Representative sample building REF:

History prior to September earthquake

194 Hereford Street - Joe's Garage

Relevant History – permits / consents that are not relevant to the performance of the building are not included

1930	**– Original construction date** • 2 storey unreinforced masonry building, with reinforced concrete bond beams, timber floors / roof structure, lightweight roof.
2004 – 2006	**Building consent for earthquake strengthening to 80% of NZS 4203:1992. Voluntary upgrade** • 1/12/2004 building consent application submitted – no use of the building was specified. • 01/03/2005 building consent issued • Builder – Armitage Williams Construction. Producer Statement Construction from Dave Dow – 28/4/2006 • Structural engineering – O'Loughlin Taylor Spence Ltd. Producer Statement Construction from John O'Loughlin - 21 April 2006 • 12/5/2006 code compliance certificate issued • Details of the work is adequately summarised in O'Loughlin Taylor Spence Ltd letter dated 27 April 2011. BUI.HER194.0001.1
2007	**LIM** • Issued 06/03/2007 • Identified that there was an earthquake prone building on the site. • Showed a code compliance certificate issued to strengthen the building
2007	**Building consent for coffee shop** • 18/05/2007 building consent application submitted • 03/08/2007 building consent issued • 15/08/2007 code compliance certificate issued • No further assessment of the structure was undertaken.

CHRISTCHURCH
CITY COUNCIL · YOUR PEOPLE · YOUR CITY

CHRISTCHURCH CITY COUNCIL
CODE COMPLIANCE CERTIFICATE
SECTION 95, BUILDING ACT 2004

BA7
PROJECT NO:
10051163

THE BUILDING

Street Address: 194 HEREFORD STREET, CITY, CHRISTCHURCH 8001

Legal Description : LOT 1 DEPOSITED PLAN 6560

Other:

BC

Use of building: Other Commercial Buildings

THE OWNER

Full Name(s): THE RED RASPBERRY COMPANY LIMITED

Mailing Address: P O BOX 5472
LAMBTON QUAY WELLINGTON 6040

AGENT – FIRST POINT OF CONTACT

Name: THE RED RASPBERRY COMPANY LIMITED

Mailing Address: R DOUGLAS & S HARROW
P O BOX 5475 WELLINGTON

- **BUILDING WORK.** The following work was authorised by this building consent:
  STAGE 1: STRENGTHEN EXISTING BUILDING

FILE COPY

The Christchurch City Council is satisfied, on reasonable grounds, that the building work complies with the building consent: and (ticked where applicable)

☐ The specified systems in the building are capable of performing to the performance standards set out in the building consent.

Attachments:

☐Yes ☐N/A Compliance Schedule
☐Yes ☐N/A Compliance Schedule Statement
☐Yes ☐N/A Supplementary sheet with specific information on the use of the building.

Signed for & on behalf of the Christchurch City Council:

Name:
Position: Building Inspection Co-ordinator

Date of issue: 12/05/2006

BUI.HER194.0006.3

64 3 3791642

10051163
10059508

FAX TRANSMISSION

O'Loughlin Taylor Spence Ltd
CONSULTING ENGINEERS

St Elmo Courts
47 Hereford Street
Christchurch 1

P O Box 2373
Fax 379 1642
Telephone 379 2734
Email: consultants@ots.co.nz

COMPANY: AW CONSTRUCTION

Reference: 2808

PROJECT: HEREFORD 194

194 HEREFORD ST, CHCH

ATTENTION: BEN HARROW

DATE: 10/02/2006

Fax No. 3599416

No. of Pages Following: 0

SENDER: Andrew J Horton

Please advise if all pages are not received

cc. CCC, BCT, Attn: Peter Harrow, fax: 9418920

RE: **CONFIRMATION OF PARAPET RESTRAINT SHOWN INDICATIVELY ON OTS/2808/S3^{B}&S4^{B}**

Ben,

- Along Gridline 1 we have 250UB31 portal legs extending to near the top of the parapet on Grid B, C, D and E. I propose welding (FSBW) 150PFC horizontal lateral restraint members (toes down) between these portal legs to the portal leg at each of the abovementioned grids approx 400mm down from the top of the parapet and bolting M20 CHEMSETS into sieves @ 800crs through the 150PFC and into the brick parapet. These continue between Grid B and A and return along Gridline A.
- Along Gridline 4 I propose the same detail as the one along Gridline 1 with the 150PFC horizontal lateral restraint members (toes down) positioned approx 600mm down from the top of the parapet.
- Along Gridline A, E and F we will need to use continuous 150PFC horizontal lateral restraint members (toes down) to the underside of the DHS150/12 purlins with 150x80x6ms cleats 5FWAR to the top of the 150PFC web for 2-M12 bolts to each purlin. Again bolt M20 CHEMSETS into sieves @ 800crs through the 150PFC and into the brick parapet.
- OTS detail sheets will follow ASAP of these proposed parapet restraints.
- Any queries or concerns please don't hesitate to give me call.

