

AG 16

3

① CSR 91174224 / AG

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials
Territorial Authority

SW
Christchurch City

Date of Inspection
Time

5-09-10
1:20 pm

CSR 91174227

Exterior Only
Exterior and Interior

Building Name

Various stores

Short Name

Address

601 & 601a Colombo

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)

500

Year built

No of residential Units

2

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

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

Major masonry wall collapse & roof into side st.

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: Electrical & Services

Estimated Overall Building Damage (Exclude Contents)

None

0-1 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

SSNSIG

Inspection ID _____ (Office Use Only)

PIUPI
810539
2012 DP
6296

Sign here on completion

Date & Time

1:30 pm 5/9/10

ID

SW

CSR 9117405150

Christchurch Eq RAPID Assessment Form - LEVEL 2

AS

Inspector Initials: 2WJS Date: 5/9/10 Final Posting:
 Territorial Authority: Christchurch City Time: 16.20pm (e.g. UNSAFE)

Building Name
 Short Name: LONG HORN LEATHER Type of Construction
 Address: 601A COLOMBO ST. Timber frame Concrete shear wall
 Steel frame Unreinforced masonry
 GPS Co-ordinates: S° 43.535 E° 172.637 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): 2000m² Year built: 1900's 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 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 checked="" type="checkbox"/>	SIDE WALL FALLEN OUT.
Building or storey leaning	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	INTO MOLLETT STREET.
Wall or other structural damage	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	STILL UNSAFE HAZARD
Overhead falling hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	ROOM FALLING.
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"/>	
Electrical, gas, sewerage, water, hazmats	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE): UNSAFE

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): ALONG MOLLETT STREET.
 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

 Date & Time
 ID _____

Inspection ID: 2WJS1 (Office Use Only)

Lot 11, DP 6296, Papani 810538

Structural Hazards/ Damage

	Minor/None	Moderate	Severe
Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beam	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Non-structural Hazards / Damage

	Minor/None	Moderate	Severe
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Ceilings, light fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Interior walls, partitions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Elevators	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Stairs/ Exits	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Geotechnical Hazards / Damage

	Minor/None	Moderate	Severe
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"/>

3

Comments

UNSUPPORTED ROOF NOW
IS A HAZARD FROM
FALLING.

INTERNAL WALL BADLY
CRACKED.

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.

AG

3

A large grid for sketching a building or damage points. The grid is approximately 20 columns wide and 25 rows high.

Recommendations for Repair and Reconstruction or Demolition (Optional)

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

3 Inspection ID: _____ (Office Use Only)

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: GH Date: 15.10.10 Final Posting (e.g. UNSAFE): unsafe
 Territorial Authority: Christchurch City Time: _____

Building Name		Type of Construction	
Short Name	_____	<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
Address	<u>661 Colombo st</u>	<input type="checkbox"/> Steel frame	<input checked="" type="checkbox"/> Unreinforced masonry
GPS Co-ordinates	S° _____ E° _____	<input type="checkbox"/> Tilt-up concrete	<input type="checkbox"/> Reinforced masonry
Contact Name	<u>90 Harold Smith</u>	<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
Contact Phone	<u>366 5869. Dallman</u>	<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:
Stores at and above ground level	<u>2</u>	Primary Occupancy	
Total gross floor area (m ²)	_____	<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
No of residential Units	_____	<input type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
Photo Taken	Yes _____ No _____	<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 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 checked="" type="checkbox"/>	_____
Building or storey leaning	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	_____
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
Electrical, gas, sewerage, water, hazmats	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

Record any existing placard on this building:

Existing Placard Type (e.g. UNSAFE): unsafe

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	<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 checked="" type="checkbox"/>

Sign here on completion

[Signature]

Date & Time: 15.10.10
ID: _____

Inspection ID: _____ (Office Use Only)

