

UNDER THE COMMISSIONS OF INQUIRY ACT 1908

**IN THE MATTER OF ROYAL COMMISSION OF INQUIRY INTO BUILDING
FAILURE CAUSED BY CANTERBURY EARTHQUAKES**

**KOMIHANA A TE KARAUNA HEI TIROTIRO I NGĀ
WHARE I HORO I NGĀ RŪWHENUA O WAITAHA**

**STATEMENT OF EVIDENCE OF STEPHEN JAMES MCCARTHY IN RELATION TO 617
- 625 COLOMBO STREET**

DATE OF HEARING: WEEK BEGINNING 12 DECEMBER 2011

INTRODUCTION

1. My name is Stephen James McCarthy. I am the Environmental Policy and Approvals Manager of the Christchurch City Council. I have worked for the Council since 1 May 2006. During the State of Emergency following the earthquake of 4 September 2010, I was one of the Building Evaluation Managers in the Christchurch City Emergency Operations Centre.
2. I have 36 years of experience working for local government, including 16 years in building control. I have a Degree in Applied Science and a Post Graduate Diploma in Management from Massey University and a Royal Society Diploma in Environmental Health from Wellington Polytechnic.
3. I have been asked to provide evidence to the Royal Commission relating to specific aspects of the Council's involvement with 617 Colombo Street before and after the earthquake of 4 September 2010 and the Boxing Day aftershock.

DOCUMENTS PROVIDED TO THE ROYAL COMMISSION

4. The documents relating to this building that have been provided to the Royal Commission are:
 - (a) the Building Permit/Building Consent file for 617 Colombo Street; and
 - (b) post earthquake files.

SCOPE OF EVIDENCE

5. My evidence will address the following matters:
 - (a) The Civil Defence Emergency Management Response in relation to the building after the 4 September 2010 earthquake.
 - (b) Council involvement with the building subsequent to the lifting of the state of emergency on 16 September 2010.

- (c) Whether 617 Colombo Street was assessed as 'earthquake-prone' for the purposes of section 122 of the Building Act 2004.
- (d) The effect of any strengthening undertaken.
- (e) The application of the Council's earthquake prone policies of 2006 and 2010 to the building, if relevant.

EVENTS AFTER THE 4 SEPTEMBER 2010 EARTHQUAKE (Paragraphs (a) and (b))

6. I attach an aerial map of 617 Colombo Street to indicate which buildings were located at this address (**Annexure "A"**). 617 Colombo Street is a large premises, and the Council's Webmap records note that the property is also known as 143 Tuam Street (Switched on Gardener), 623 Colombo Street (JJ Club) and 625 Colombo Street (Silk Bowl Food Post (downstairs)). The aerial map attached indicates which parts of the building were sometimes referred to as 143 Tuam Street, 623 Colombo Street, and 625 Colombo Street. However I note that the entire building is in fact 617 Colombo Street.
7. A Level 1 Rapid Assessment was carried out for 143 Tuam Street (first floor - Respawn Limited) on 5 September 2010 which resulted in a green placard. (**Annexure "B"**). A Level 1 Rapid Assessment was also carried out for 143 Tuam Street (ground floor – Switched on Gardener) the assessment form was signed on 5 September 2010 and resulted in a green placard. (**Annexure "C"**).
8. A Level 2 Rapid Assessment was carried out on 7 September 2010 which stated that the building address was 143 Tuam Street while the actual address was 617 Colombo Street. The stated building name is Switched on Gardener. Minor damage was noted. Under general comments it is recorded *"Recommend inspection of upper level and repair cracks in brick walls. Inspection at 143 only"*. (**Annexure "D"**).
9. I note that the building assessment dated 7 September 2010 has a Beca stamp on it. I understand that at the time, Colliers, as property manager, engaged Beca to carry out building inspections of the buildings that it managed. It is possible that this assessment was carried out by Beca as part of this process,

and therefore was carried out on behalf of the building owners, rather than being an assessment carried out by the volunteer engineers as part of the Civil Defence Emergency.