Regards,

Andrew

ACENZ DIRECTORS: J S O'Loughlin BSc BE (Hons) MIPENZ, J S Spence BE (Hons) MIPENZ

BUI.HER194.0006.4

Supporting information for Building Consent

194 Hereford Street

1. Purpose of document

This document provides background information in support of gaining building consent for **stage one** of alteration work to 194 Hereford Street.

10051163
CHRISTCHURCH CITY COUNCIL
RECEIVED
- 1 DEC 2004
CIVIC OFFICES
Application No .....

This document covers:

- Background information
- Staged approach plan (with breakdown of tasks)
- Approximate timeline

2. Introduction

194 Hereford Street is a Commercial building.

Our intention for this building is long-term investment. We intend to rent this building to commercial tenants in its entirety. At present we do not have a tenant(s) signed up and the building is currently empty.

A Project Information Memorandum (PIM) was submitted to the council in July, by Architects Wilson & Hill. Since that time our plans for the building have changed. As per our PIM our aim was to split the building with a mixture of commercial and residential (caretaker), with a residential extension on the roof.

Since that time we reframed our ideas and thinking. The building will now remain as is, with alteration and improvement work being carried out to the existing building. Once alterations have been completed the building will be leased to commercial tenants. Alterations to the building will occur in two stages.

This building consent covers Stage one.

3. Staged Approach

- ***Stage one*** (current building consent application). Involves earthquake restrengthening, repair of interior – floor, roof, windows and repainting exterior.

- ***Stage two*** – completion of remaining building work – fit-out of commercial areas, compliance for fire, access, stairwell (rails) and windows, plumbing, heating, electricity.

Please note that the building is currently unoccupied and will remain so until stage two is completed and the building completely complies with all applicable regulations within the Building Act 1991 (particularly – fire, safety and access). Following completion of phase one, we will present the building to the market to secured a tenant(s). Phase two will be completed with tenant input.

BUI.HER194.0006.5

3.1. Stage one

To include:

- Fit Steel to strengthen building against earthquakes and allow the removal of internal walls. Complying with council regulations and Building Code 1991
- Removing of inner walls after steel is fitted
- Repair damaged floorboards – sand and polish to high standard
- Sandblast and patch up existing brickwork
- Repair existing damaged windows
- Roof to be replaced/repaired
- Paint exterior of building
- Front and side doors upgraded

3.2. Stage two

To include: (NB: when applying for Stage two – all submitted documents will comply with Council Regulations)

- Plumbing, electricity
- Fire rate steel as required.
- New bi-folding windows to be refitted
- Re-positioning of staircase (if required) **Stairs to comply with access and compliance regulations
- Addressing access compliance
- Addressing Fire compliance – Cosgrove Major (Fire Engineers have been contracted to carry out this work)
- Basic amenities fit out - toilet, bathroom, basic kitchen area
- Complete fit out of commercial spaces – drafting/architectural plans to be submitted in support.

BUI.HER194.0006.6

4. Timeline

Early Dec	Phase one consent documents completed submitted to CCC - tender documents prepared (IF REQUIRED)
Jan	Phase one consent gained Tender documents issued (IF REQUIRED) Engineer shop drawings completed Steel contractor and other sub contractors chosen
Feb - March	Phase one alteration work begins Steel work completed and fitted Inner walls removed Roof repaired Floored repaired Windows Repaired Exterior painted Marketing of building commences – negotiations with tenants
April	Phase two designed / documents submitted to council for approval
May – July	Phase two work commencement and completed.

BUI.HER194.0006.7

Association of Consulting Engineers New Zealand | New Zealand Institute of Architects | Institution of Professional Engineers New Zealand

P.I.M No.....