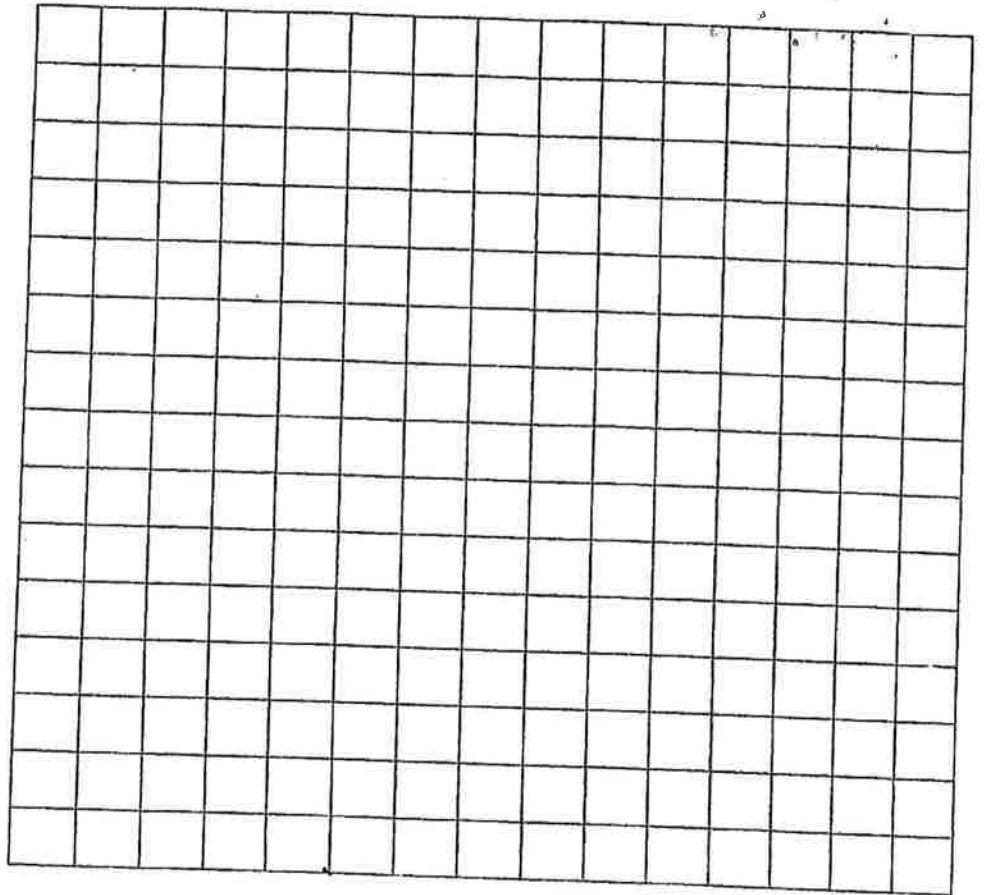
Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	refer to photos
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Columns, pilasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	demo likely			

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.



Recommendations for Repair and Reconstruction or Demolition (Optional)

Handwritten recommendations for repair and reconstruction or demolition, consisting of approximately 12 horizontal lines.

Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials
Territorial Authority

G-H
Christchurch City

Date
Time

15.10.10

Final Posting
(e.g. UNSAFE)

unsafe

Building Name

Short Name

Address

601A 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^o E^o

Contact Name

Gottard Smith

Contact Phone

3665869 Dalman

Storeys at and above ground level

2

Below ground level

Total gross floor area (m²)

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

Building or storey leaning

Wall or other structural damage

Overhead falling hazard

Ground movement, settlement, slips

Neighbouring building hazard

Electrical, gas, sewerage, water, hazmats

Record any existing placard on this building:

Existing Placard Type
(e.g. UNSAFE)

unsafe

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 %

31-60 %

2-10 %

61-99 %

11-30 %

100 %

Inspection ID: _____ (Office Use Only)

