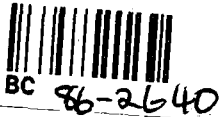


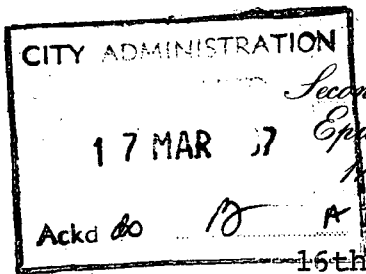
43

Ralph Thompson Shaw & Thompson
Barristers & Solicitors



TELEPHONE 799-042 (5 lines)
& TELEGRAPHIC ADDRESS "ADVOCATUS"
P.O. BOX 361 CHRISTCHURCH

SIR RALPH PATRICK THOMPSON LL.B.
FREDERICK JOHN SHAW LL.B.
GARRY PATRICK FRANCIS THOMPSON LL.B.
DAVID JOHN RENWICK LL.B., B.Com.
GPFT:JS



DX99
Second Floor
Eppworth Chambers
176 Hereford Street
Christchurch, N.Z.
16th March, 1987

The Town Clerk,
Christchurch City Council,
Box 237,
CHRISTCHURCH.

Attention Mr O'Loughlin

Dear Sir,

PRIME-WEST CORPORATION LTD - MADRAS
STREET BUILDING

249 Madras

We refer to our letter of 25/9/86. As per that letter, we previously acted for Prime-West in the above matter. We have now been instructed by that Company that you should communicate directly with Mr Fox of White Fox & Jones in respect of the creation of the easements as that firm is handling that matter.

DSM (fox)

Yours faithfully,
RALPH THOMPSON SHAW & THOMPSON

Per:



CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

17

17 August 1987

IN REPLY PLEASE QUOTE
IF CALLING PLEASE ASK FOR
EXTENSION NO.

BU/40/135/249
Mr G Tapper
678

The Manager
Williams Construction Ltd
PO Box 538
CHRISTCHURCH

Dear Sirs

BUILDING PERMIT 86/2640
OFFICES - 249 MADRAS STREET

During a recent inspection of the above building it was apparent that the Hi-Bond floor system has not been built strictly in accordance with the approved plans and hence does not have the required 1½ hour fire resistance rating.

The cross-sections on Dwg 2503 S15 clearly show a 60mm length of Hi-Bond form-work cast into the 200mm thick topping concrete where as the "as built" condition has "stop off plates" which very effectively stop the Hi-Bond from being encasted and hence restrained and hence being deemed to have a fire resistance rating.

At the time the building permit was being processed the Designers were reminded of the requirement to provide restraint in order that the Hi-Bond be fire rated. The casting-in of 60mm of Hi-Bond was considered by Council officers to be at the lowest limit of restraint for which a fire rating could be assumed and no permission was sought to reduce the amount of encasement.

Failing the production of authoratative evidence to the contrary, the Council has no option but to rule that the floors as constructed have no fire rating and insist that the builders apply or fix an approved fire resistance rated material to achieve the required 1½ hour fire resistance rating.

As the building is nearing completion and this is a fire-safety matter it is imperative that an approved solution by achieved prior to the building being occupied.

Yours faithfully

B C Bluck
BUILDINGS ENGINEER

cc Alun Wilkie & Associates
PO Box 25 141
CHRISTCHURCH

cc Dr A Reay
Consulting Engineer
PO Box 25 028
CHRISTCHURCH

cc The Property Manager
Prime West Corporation Ltd
PO Box 25141
CHRISTCHURCH

1987-08-19 11:55

03 793 981

ALAN REAY CONSULTANTS

011 P

ALAN M. REAY CONSULTING ENGINEER147 KILMORE STREET
BOX 25 028, VICTORIA ST.
CHRISTCHURCH, 1.

Telephone: 60-434

ALAN M. REAY
B.E. (Hons.), Ph.D.
M.N.Z.I.E.
Registered Engineer
Structural Consultant

File 2503

19th August, 1987.

The Manager,
Williams Construction Ltd.,
P.O. Box 538,
CHRISTCHURCH.

Dear Sir,

RE: OFFICE BUILDING - 249 MADRAS STREET

Further to our recent discussion, we have received a copy of the City Council letter by Mr. B. Bluck, dated 17th August, which was recently sent to you.

We consider the use of end caps or "stop off plates" as described by Mr. Bluck to be standard practice, and in this case they were in our opinion supplied and fixed as detailed in the manufacturer's written instructions.

In this situation the floor slab does not depend on axial restraint to provide a fire rating to the exposed steel floor, and therefore the integrity of the Hi-Bond is not affected by the use of end plates.

The question of restraint was discussed in detail with Council officers at the time of Building Permit Applications and at that time it was agreed that the Fire rating for the floor would be achieved by including additional "Fire Emergency" reinforcement in the floor slab, which would support the floor without assistance from the Hi-Bond. Calculations in support of this proposal were submitted to the Council and were subsequently approved.

We can confirm that from site inspections carried out by this office, we consider that the floor slabs and their reinforcement were constructed in conformity with our drawings and specifications.

I have had a recent meeting with Mr. Tapper of the City Council, and can confirm also that the Council hold copies of our drawings and calculations.

On the basis of the above information we believe that the as-built floor slabs have a fire rating of at least 1½ hours without the application of any fire rating material.

Yours faithfully,


D. Harding



19 August 1987

Buildings Engineer
 Christchurch City Council
 PO Box 237
 CHRISTCHURCH

Dear Sir

Re: Your letter BU/40/135/249
 Building Permit 86/2640
 Offices 249 Madras Street

In reply to your letter dated the 17 August 1987 you will find attached to this letter a reply from the engineer, D Harding. I believe the letter explains all of your queries quite adequately.

In consequence I would like your withdrawal of your letter (17-8-87) in writing to this office.

Yours faithfully

B Flewellen

B Flewellen
 GENERAL MANAGER

BF:MG

Encl:

21-10-87-83AA		INFL	DATE
MR. <i>Blank</i>	A R E I O R T	P E N F O	<i>25/8</i>
MR. <i>Tapper</i>			<i>8/29</i>
MR.			
MR.			
MR.			
MR.			
P.V. <input checked="" type="checkbox"/>	SENT <input checked="" type="checkbox"/>	NIL	TO FOLLOW
FILE IN <i>Bu/40/135/249</i>			



CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

2 September 1987

/7
 IN REPLY PLEASE QUOTE
 IF CALLING PLEASE ASK FOR
 EXTENSION NO.

BU/40/135/249
 Mr G L Tapper
 678

Williams Construction
 PO Box 538
CHRISTCHURCH

Dear Sirs

OFFICE BUILDING
249 MADRAS STREET

Further to your letter of 19th August we acknowledge that our assessment of the as built fire rating of the floors of the above building was incorrect. Our recall of events at the time the building permit was processed was faulty. When we attempted to back track events we did not turn up the unindexed addendum to the calculations covering the provision of additional fire resistance steel.

As requested we withdraw our letter of 17th August 1987 and can only tender our apologies for any distress it may have caused.

Yours faithfully

for B C Bluck
BUILDINGS ENGINEER

- cc A M Reay
 Consulting Engineer
 PO Box 25 028
CHRISTCHURCH
- cc The Property Manager
 Prime West Corporation Ltd
 PO Box 25 141
CHRISTCHURCH
- cc Alun Wilkie & Associates
 PO Box 25 141
CHRISTCHURCH