Building Regulation Clause(s) B1

10051163

PRODUCER STATEMENT - PS1 - DESIGN

(Guidance notes on the use of this form are printed on the reverse side)

CHRISTCHURCH CITY COUNCIL RECEIVED - 1 DEC 2004 CIVIC OFFICES Application No .....

ISSUED BY: JOHN STANLEY SPENCE *(Suitably qualified Design Professional)*

TO: ROBERT DOUGLAS & SARAH HARROW *(Owner)*

TO BE SUPPLIED TO: CHRISTCHURCH CITY COUNCIL *(Territorial Authority)*

IN RESPECT OF: STRENGTHENING EXISTING UNREINFORCED MASONRY BUILDING *(Description of Building Work)*

AT: 194 HEREFORD STREET, C.B.D., CHRISTCHURCH *(Address)*

LOT ..... **DP** ..... **SO** .....

O'LOUGHLIN TAYLOR SPENCE LTD *(Design Firm)* has been engaged by OWNER *(Owner/Developer/Contractor)*

to provide STRUCTURAL DESIGN : PORTAL FRAMES; FOUNDATIONS; BEAMS; POSTS; FLOOR JOISTS; ROOF JOISTS; CONNECTION DETAILS. *(Extent of Engagement)* services in respect of the

requirements of Clause(s) B1 (STRUCTURE) of the Building Regulations 1992 for

☐ All ☒ Part only as specified

of the building work. The design has been prepared in accordance with B1/VM1, B1/AS1 *(verification method(s)/acceptable solutions(s))*

(respectively) of the approved documents issued by the Building Industry Authority and the work is described on

O'LOUGHLIN TAYLOR SPENCE LTD *(Design Firm)* drawings titled ALTERATIONS TO 194 HEREFORD STREET CHRISTCHURCH

and numbered OTS/2808/S1A, S2^{A}, S3^{A} & S4^{A} and the specification and other documents according to which the building is proposed to be constructed.

As an independent design professional covered by a current policy of Professional Indemnity Insurance to a minimum value of $200,000, **I BELIEVE ON REASONABLE GROUNDS** that subject to:

(i) the site verification of the following design assumptions 100 kPa Safe bearing capacity of soil; Liquefaction potential measured* (if required by CCC) to impose no more than the ULS equivalent of 100 kPa safe bearing pressure on new and existing foundations.

*By a geotechnical engineer.

and (ii) all proprietary products meeting the performance specification requirements, the drawings, specifications, and other documents according to which the building is proposed to be constructed comply with the relevant provisions of the building code.

.....
(Signature suitably qualified Design Professional)

Date.....29 NOVEMBER 2004.....

B.E. (HONS), M.I.P.E.N.Z
(Professional Qualifications)

CP Eng
~~ERB/AERB~~ Reg No. 35414

Member ACENZ ☒ IPENZ ☒ NZIA ☐

P.O.BOX 2373, CHRISTCHURCH
(Address)

This form to accompany Form 3 of the Building Regulations 1992 for the application of a Building Consent. October 94

BUI.HER194.0006.8

30 x 5 saw cut filled with Thioflex 600 Sealant

665 mesh, every alternate bar cut directly below saw cut

S.C. = Saw Cut Joint

(1:20)

30 x 5 saw cut filled with Thioflex 600 Sealant

665 mesh

butt joint

16ϕ x 230mm lg. Speed Dowel with R16 dowel bar, 500mm long @ 450 crs

C.J. = Control Joint

(1:20)

A B C D E F

3000 (typical)

1 2 3

C.J.

EXISTING SAFE, STAIRS & TOILET DEMOLISHED (SHOWN DOTTED)

CONTROL JOINT (C.J.)

SAWCUT JOINT (S.C.)

360 UB 57 frame over

S.C.

300 wide Standard NZS3604 thickening under load bearing walls.

3000

3.87m to line with ℄ of existing load bearing wall

4.06m to line with ℄ of existing load bearing wall

3.20m to line with ℄ of existing load bearing wall

4.10m to line with ℄ of existing load bearing wall

3.97m to line with ℄ of existing load bearing wall

900

TYPICAL 800x900 PAD (18 off)

40ϕ hole for D16 hairpin bar.