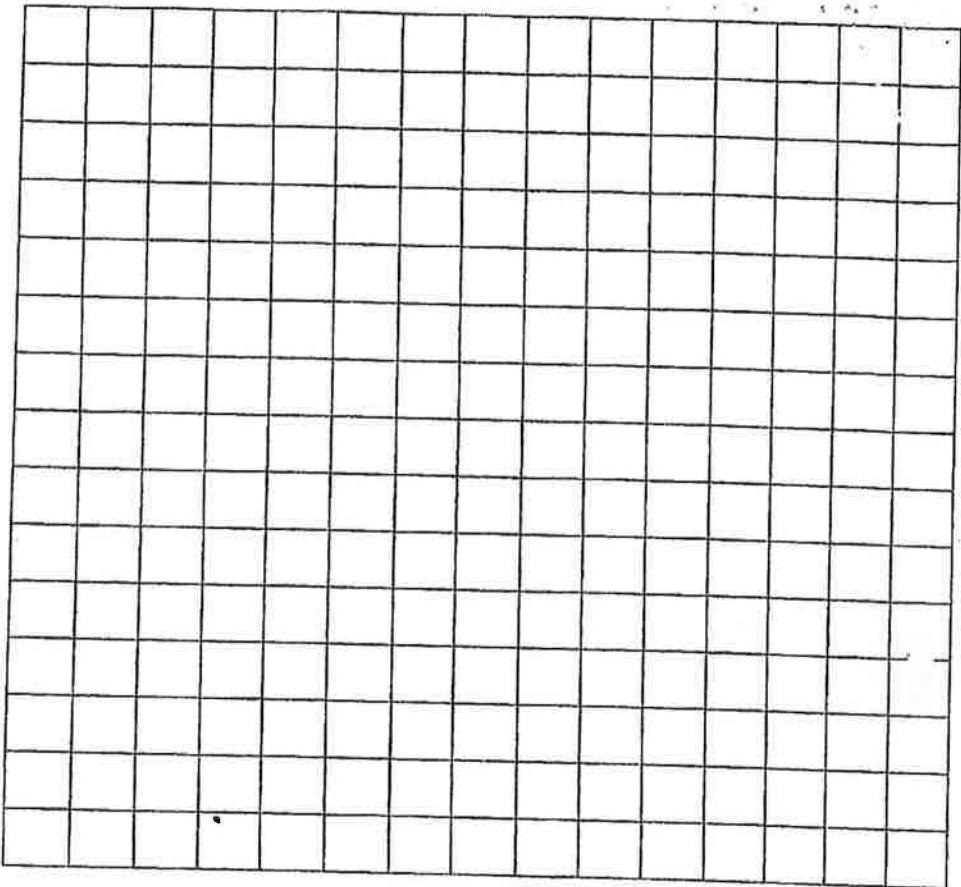
Sign here on completion

[Signature]

Date & Time
ID

15.10.10

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



Recommendations for Repair and Reconstruction or Demolition (Optional)

3 Inspection ID: _____ (Office Use Only)

Structural Hazards/ Damage	Minor/None	Moderate	Severe	Comments
Foundations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Columns, pilasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Non-structural Hazards / Damage				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ceilings, light fixtures	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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	<i>deterioration likely</i>			

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)

CDB 75001450

CHRISTCHURCH CITY COUNCIL ENFORCEMENT TEAM NOTICES COVERSHEET	Christchurch City Council 
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Address :	601 Columbo St		
Date :	15.10.10	Time:	12

Building Evaluation Transition Team - Actions	
Level 1 / 2 Assessment Sheet completed (attached)	<input checked="" type="radio"/> Yes / No
Photos taken and attached:	<input checked="" type="radio"/> Yes / No
Previous Existing Placard – <input checked="" type="radio"/> RED YELLOW GREEN UNKNOWN	
New Status (please circle – <input checked="" type="radio"/> RED YELLOW GREEN	
Further Action required: (Instruction for Administration) <div style="margin-left: 20px;"> update data base. • area fenced off safe • request engineers report refer BETT Ad. say NOTE letters to owner 21/10 Eng report to be sent by email. No 124 at this stage Vcopy attached 12/10/10. </div>	<input checked="" type="radio"/> Yes / No
No further Action required – Information entered by Data Hub - File	J 20/10
Notice Required to be completed by Operation NOTICE staff	<input checked="" type="radio"/> Yes <input checked="" type="radio"/> No
Text: Fully outline what the danger is and / or work required: 	

Completed by (print name): G. Hyde

C3 - GH154 810539 Lot 12 DP 6296 scanned

15 October 2010

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

Dear Sir/Madam,

RE: Report Required for 601-601A Colombo Street

Following an inspection of the above property on the 15 October 2010, the Christchurch City Council engineers have requested that you supply the Council with a CPEng report. In addition to a report we require a statement from a CPEng stating that the building is not "dangerous" in accordance with the Building Act which is detailed below.

The requirements detailed in this letter are designed to ensure public safety is protected, which ultimately is Council's primary responsibility. In order to balance public safety requirements against the financial impact on individual businesses as a result of buildings that remain closed, Council needs your assistance in insuring that the engineering certification provided to Council clearly and specifically covers the criteria detailed in this letter. Any certification forwarded that does not meet this criteria will not be accepted.