10. A Level 1 Rapid Assessment was carried out for 625 Colombo Street (Silk Road Food Post) on 5 September 2010 which resulted in a green placard. (**Annexure "E"**). A Level 1 Rapid Assessment was carried out for 623 Colombo Street (JJ Club) on 5 September 2010 which resulted in a green placard. (**Annexure "F"**). A Level 1 Rapid Assessment was carried out for 617 Colombo Street (Sampan House) on 5 September 2010 which resulted in a green placard. (**Annexure "G"**).
11. The Beca report (BUI.COL617-625.0011.7) on the Royal Commission's secure website states that two rapid assessments of the building were undertaken by Beca on 10 September 2010 and 15 September 2010. The Council has been unable to locate any record of receiving those rapid assessments from Beca or the building owners.
12. As the building received green placards in September and the Council had not received any notification of the building being potentially unsafe, no further assessments would have been carried out by the Council.
13. On 26 February 2011, a Level 1 Rapid Assessment was carried out which resulted in a red placard on 617 – 625 Colombo Street. (**Annexure "H"**). Under general comments, the inspector has noted that the front façade has completely collapsed onto the street and that it was too dangerous to place a placard.
14. The next day (27 February 2011) there were two further Level 1 Rapid Assessments carried out on 617 Colombo Street, one for Sampan House and one for Respawn/Switched on Gardener (**Annexure "I"**). This time they both resulted in a yellow placard. Under comments, the inspector has written for Respawn/Switched on Gardener "*Parapet damage*" and for Sampan House "*Neighbouring parapet. Isolated risk from neighbouring building.*"
15. As outlined above, 617 Colombo Street was a large building, which was often referred to as different addresses. The rapid assessment form dated 26 February 2011 states that the address is to be confirmed. 623 Colombo

Street has been crossed out and replaced with 617 Colombo Street. There is no building name. The assessment carried out on 27 February 2011 states that the building is 617 Colombo Street and the building name is Sampan House. It is possible that the two assessments were carried out on adjacent premises.

16. I also attach a photograph taken of the building after the 22 February earthquake. (**Annexure "J"**). The photograph shows the part of 617 Colombo Street which has collapsed. It is likely that this part of the building was actually referred to as 623 Colombo Street, and this correlates with the rapid assessment forms completed, as the front façade of what is referred to as 623 Colombo Street has collapsed onto the street, while Sampan House has minimal damage.

APPLICATION OF RELEVANT LEGISLATION AND THE COUNCIL'S EARTHQUAKE PRONE POLICY (Paragraphs (c) to (e))


17. Under the provisions of the Building Act 1991 the building was deemed to be earthquake prone because it was constructed of unreinforced masonry.
18. The building was strengthened in a two stage project in 1994 to meet the requirements of section 66 of the Building Act 1991. The work included adding extra walls in a North-South direction, adding an over-lay to the first floor to provide a diaphragm and connecting this to the walls, and tying existing brick parapets back to the roof system.
19. This work strengthened the building in excess of the requirements set in the Building Act 1991, but the strengthening was unlikely to have met the increased standard in the Building Act 2004 and 2005 Regulations.
20. The Building Act 2004 had no provision deeming certain buildings to be Earthquake Prone. Rather, the Building Act 2004 and the relevant 2005 Regulations, which defined the level of strength below which a building could be classed as Earthquake Prone, raised the threshold level significantly from about 10% of new building standard to about 33% of new building standard.
21. This meant that buildings that had been strengthened prior to the commencement of the relevant 2005 Regulations would probably be earthquake

prone under the new standard. The building at 617 Colombo Street was noted as earthquake prone prior to 4 September 2010.

