

18 October 2010

Yee Brothers Syndicate
C/O Harold Smith & Dallison
PO Box 13166
Armagh
Christchurch 8141
New Zealand

Dear Sir/Madam,

RE: Request for CPEng Report on 601 Colombo Street

Following an inspection on the 15 October 2010, the Christchurch City Council engineers have requested an engineering evaluation by a CPEng in order to move forward with ensuring safe occupancy of the building. Please see the attached document regarding the requirements for changing the status of a building to "green".

All engineers reports should be sent to the Council at CDRescue@ccc.govt.nz.

Regards,

Laura Bronner
Building Evaluation Transition Team
Ph 03 941 8868
CDRescue@ccc.govt.nz

BETT Advisory 12 Oct 10

CHRISTCHURCH CITY COUNCIL BUILDING ASSESSMENT CERTIFICATION REQUIREMENTS

Before Council will accept that the building is satisfactory for occupancy 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.

21 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.

CSR # 91224624

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

DB
Christchurch City

Date of Inspection
Time

27/12/10
3:45

Exterior Only
Exterior and Interior

Building Name

601 Colombo St

Short Name

601A

Type of Construction

Address

PLEASANT PUS.
LOW HANG CLANN

Timber frame

Concrete shear wall

Steel frame

Unreinforced masonry

Tilt-up concrete

Reinforced masonry

GPS Co-ordinates

S° E°

Concrete frame

Confined masonry

Contact Name

RC frame with masonry infill

Other:

Contact Phone

Primary Occupancy

Storeys at and above ground level

Below ground level

Dwelling

Commercial/ Offices

Total gross floor area (m²)

Year built

Other residential

Industrial

No of residential Units

Public assembly

Government

School

Heritage Listed

Religious

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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>REMOVED RED TAG</u> <u>HERE BEEN REMOVED</u> <u>& NEW RED TAG</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 checked="" type="checkbox"/>	
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:
- 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
ID 27/12/10
3:45

Inspection ID _____ (Office Use Only)

601 Coconso
601A

Particulars of Building Damage – relating to building status (red / yellow)

1. Type of Damage

Choose **one** of the following (structural damage takes priority over other types of damage):

- ✓ 1. The building has been damaged, and there are structural defects to the building; or
- 2. Damage to parapets, and/or chimneys, and/or ornamental features that may pose a risk to the public and/or adjacent property; or
- 3. The building has been damaged resulting in potential ingress of water (Insanitary Building, refer Environmental Health).
- 4. There is a risk that other property could collapse resulting in injury or death to any persons in the building or to persons on other property. (**NOTICE NOT TO BE SERVED**, letter only).

2. Characteristics of Damage

- ✓ a. Significant damage to structural walls, party walls, fire walls and / or structural frame (cracking, bowing, failed connections, spalling).
- ✓ b. Significant damage to foundations (cracking, significant settlement).
- ✓ c. Significant damage to roof structure.
- d. Significant damage / instability of stairwells or egress ways.
- e. Loose or insecure parapets, and/or chimneys, and/or ornamental features.
- ✓ f. Loose or insecure debris (bricks, glass etc).
- ✓ g. Cladding damaged or veneer dislodged ((Insanitary Building, refer Environmental Health).

If any of the above apply the building meets the definition of a dangerous building:

“The building or parts of the building are likely to collapse without warning, resulting in injury or death to any persons in the building or to persons on other property.”

3. Consequences of Damage (not to be recorded in notice – will indicate resolution date):

- i. Protection measures (cordons and barriers) in place around the building post-earthquake is impeding public right of ways and / or traffic flows.
- ii. Debris from the property are impeding public right of ways and / or traffic flows.
- iii. Condition of building is posing a risk to other buildings.

Building Consent: Required / May be required / Not required.

Date for work to be resolved: (minimum 10 working days):

- 15 November if building is impeding traffic flows. (use “Traffic Mgmt” Cover Letter)
- 30 November if building is threatening other buildings
- 31 January 2011 (all other notices)