What needs to happen before removing a red and yellow placard

- Professional Engineer Practitioners Certification Suitability for Occupation of Earthquake Affected Buildings

Council is attempting to simplify the process for removing the red and yellow placard on earthquake damaged buildings or buildings affected by or at risk of damage from damaged buildings. This will help return buildings to their normal use.

Red and yellow placards should not be removed from buildings without approval from Council.

Before Council will accept that a building can be reoccupied, building owners must obtain certification at their cost from a Chartered Professional Engineer practicing in structural engineering. The certification must state that:-

- * the building is not dangerous in terms of Section 121(1) of the Building Act, as amended by the Canterbury Earthquake (Building Act) Order 2010 (copied below)
- * the building is not a risk to adjacent buildings or 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 by a Detailed Engineering Evaluation that includes;

- information on the damage that has occurred to the building,
- what remedial works, if any, have been carried out,
- 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.

Building Evaluation Transition Team
Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8140
Email: cdrescue@ccc.govt.nz
www.ccc.govt.nz

121 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.

The modifications made to this Section by the Canterbury Earthquake (Building Act) Order 2010 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.

Regards,

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

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 COLONBO ST

Short Name

601A

Address

PLEASANT Pools
LOWDOWN LANE

GPS Co-ordinates

S° _____ E° _____

Contact Name

Contact Phone

Stores at and above ground level

Below ground level

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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Previous Red TAG</u> <u>Have been removed</u> <u>& new red sticker</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 recommendations:
- Other:

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 27/12/10
ID 3.45

Inspection ID _____ (Office Use Only)

601 Colombo
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)~~

Trim Ref: 10/574125

28 December 2010

Yee Brothers Syndicate
c/- Harold Smith & Dallison
PO Box 13166
Armagh
Christchurch 8141

Dear Sir/Madam

**Notices under the Building Act 2004 not to use or occupy your building and to repair your building
601 Colombo Street**

The earthquake that struck Christchurch and the subsequent aftershocks have damaged many buildings in the City, including your property. We recognise that this is an extremely difficult time for you and we want to work with you to create a safe city.

Christchurch City Council staff are working hard to assess the buildings throughout the city to determine whether or not they are dangerous buildings.

Your building has been identified as one that was damaged by the earthquake and is considered dangerous. You need to be aware of the special government legislation that relates to your property.

Special legislation for Council to use for dangerous buildings

To assist the Council with its efforts following the earthquake special legislation has been enacted, which has enhanced Council powers under the Building Act 2004 to deal with dangerous buildings.

The primary aim of those powers is to keep people safe.

Steps the Council can take to achieve this aim include issuing notices to prevent people from using or occupying a building or to allow restricted entry to a building. A notice can also require that repairs must be carried out on a dangerous building within a certain time. This is extremely important if a building is to be made safe, and to minimise the impact on other businesses close to the affected property.

The Dangerous Building Notice issued for your building

The Council considers that your building is a dangerous building as defined in the Building Act, and that it is necessary for notices to be issued to:

- Prevent use or occupation of your building (a section 124(1)(b) notice)
- Require you to reduce and remedy the danger to your building (a section 124(1)(c) notice)

These notices are enclosed and have also been placed on your building to warn of the danger, as required by the Building Act. Please do not remove these notices as it is important the public and building users know about the danger to help safeguard them.

The Council's Building Recovery Office can help you

We recommend that you contact the Christchurch City Council Building Recovery Office (details below) to discuss your building assessment or if the particulars on the notices need clarification.

We also recommend that you talk to the Building Recovery Office before taking any steps to remedy the danger, and to discuss any building consents or resource consents that may be required for the work.

We realise the timeframes specified in the section 124(1)(c) notice may not be long enough to carry out the repair work, and we are keen to work with you to identify if a longer period is required.

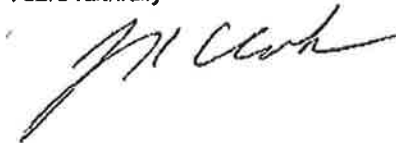
If you have not already done so, we recommend that you contact your insurers. You should also seek structural engineering advice from a qualified structural engineer on how to remove the danger.