EXISTING GROUND FLOOR LEVEL

360UB57

320

PROPOSED GROUND FLOOR LEVEL

55 to ℄

20 dry pack mortar

DPM

150min compacted hard fill

D12 c200crs ew, + ℄b epoxied 200min into existing foundation. (TYPICAL)

75 BOTTOM COVER (TYPICAL)

50 TOP/SIDE COVER (TYPICAL)

450 deep foundation pads (TYPICAL)

1 (1:10)

100 concrete slab floor, 20mPa, 665 mesh at 40 top cover, D16 hair pins through 40ϕ hole in 360UB57 portal legs, 3000 long total,

*D12 starter bars epoxied 200 into brickwalls @ 600crs, 500 lap with mesh.

Ground Floor Plan

(1:50)

2 (1:10)

665 mesh

PROPOSED GROUND FLOOR LEVEL

150 min compacted hard fill

*D12 @ 600 crs starters (typical)

DPM

CHRISTCHURCH CITY COUNCIL RECEIVED 15 NOV 2005 CIVIC OFFICES Application No .....

AMENDED PLAN

NOTES: (i) CONCRETE FOR FOUNDATION PADS TO BE 20mPa AT 28 DAYS CONCRETE COMPRESSIVE STRENGTH

(ii) EXISTING TIMBER FLOORING, JOISTS, BEARERS & PILES TO BE REMOVED AFTER INSTALATION OF FOUNDATION PADS & PORTAL FRAMES AND REPLACED WITH A 100 CONCRETE SLAB FLOOR FOR THE ENTIRE GROUND FLOOR AREA AS SHOWN ABOVE.

(iii) ALL EXISTING GROUND FLOOR LOAD BEARING TIMBER FRAMED WALLS ARE TO BE REMOVED AND REPLACED WITH THE PORTAL FRAMES SHOWN ABOVE BEFORE TIMBER FLOOR IS REMOVED AS THE EXISTING FIRST FLOOR NEEDS TO BE PROPPED DURING THIS PROCESS. PROPPING TO BE RESPONSIBILITY OF CONTRACTOR. ENGINEER CAN BE CONSULTED.

EXISTING STEEL BEAM ON GRID B TO BE REMOVED AND RETAINED FOR POSSIBLE REUSE ON GRID 2 TO SUPPORT FIRST FLOOR LOADING. ENGINEER TO CONFIRM ON SITE. OTHER EXISTING STEEL BEAM ALSO RETAINED FOR REUSE.

Building Consent Office CHRISTCHURCH CITY COUNCIL CONSENT DOCUMENT 28 NOV 2005 File Copy

All building work shall comply with the consented documents.

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE

Drawn with AutoCAD-R13

O'Loughlin Taylor Spence Ltd
CONSULTING ENGINEERS
Level 4, St Elmo Courts, 47 Hereford Street, Christchurch 1
P.O Box 2373, Fax: 379 1542, Telephone: 379 2734, E-mail: consultants@ots.co.nz

BCP 100S9508

ALTERATIONS to 194 HEREFORD STREET

CHRISTCHURCH

scales	date	issue		title		sheet	rev
1:50	29/11/04	CONSENT	A	STEELWORK	drn TH AS H	S1	B
	22/08/05	CONSTRUCTION	B	GROUND FLOOR PLAN	ckd		
A2 size				FRAME LAYOUT	app		
					file 2808		

BUI.HER194.0006.9

A B C D E F

1 2 3

NEW: 250x50 (ROUGH SAWN) (1st FLOOR) joists @ 350 crs (REUSE EXISTING 250x50 joists WHERE SPAN PERMITS)

NEW: 250x50 (ROUGH SAWN) (1st FLOOR) joists @ 350 crs (REUSE EXISTING 250x50 joists WHERE SPAN PERMITS)

EXISTING (1st FLOOR) 250x50 joists @ 450 crs STRENGTHENED AT GRID B

EXISTING (1st FLOOR) 250x50 joists @ 450 crs STRENGTHENED AT GRID B & GRID C

EXISTING (1st FLOOR) 250x50 joists @ 450 crs

EXISTING (1st FLOOR) 250x50 joists @ 450 crs STRENGTHENED AT GRID C

EXISTING (1st FLOOR) 250x50 joists @ 450 crs STRENGTHENED AT GRID C & GRID D.

EXISTING (1st FLOOR) 250x50 joists @ 450 crs STRENGTHENED AT GRID D.

EXISTING SAFE, STAIRS & TOILET DEMOLISHED (SHOWN DOTTED)

REUSE SHORTER SPAN

EXISTING (1st FLOOR) JOISTS 250x50 joists @ 450 max crs.

