

**CHRONOLOGY
7 RICCARTON ROAD**

DATE	EVENT Application of the Council's earthquake prone policy prior to the September earthquake	No.	DOCUMENT
18/2/91	Seismic Risk Buildings – Survey resulting in a B classification, which recommended remedial action within 2 years.	1	Seismic Risk Survey
15/2/93	Hazardous Appendage Survey. This noted “noticeable” cracking.	2	Hazardous Appendage Survey (and photos).
Events after the September 2010 earthquake			
6/9/10	Level 1 Rapid Assessment by Nigel Harwood, engineer. Building was green placarded.	3	Rapid Assessment form.
7/9/10	Level 2 Rapid Assessment by David Elliott, engineer instructed by the tenant, Morris North. Noted “cracks above window lintels and near parapets. Currently stable”. Under general comments noted: “Over 100 yr old brick building. Walk around exterior and interior. Cracks to lintel areas and near parapets. No major lean or distortion. Building in very poor state of repair prior to EQ”. The green placard was maintained.	4	Level 2 Assessment form. 9 photos taken on inspection.
8/9/10	Christchurch City Council file note records a telephone call from the tenant Mr North: “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 green notice status.”	5	Copy of Council record.

9/9/10	Further Level 2 Rapid Assessment by Mr Elliott, on behalf of the tenant. It noted: "Second visit following more aftershocks. Only outside reviewed. No change to assessment made. Under general comments it was noted: "Checked front parapet and west wall. Could not observe much change. Parapet still looks vertical and stable."	6	Level 2 Assessment form.
11/9/10	Further Level 1 Rapid Assessment by Council (in response to call from tenant on 8/9/10) by Russell Officer of Christchurch City Council and Vaughan McMillan, engineer. It noted: "Large crack in front façade and parapet. Engineer to inspect and advise. Restricted access for inspection only". The building was yellow placarded.	7	Level 1 Rapid Assessment form.
9/9/10 – 15/9/10	Report by David Elliott to the tenant (incorrectly dated 6/9/10) received by Mr North (and subsequently within that time period forwarded to the Council by the tenant).	8	Copy of report dated 6/9/10.
15/9/10 - 16/9/10	Phone calls and emails from tenant to Council in relation to the changing placement.	9	Copy of Council records and emails
on or about 17/9/10	Further inspection by Mr Elliott, on behalf of tenant.		
4/10/10	Email from Council Building Evaluation Transition Team to David Elliott, engineer advising that CPEng certification required.	10	Copy email
19/10/10	Level 2 Rapid Assessment carried out by a Ross Kain on behalf of the Council. He noted: "Cracking in parapet to be checked by engineer".	11	Level 2 Rapid Assessment form.
19/10/10	Christchurch City Council enforcement team notice coversheet records: "Weakened and cracked walls to be made good and strengthened. Building consent required and will need CPEng certification".	12	Notices coversheet.
26/10/10 – 5/11/10	Email from Laura Bronner, Building Evaluation Transition Team (BETT) to David Elliott attaching CPEng certification required to change status of building. Reply by David Elliott noting: "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	13	Copy emails and CPEng certificate.

	last inspection) sustained any significant structural damage that required repairs prior to occupation. Is this form relevant for me to be completing". Email from David Elliott to Laura Bronner (BETT) attaching signed CPEng certificate.		
08/11/10	Email from Laura Bronner (BETT) to David Elliott and Morris North advising that the building was now considered safe for occupancy.	14	Copy of email.
After Boxing Day	Visit to building by Robert Ling, engineer, on behalf of owner		
Post 22/2/11 earthquake	Photos taken of damage to the building	15	8 photos