We appreciate your understanding in this matter.

CONTACT:


CCC Building Recovery Office
Ground floor Civic Offices
53 Hereford Street
Tel: 03 941 8999
Email: Buildingrecoveryoffice@ccc.govt.nz

Yours faithfully

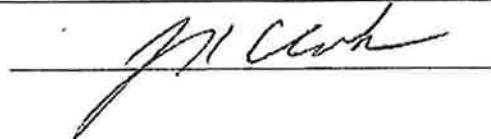


James Clark
Team Leader Enforcement
Inspections and Enforcement Unit

Encl

 <p>CHRISTCHURCH CITY COUNCIL - YOUR PEOPLE - YOUR CITY</p>	<p>CHRISTCHURCH CITY COUNCIL</p> <p>NOTICE</p> <p>UNDER SECTION 124(1)(c), BUILDING ACT 2004 (as modified by the Canterbury Earthquake (Building Act) Order 2010)</p>	
<p>TO:</p> <p>YEE BROTHERS SYNDICATE C/- HAROLD SMITH & DALLISON PO BOX 13166 ARMAGH CHRISTCHURCH 8141</p>		
<p>THE BUILDING</p>		
<p>Street Address: 601 COLOMBO STREET</p>		
<p>Legal Description: Lot 12, Deposited Plan 6296</p>		
<p>PARTICULARS</p>		
<p>In accordance with s121(1)(a) or (c) of the Building Act 2004, this building is dangerous as a result of an earthquake which occurred at the property on Saturday 4th September 2010, or as a result of aftershocks following that earthquake.</p>		
<ol style="list-style-type: none"> 1. The building has been damaged, and there are structural defects to the building. 2. Councils records show – the building has been damaged, and there are structural defects to the building. Significant damage to structural walls, party walls, fire walls and/or structural frame (cracking, bowing, failed connections, spalling). Significant damage to roof structure. Loose or insecure debris (bricks, glass etc). Cladding damaged or veneer dislodged (Insanitary Building, refer Environmental Health). 		
<p>TO REDUCE OR REMOVE THE DANGER YOU MUST:</p>		
<ol style="list-style-type: none"> A. Comply with any notice attached to the building prohibiting the use or occupation of the building, or restricting entry to the building. B. Keep persons away from the danger/risk in the building. C. Carry out work on the building to remove the danger . D. You must obtain a building consent to carry out any demolition, repairs or other work to remove the danger. Please contact the Christchurch City Council Building Recovery Office by telephone on 941-8999, or by email at buildingrecoveryoffice@ccc.govt.nz, or in person at the Ground Floor, Civic Offices, 53 Hereford Street, before making your building consent application. E. If urgent building work is necessary to save or protect life or health or prevent serious damage to property then you may be able to carry out that work without a building consent (see s41(1)(c) of the Building Act 2004). If, in reliance on s41(1)(c), building work is carried out without a building consent having been obtained, the owner must, as soon as practicable after completion of the building work, apply for a certificate of acceptance under s96 of the Building Act 2004. F. If the building is a listed heritage building then council approval must be obtained for the work, whether or not a building consent is required. 		
<p>Work required by this notice must be carried out by 31 JANUARY 2011. If you believe you are unable to carry out the work by that date please contact the Council's Building Recovery Office who will work with you on a solution that may include agreeing on a new timeframe.</p>		
<p>If the work is NOT carried out before 31 January 2011, or such other date agreed by the Council in writing, the Council may carry out the work required and you will be liable for the costs of the work unless you apply within 5 days of the work being carried out to a District Court for relief from this obligation.</p>		

Signed for & on behalf of the Christchurch City Council:









Name: James Clark

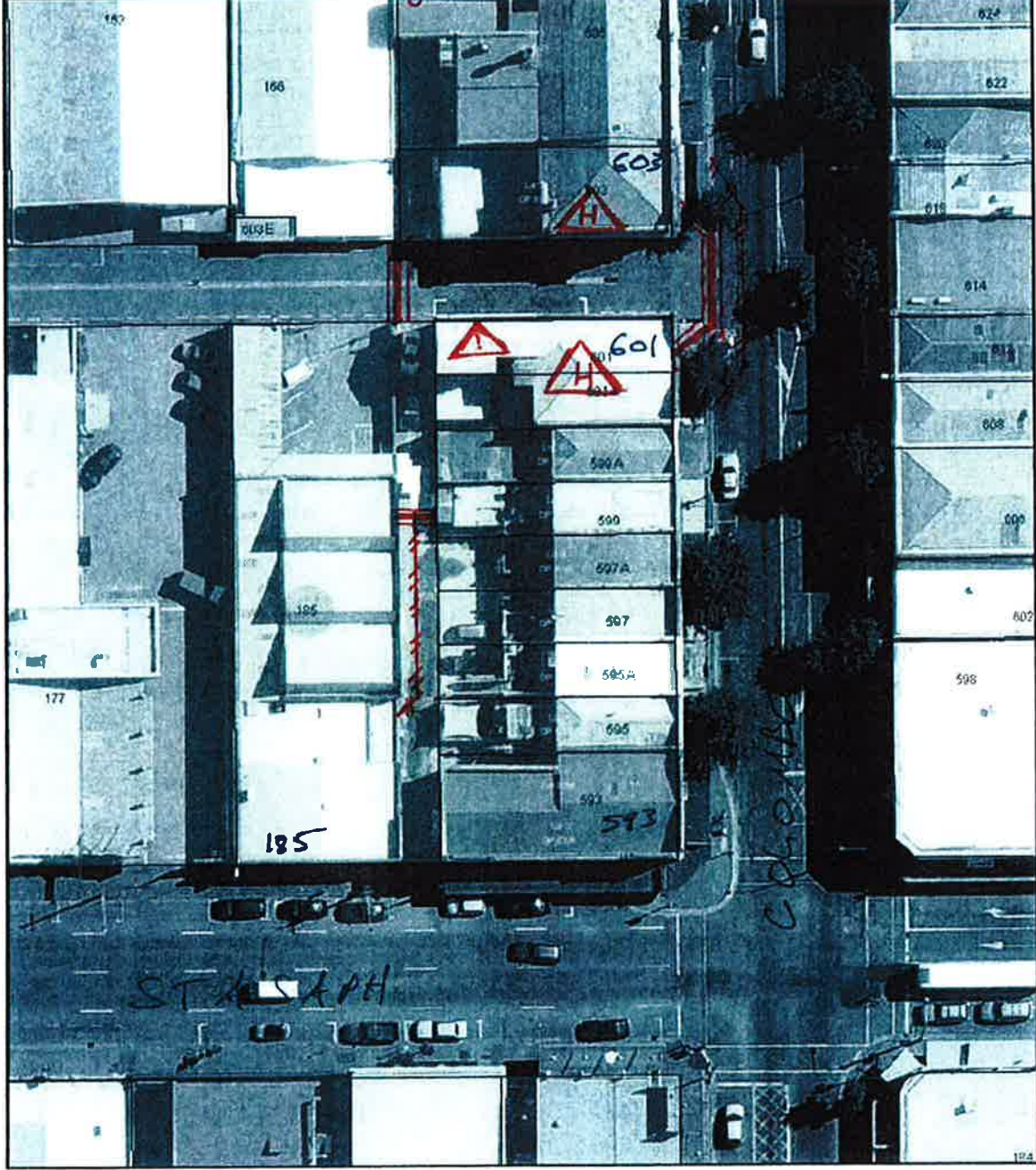
Position: Team Leader Enforcement


Date of issue: 28 December 2010

LEGEND

 *≠ fence.*
 *full height cordon for "extreme hazard" zone.*
Make sure these are not easily moveable.
Atix sign "Extreme hazard! DO NOT ENTER"

 Street Number
 Rating Unit
 Road Name
 2010 Aerial Photo



30 m  1 : 504.965067536141
 The accuracy of this plan and the measurements shown are not guaranteed but should be verified by inspection. Produced by 153.111.244.87 13:51 7/01/2011 © Copyright reserved 2002 reproduction prohibited. Aerial Photos: Copyright Terralink International Limited