STAIR

VOID

250 UB 31 frame over

250 UB 31 frame over

250 UB 31 frame over

DN

1/S4 FIRST FLOOR LEVEL

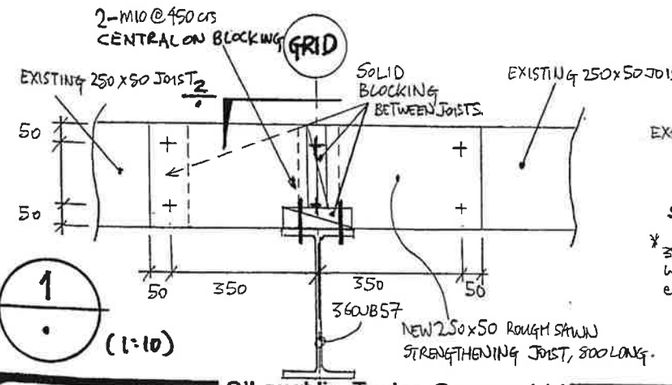
1 FIRST FLOOR LEVEL

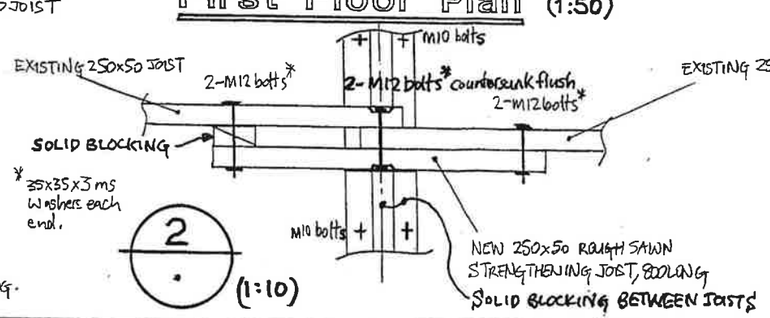
☆ Note: Load bearing walls around stairs are shown on Architects drawings. Joists to span onto these walls where required.

AMENDED PLAN

CHRISTCHURCH CITY COUNCIL RECEIVED 15 NOV 2005 CIVIC OFFICES Application No

First Floor Plan (1:50)





BRUCE CHIN
Building Consent Officer

CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
28 NOV 2005
File Copy
All building work shall comply with the consented documents.

NOTES:
(i) SIMILAR SOLID BLOCKING AND M10 BOLTS @ 350 crs ARRANGEMENT TO NEW 250x50 (ROUGH SAWN) (1st FLOOR) JOISTS @ 350 crs AS SHOWN IN DETAILS ACROSS.
(ii) CEILING BEAMS ALONG GRIDS 2 & 3 MAY BE REQUIRED TO CARRY ROOF JOISTS IN PLACE OF REMOVED LOAD BEARING WALLS. POSITIONS & BEAMS REQUIRED WILL BE CONFIRMED AT TIME OF OPENING UP THE 1st FLOOR CEILING AT TIME OF CONSTRUCTION. ANY REQUIRED CEILING BEAMS WILL BE CONNECTED INTO 250UB31 PORTAL FRAMES.
(iii) ALLOW TO MAKE GOOD ANY ROOFING IRON WHICH HAS LOST ITS INTEGRITY, ALSO ANY ROOF MEMBERS EFFECTED BY ROT DUE TO WATER INTRUSION INTO ROOF SPACE.
(iv) OTS/2808/S3B SHOWS ALL THE REQUIRED REFERENCES FOR STRENGTHENING BRICKWORK CONNECTIONS TO TRUSSES, FLOORS & ROOFS (PARAPETS). S4B GIVES TYPICAL DETAILS TO BE CONFIRMED AT TIME OF CONSTRUCTION.

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE

Drawn with AutoCAD R13

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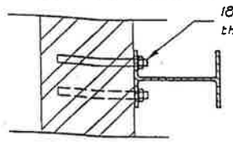
ALTERATIONS to 194 HEREFORD STREET
CHRISTCHURCH