22. The strengthening work referred to above was undertaken prior to the introduction of the Earthquake Prone Buildings Policy 2006. The Policy did contain a separate section 3 relating to heritage buildings as required by section 131 of the Building Act 2004. However there was no further building work undertaken that would necessitate an application of section 3 of the Policy to this building.
23. If a building consent application had been received, an assessment of the application would have been made to see if it could be considered to be a Significant Alteration as defined in the Policy. If the work was in this category, the procedure in the Policy would be followed (see section 1.7 of the Policy).
24. In 2009, there was a proposal for a new kitchen facility. The work was started but the owner had not advised the Council that the work was completed by September 2010. The consent was valued at less than \$50,000 and did not affect the structural support of the building. The building's rateable value was \$2.17 million and so the value of the work was less than 25% of that value. Therefore the work was not a significant alteration and the 2006 Policy did not require strengthening work to be done.

Dated

8 December 2011



Stephen James McCarthy

CCC WebMap - Windows Internet Explorer provided by Christchurch City Council

maps.ccc.govt.nz

File Edit View Favorites Tools Help

Favorites Address & Postcode Finder CCC Phone List Cinch Google Library Library Catalogue NZ Directories NZ White Pages NZ Yellow Pages Other NZ Directories

CCC WebMap

Page Safety Tools

Odenho Street

Team Street

143 TIRAM

625

THIS INFORMATION IS NOT FOR PUBLIC RELEASE

50 m

Scale 1:500

Local Intranet 100%

Maps Legend

Display Order Groups

- Bridge Status
- Building Assessment
- Building Demolition Status
- Bus Routes
- CBD Access
- Commercial Rating Units
- Christchurch Heritage
- Chemical Toilet
- Waste Pipe Status
- Waste Pump Station Status
- Water Main Status
- Water Pump Station Status
- Water Reservoir Status
- City Care Job Data
- Contours - Feb 2011
- Cordons Access
- Facilities
- Inspections
- Service Centres
- Trees
- Parks
- Property
- Roads
- Community Boards

"A"

AC 28

5

"B"

Ac

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

ARB
Christchurch City

Date of Inspection
Time

5/9/2010
1420

Exterior Only
Exterior and Interior

Building Name

Respon Ltd

Short Name

Address

145 Tuam Street
1st floor

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above ground level

2

Below ground level

Total gross floor area (m²)

720

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

Primary Occupancy

Dwelling

Other residential

Public assembly

School

Religious

Concrete shear wall

Unreinforced masonry

Reinforced masonry

Confined masonry

Other:

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:

Estimated Overall Building Damage (Exclude Contents)

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

617 Colombo St
Propri 896388
dot 3 DP 13211

Sign here on completion

M. Boyle

Date & Time
ID

5/9/2010

Inspection ID ARB528 (Office Use Only)

AC 29

5

"C"

Ac

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

ARB
Christchurch City

Date of Inspection
Time

Exterior Only
Exterior and Interior

Building Name

Switched on Gardner

Short Name

Address

148 Tram Street
Ground floor

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above ground level

2

Below ground level

Total gross floor area (m²)

720

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

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:

Estimated Overall Building Damage (Exclude Contents)

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

617, Coleridge
Propri: 696388
dot 3 DP 13211

Sign here on completion

ARB

Date & Time
ID

5/9/2010

Inspection ID ARB529 (Office Use Only)

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials
Territorial Authority

MNC MNC Date
Christchurch City Time

7/11/10
2:30 pm

Final Posting
(e.g. UNSAFE) INSPECTED

Building Name Switched on Gardens

Short Name

Address 143 Tuam St
actual addy = 617 Colombo St

GPS Co-ordinates S° E°

Contact Name COLLIERS

Contact Phone 379 6280

Storeys at and above ground level 2

Total gross floor area (m²)

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
- 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 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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"/>	<u>SOME MINOR CRACKING TO WALL</u>
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>	<u>NO SIGNS OF DAMAGE FROM UNIT SIDE</u>
Electrical, gas, sewerage, water, hazmats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>NOT INSPECTED</u>

