard on the building in question and how did it change as a result of any work that was carried out?

Please see answer above.

Yours faithfully



Chris Gilbert
Solicitor
Legal Services Manager

u 32

91179574

3

u

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

AHB
Christchurch City

Date of inspection
Time

6/9/10
8:52

Exterior Only
Exterior and Interior

Building Name

TROLADERO

Short Name

Address

93 CASHEL

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Stores at and above ground level

2

Below ground level

0

Total gross floor area (m²)

2000

Year built

No of residential Units

0

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

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

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):

Level 2 or detailed engineering evaluation recommended

Structural

Geotechnical

Other:

Other recommendations:

Handwritten notes and signatures in blue ink.

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

Inspection ID AHB 632 (Office Use Only)

810897
Lot 2 DP 9036
34541

21-03-2011 PHOTO



Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials
Territorial Authority

WJF
Christchurch City

Date
Time 11:05
12/10/2010

Final Posting
(e.g. UNSAFE) Safe

Building Name TROCADERO
Short Name _____
Address 93 Cashel St.

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 2 Below ground level 0
Total gross floor area (m²) 2000 Year built _____

Primary Occupancy

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

No of residential Units _____
Photo Taken Yes _____ No _____

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>No damage evident</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 Restricted Use
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
- 0-1 %
- 2-10 %
- 11-30 %
- 31-60 %
- 61-99 %
- 100 %

Sign here on completion

[Signature]

Date & Time 11:12 am
ID _____

A. Roberts

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 checked="" 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

No damage evident.

Chimney next door removed and taken away.

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	

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

A large grid for sketching a building or damage points. The grid is approximately 18 columns wide and 22 rows high.

Recommendations for Repair and Reconstruction or Demolition (Optional)

Nil



INSPECTED

GREEN

NO RESTRICTION ON USE OR OCCUPANCY

This building has received a brief inspection only. While no apparent structural or other safety hazards have been found, a more comprehensive inspection of the exterior and interior may reveal safety hazards.

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

Exterior Only

changed from yellow

Exterior and Interior

no rule from neighbouring building

Inspector ID: *[Signature]*

Acting under the authority of the Civil Defence Emergency Management Controller

Facility/Tenancy Name and Address

[Handwritten address]

Date: *10/9/10*

Time: *9:50am*

Please ensure the owners are advised of this notification. Owners are encouraged to obtain a detailed structural engineering assessment of the building as soon as possible. Report any unsafe conditions to the Territorial Authority. Subsequent events causing damage may change this assessment. Re-inspection may be required. Secondary damage (partitions, windows, fittings and furnishings) may be hazardous. Electrical and mechanical equipment, gas connections, water supplies and sanitary facilities have not been inspected.

Contact for information: ph. (03) 941 8999

or
TXT: 021 02069179 with following details: Address, Placard colour, contact name, contact phone number

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



30/12/2010



30/12/2010



DEVàL

THE 1 2

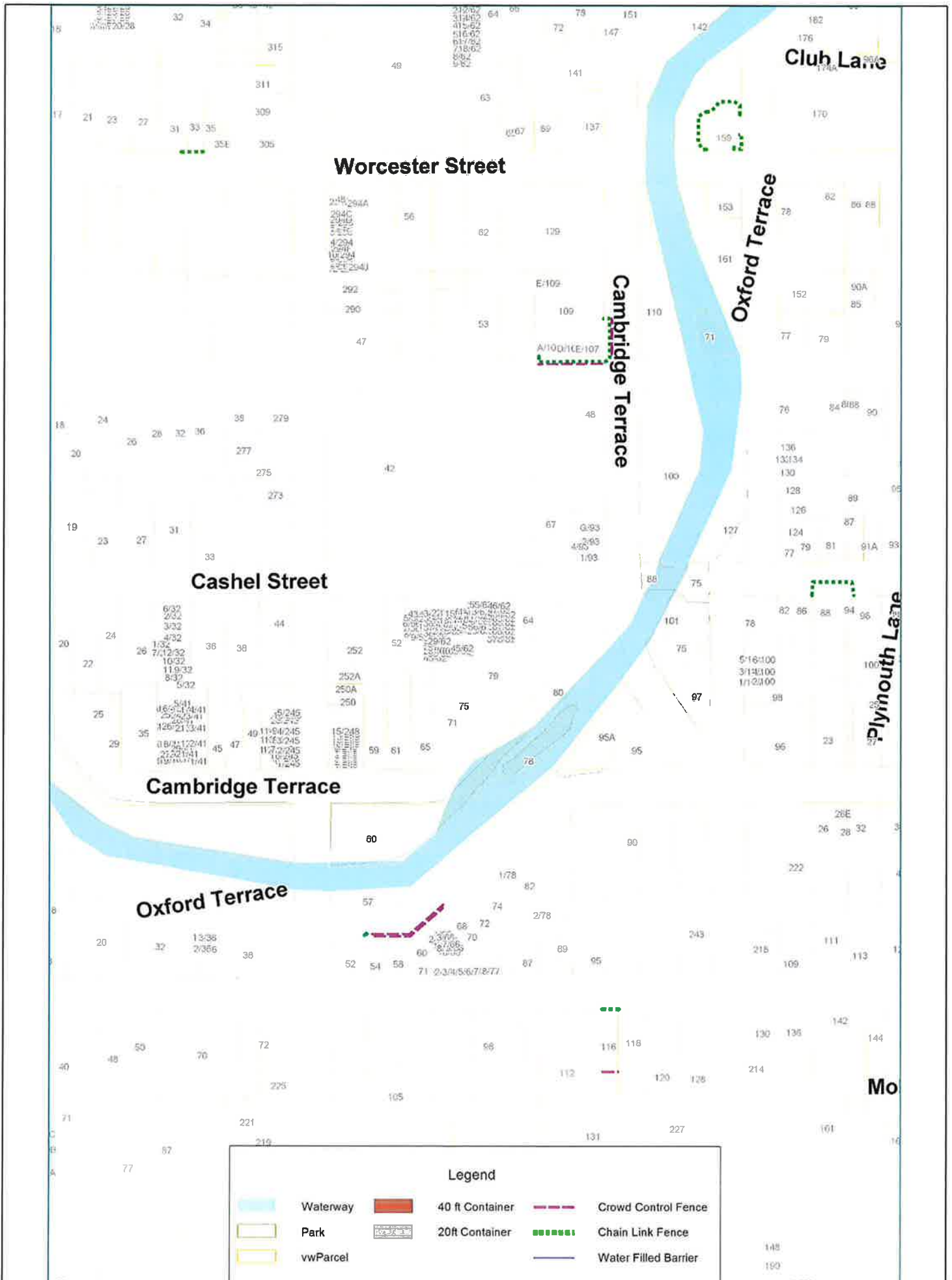
THE 1 2 MART

ATF

ATF

ATF
0508 13 17 16

30/12/2010



Legend			
	Waterway		40 ft Container
	Park		20ft Container
	vwParcel		Crowd Control Fence
			Chain Link Fence
			Water Filled Barrier