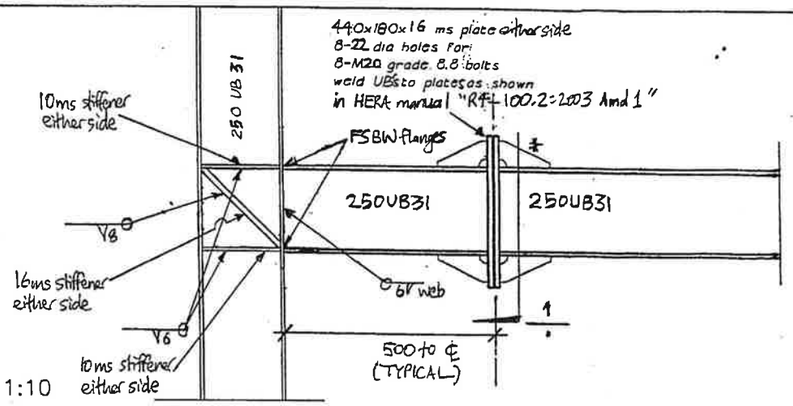
scales	date	issue	rev	title		sheet	rev
1:50	29/11/04	CONSENT	A	STEELWORK	drn TH AJH	S2	B
	22/03/05	CONSTRUCTION	B	FIRST FLOOR PLAN	chd		
				FRAME LAYOUT	app		
A2 size						file 2808	

BUI.HER194.0006.10

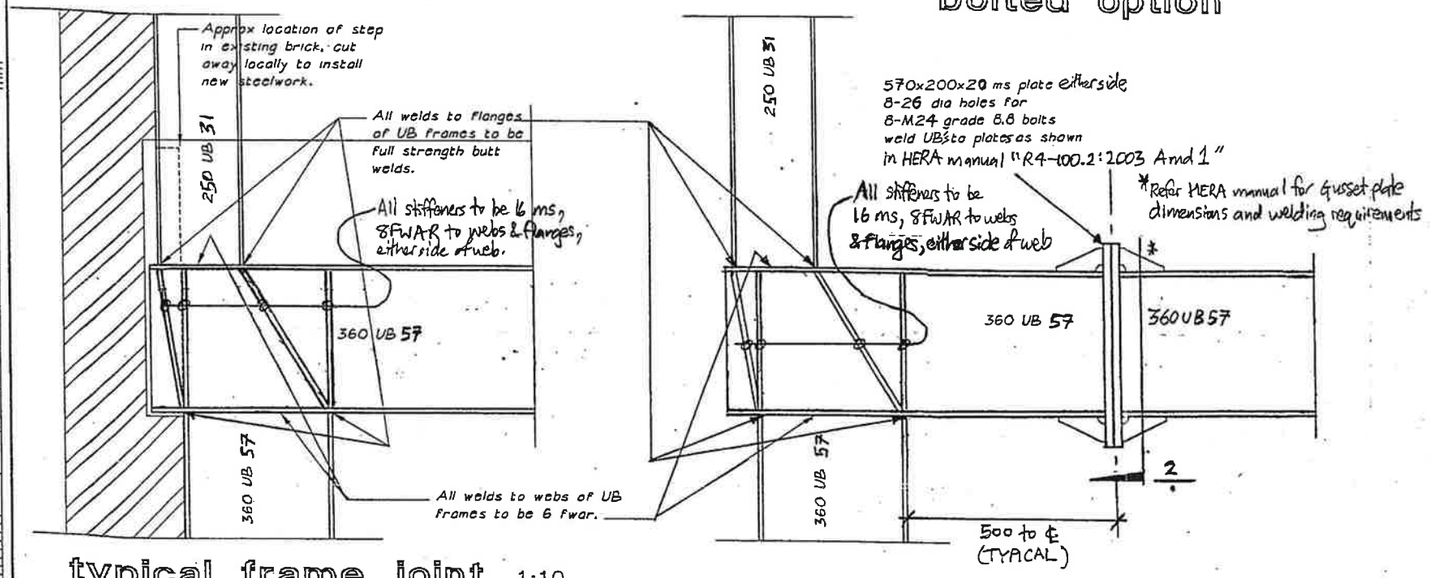
NOTES = Steel portal frames to be fully welded as shown below or connected using HERA connections detailed to right. Contractor to choose preferred method of construction and erection of steel portal frames.