601 COLOMBO STREET	
Property Manager:	Harold Smith and Dallinson 366-5869 Postal Address - Yee Brothers Syndicate, C/O Harold Smith & Dallinson, PO Box 13166, Armagh, Christchurch
Contacts:	Owner representative - John Dallinson:03-366-5869 // Engineer - Martin Sinclair:027-285-1277
Layout:	Pleasure plus
Current situation:	Red Unsafe - No notice issued
Notes Received:	Major Masonry wall collapse and roof into side street (Mollet). Demolition likely
Property contact connected to other:	601A Colombo Street
Photo:	Red Placarded after boxing day quake 2253 (20/01/11)
Date:	Details:
5/09/2010	Level 1 Rapid assessment - Red Unsafe
15/10/2010	Level 2 rapid assessment - Red Unsafe
18/10/2010	Request for Cpeng report sent
10/01/2011	Walkabout showed that there is a red sticker on this building. Stretching down to 601A and up to 603 affecting parking and footpath Walkabout reveals this building still red stickered. Barrier stretching down from t net, over mollet street, to here. Number on door for contact is 359-9608.
20/01/2011	Spoke to John of Harold Smith and Dallinson he advised that they intend to demolish this building and that they will be going through the consent process soon. His email address is john@dallinson.co.nz. Emailed him today requesting he forward any relevant engineers report for this building
24/01/2011	Spoke to Martin Sinclair who is also the engineer here, he advised that he had not completed the engineers assessment but was mostly through it and that he would be leaning towards a demolition. Will speak to him again today
1/02/2011	Spoke to John from Dallinson's today and advised of the need of engineers reports for this site as far as extending the S124 notice is concerned. He advised that he will get back to me with something as soon as possible
1/02/2011	Spoke to John of Dallinson about this and the fact I have no paperwork from them, he said he will forward the required information asap



ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS
 Resulting from Christchurch EARTH QUAKES

Address 601 & 601a Colombo Street

Inspection Engineers Name Paul Campbell (CPEng 197688)

Mobile Phone Number 027 221 2990

Date 31st Jan 2011

Structural Hazards / Damage	Minor / None	Mod	Severe	Comments
Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground Movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Columns, plasters, corbels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Pre-cast connections	N/A	<input type="checkbox"/>	<input type="checkbox"/>	
Beam	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Neighbouring Property Hazards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Non- structural Hazards / Damage				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Ceilings, light fixtures ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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"/>	

General Comments
 Building v. badly damaged esp Mallett st facade & back elevation.
 Can't get in to red sticker
 Req. eng report on Colombo st facade & any temp works req. to make bricks

Usability Intensity	Posting	Usability Category	Comment
Light damage Low risk	Inspected (Green)	Ga Occupiable, no immediate further	<input type="checkbox"/>
Demolished		Gb investigation required	<input type="checkbox"/>
		Gc Occupiable, repairs required	<input type="checkbox"/>
Medium damage Medium risk	Restricted Use (Yellow)	Ya Short term entry	<input type="checkbox"/>
		Yb No entry until repaired or demolished or risk from adjacent premises or ground failure	<input type="checkbox"/>
Heavy damage High Risk	Unsafe (Red)	Ra Significant damage	<input checked="" type="checkbox"/>
		Rb At risk from adjacent premises or from ground failure	<input type="checkbox"/>

Protection fencing required Yes / No
Details existing

DETAILS OF BUILDING DAMAGE - REFERENCE Status (Red / Yellow)

Resulting from Christchurch EARTH QUAKES

1 Type of Damage

Tick Boxes

Note

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

- | | | |
|-----|---|-------------------------------------|
| 1.1 | The building has been damaged, and there are structural defects to the building:
or | <input checked="" type="checkbox"/> |
| 1.2 | Damage to parapets, and / or chimneys, and / or ornamental features that may pose a risk to the public and / or adjacent property
or | <input type="checkbox"/> |
| 1.3 | The building has been damaged resulting in potential ingress of water (insanitary building, refer Environmental Health). | <input type="checkbox"/> |
| 1.4 | 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 properties. | <input type="checkbox"/> |

2 Characteristics of Damage

- | | | |
|-----|--|-------------------------------------|
| 2.1 | Significant damage to structural walls, party walls, fire walls and / for structural frame (cracking, bowing, failed connections, spalling). | <input checked="" type="checkbox"/> |
| 2.2 | Significant damage to foundations (cracking, significant settlement). | <input type="checkbox"/> |
| 2.3 | Significant damage to roof structure. | <input checked="" type="checkbox"/> |
| 2.4 | Significant damage / instability of stairwells or egress ways | <input checked="" type="checkbox"/> |
| 2.5 | Loose or insecure parapets, and / or chimneys, and / or ornamental features. | <input checked="" type="checkbox"/> |
| 2.6 | Loose or insecure debris (bricks, glass etc) | <input checked="" type="checkbox"/> |
| 2.7 | Cladding damaged or veneer dislodged
(Insanitary Building, refer Environmental Health) | <input checked="" type="checkbox"/> |