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE) 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 %

Lot 30 P 13211
896388 ✓
correct
PRUPL

Sign here on completion
ME
Date & Time 7/11/10 2:30 pm
ID

Inspection ID: MNC7A3 (Office Use Only)

AC

5

Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Columns, pilasters, corbels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Diaphragms, horizontal bracing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Beam	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Non-structural Hazards / Damage				
Parapets, ornamentation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Cladding, glazing	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ceilings, light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Elevators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	SOME SUPERFICIAL CRACKS.
Stairs/ Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NONE
Utilities (eg. gas, electricity, water)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	NOT INSPECTED
Other	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	" "
Geotechnical Hazards / Damage				
Slope failure, debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, fissures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Soil bulging, liquefaction	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
General Comment	Recommend inspection of upper level and repair of cracks in brick walls. inspection of #16's only.			

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	

AC

5

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, with a small margin at the top and bottom.

Recommendations for Repair and Reconstruction or Demolition (Optional)

A series of horizontal lines for writing recommendations. There are 12 lines in total, providing space for text.

3 Inspection ID: _____ (Office Use Only)

AC 25

5

"E"

Ac

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

ARRS
Christchurch City

Date of Inspection
Time

5/9/2010
1415

Exterior Only
Exterior and Interior

Building Name

Silk Road Food Post

Short Name

Address

625 Colombo Street

GPS Co-ordinates

S° E°

Contact Name

Contact Phone

Storeys at and above ground level

200

Below ground level

Total gross floor area (m²)

2

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

Primary Occupancy

Dwelling

Other residential

Public assembly

School

Religious

Concrete shear wall

Unreinforced masonry

Reinforced masonry

Confined masonry

Other.

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

Broken glass at upper ground floor

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

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

617 Colombo St
Prupri
896388
dot 3 DP 13211

Sign here on completion

ARRS

Date & Time
ID

5/9/2010
ARRS

Inspection ID ARR525 (Office Use Only)

AC 26

5

"F"

AC

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

ARB
Christchurch City

Date of Inspection
Time

5/9/2010
1415

Exterior Only
Exterior and Interior

Building Name

JS ex club

Short Name

Type of Construction

Address

623 Colombo Street

Timber frame

Concrete shear wall

Steel frame

Unreinforced masonry

GPS Co-ordinates

S^o E^o

Tilt-up concrete

Reinforced masonry

Contact Name

Concrete frame

Confined masonry

Contact Phone

RC frame with masonry infill

Other:

Storeys at and above ground level

2 Below ground level

Primary Occupancy

Dwelling

Commercial/ Offices

Total gross floor area (m²)

incl Year built
625

Other residential

Industrial

No of residential Units

625

Public assembly

Government

Photo Taken

Yes No

School

Heritage Listed

Religious

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"/>	<input type="checkbox"/>	
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Overhead falling hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Other	<input type="checkbox"/>	<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
- 0-1 % 31-60 %
- 2-10 % 61-99 %
- 11-30 % 100 %

617 Colombo
 P1001 296 888
 dot 3 DP13211

Sign here on completion

M. Baye

Date & Time
ID

5/9/2010

Inspection ID ARB526 (Office Use Only)

AC 27

5

"G"

AC

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

ARB
Christchurch City

Date of Inspection
Time

5/9/2010
14:20

Exterior Only
Exterior and Interior

Building Name

Sampson House

Short Name

617 - Colombo

Address

Colombo 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

Total gross floor area (m²)

300

Year built

Primary Occupancy

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

No of residential Units

Photo Taken

Yes No

Investigate the building for the conditions listed below:

Overall Hazards / Damage

Minor/None

Moderate

Severe

Comments

Overall Hazards / Damage	Minor/None	Moderate	Severe
Collapse, partial collapse, off foundation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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"/>

Cracking to parapet
Broken glazing to north elevation.