3 Consequences of Damage

- | | | |
|-----|--|-------------------------------------|
| 3.1 | Protection measures (cordons & barriers) in place around the building post earthquake is impeding public right of ways and / or traffic flows. | <input checked="" type="checkbox"/> |
| 3.2 | Debris from the property are impeding public right of ways and / or traffic flows. | <input type="checkbox"/> |
| 3.3 | Condition of building is posing a risk to other buildings | <input type="checkbox"/> |

DATE OF WORK TO BE COMPLETED BY / / 2011

Minimum 5 working days from date of this inspection

Maximum of 60 days



ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS
Resulting from Christchurch EARTH QUAKES

Address 601 Colombo Street 260a
Inspection Engineers Name Paul Campbell
Mobile Phone Number 027 222990
Date 14/2/2011

Structural Hazards / Damage	Minor / None	Mod	Severe	Comments
Foundations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ground Movement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Roofs, floors (vertical load)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mollet st & rear
Columns, plasters, corbels	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	" "
Diaphragms, horizontal bracing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Upper level roof members
Pre-cast connections <u>N/A</u>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	badly damaged
Beam	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	" "
Neighbouring Property Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	serious danger to Mollet st
Non- structural Hazards / Damage				
Parapets, ornamentation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mollet st & Colombo
Cladding, glazing	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	" "
Ceilings, light fixtures ?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Interior walls, partitions	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Elevators <u>N/A</u>	<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"/>	

General Comments

Wall on Mollet st badly damaged, roof badly damaged
 Interior (upper floor) badly damaged
URGENT (PRG) Report required

North end (601a) has more damage than 601 but all one
 Structure so building as a whole is compromised.

Usability Category

Usability Intensity	Posting	Usability Category	Comment
Light damage Low risk	Inspected (Green)	Ga Occupiable, no immediate further	<input type="checkbox"/>
Demolished		Gb Occupiable, repairs required	<input type="checkbox"/>
		Gc Demolished	<input type="checkbox"/>
Medium damage Medium risk	Restricted Use (White)	Ya Short term entry	<input type="checkbox"/>
		Yb No entry to parts until repaired, risk from adjacent premises or ground failure removed	<input type="checkbox"/>
Heavy damage High Risk	Unsafe (Red)	Ra Significant damage, 'do not enter'	<input checked="" type="checkbox"/>
		Rb At risk from adjacent premises or from ground failure "do not enter"	<input type="checkbox"/>

URGENT
 loose tin flashing
 down Mollet
 st should be
 removed near
 the wind blows
 them off -
**DANGER to
 PUBLIC!!!**

Protection fencing required Yes / No
 Details _____



DETAILS OF BUILDING DAMAGE
 Resulting from Christchurch EARTH QUAKES

601 Colombo Street

1 Type of Damage

Tick Boxes

Note

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

- 1.1 The building has been damaged, and there are structural defects to the building:
- or
- 1.2 Damage to parapets, and / or chimneys, and / or ornamental features that may pose a risk to the public and / or adjacent property
- or
- 1.3 The building has been damaged resulting in potential ingress of water (insanitary building, refer Environmental Health).
- 1.4 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 properties.

2 Characteristics of Damage

- 2.1 Significant damage to structural walls, party walls, fire walls and / for structural frame (cracking, bowing, failed connections, spalling).
- 2.2 Significant damage to foundations (cracking, significant settlement).
- 2.3 Significant damage to roof structure.
- 2.4 Significant damage / instability of stairwells or egress ways
- 2.5 Loose or insecure parapets, and / or chimneys, and / or ornamental features.
- 2.6 Loose or insecure debris (bricks, glass etc)
- 2.7 Cladding damaged or veneer dislodged (Insanitary Building, refer Environmental Health)

3 Consequences of Damage

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

RECOMMENDED FOR WORK TO BE COMPLETED BY / / 2011
 Minimum 5 working days from date of this inspection
 Maximum of 60 days