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
- 0-1 %
- 2-10 %
- 11-30 %
- 31-60 %
- 61-99 %
- 100 %

617 Colombo
Propri 296988
3 DP 13211

Sign here on completion

M. Boyle

Date & Time
ID

5/9/2010
ARB

Inspection ID ARB521 (Office Use Only)

"H"

ADDRESS TO BE CONFIRMED

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials WP Date of Inspection 26/2/11 Exterior Only Exterior and Interior

Territorial Authority Christchurch City Time 13:30

Building Name 617 Type of Construction

Short Name 623-625 Columbia Street Timber frame Concrete shear wall

Address No property number (Poupe) Steel frame Unreinforced masonry

Between 89638 and 720745 Tilt-up concrete Reinforced masonry

GPS Co-ordinates S° E° Concrete frame Confined masonry

Contact Name _____ RC frame with masonry infill Other:

Contact Phone _____

Stores at and above ground level 2 Below ground level 0 Primary Occupancy

Total gross floor area (m²) 300m² Year built ? 1940's Dwelling Commercial/ Offices

No of residential Units _____ Other residential Industrial

Photo Taken Yes No Public assembly Government

School Heritage Listed

Religious 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>Front facade completely collapsed onto street. Roof partially down. Back party and internal walls severely damaged. Building is hazard to street and must be demolished. Too dangerous to place placard.</u>
Building or storey leaning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ground movement, settlement, slips	<input checked="" 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 31-60 %

0-1 % 61-99 %

2-10 % 100 %

11-30 %

Sign here on completion

W. Park

Date & Time 13:30 26/2/11

ID _____

Inspection ID _____ (Office Use Only)

CD375012345

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Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

DAS
Christchurch City

Date of Inspection
Time

27/2
4:04

Exterior Only
Exterior and Interior

Building Name

Respan / Switched on Cadener

Short Name

Type of Construction

Address

143 Tean ST
617 Colombo

Timber frame

Concrete shear wall

Steel frame

Unreinforced masonry

Tilt-up concrete

Reinforced masonry

Concrete frame

Confined masonry

RC frame with masonry infill

Other:

GPS Co-ordinates

S° E°

Primary Occupancy

Dwelling

Commercial/ Offices

Contact Name

Other residential

Industrial

Contact Phone

Public assembly

Government

Storeys at and above ground level

2

Below ground level

School

Heritage Listed

Total gross floor area (m²)

Year built

Religious

Other

No of residential Units

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

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Other

Parapet Damage!

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

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

Sign here on completion

David Southwick

027 252 6388

Date & Time

27/2 4:04

ID

41

ction ID _____ (Office Use Only)

75 01 7086

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Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials DAS Date of Inspection 27/2 Exterior Only
 Territorial Authority Christchurch City Time 4:16 Exterior and Interior

Building Name Sampson House
 Short Name 617 Colombo St Type of Construction
 Address 896388 Timber frame Concrete shear wall
 Steel frame Unreinforced masonry
 Tilt-up concrete Reinforced masonry
 GPS Co-ordinates S° _____ E° Concrete frame Confined masonry
 RC frame with masonry infill Other:
 Contact Name _____
 Contact Phone _____
 Storeys at and above ground level 2 Below ground level _____ Primary Occupancy
 Dwelling Commercial/ Offices
 Other residential Industrial
 Total gross floor area (m²) _____ Year built _____
 Public assembly Government
 School Heritage Listed
 No of residential Units _____
 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
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 type="checkbox"/>	<u>Neighbouring parapet</u>
Ground movement, settlement, slips	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>It soldered with from</u>
Neighbouring building hazard	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>some risk from neighbouring buildings</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:
 - Other recommendations:

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
Dave Southwell
027 252 0388
 Date & Time 27/2
 ID 4:16

Function ID _____ (Office Use Only)

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update

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