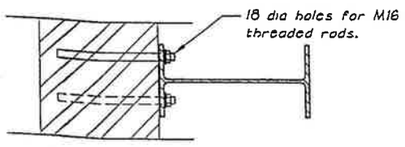
leg/wall connection 1:10



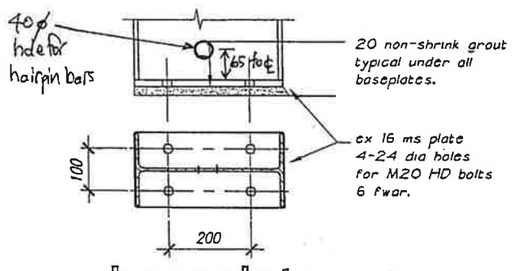
bolted option



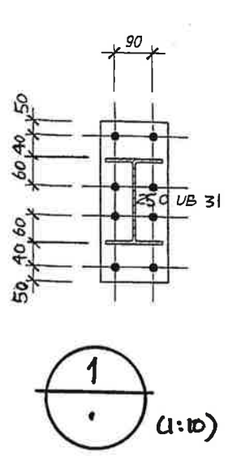
typical frame joint 1:10

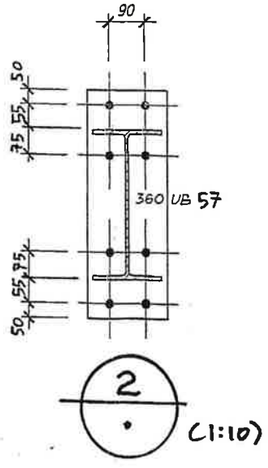


leg/wall connection 1:10



baseplate 1:10





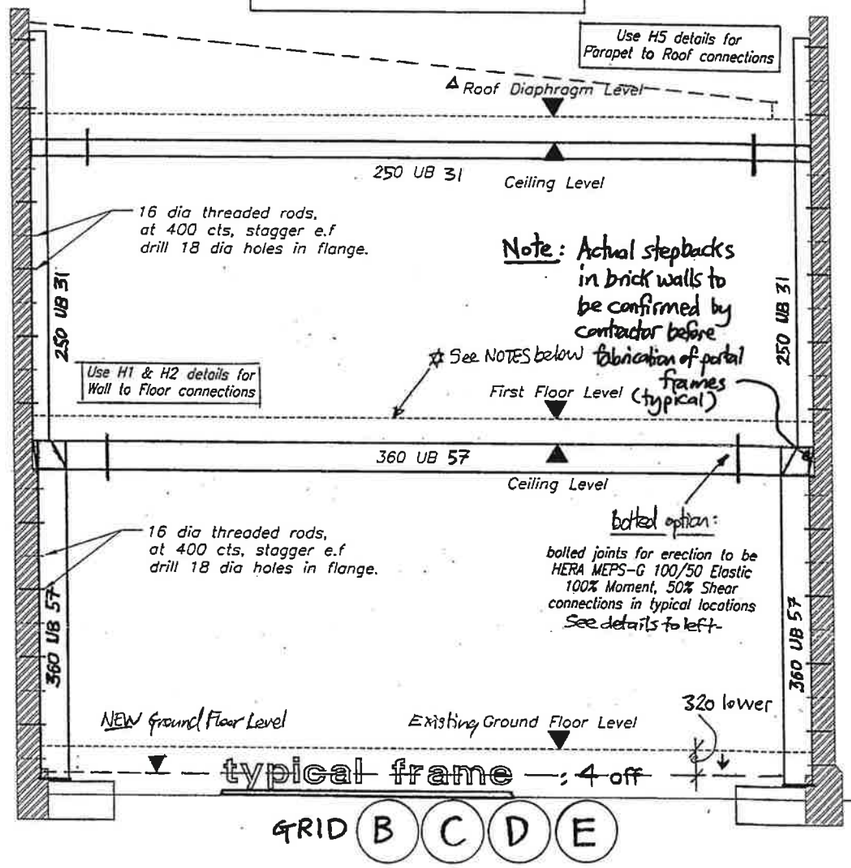
NOTES:
Steelwork is connected to existing brickwalls with 16 dia threaded rods, grout into existing brick as far as possible using the Epoxy Chemset Injection System. Maintain approx 50 cover to far face of wall.

Welds to be 6 fillet welds all round unless noted otherwise

Use H3 & H4 details for Wall to Roof connections

Use H5 details for Parapet to Roof connections

Use H1 & H2 details for Wall to Floor connections



△ Roof Diaphragm level shown is for the option of putting on a 15mm PLYFLOOR structural floor diaphragm for a proposed Second Floor Level. If this isn't done then we will need a GIB Bracline Ceiling Diaphragm at Ceiling Level replacing the existing ceiling.

NOTES:
Use Draft Guidelines for Assessing and Strengthening Earthquake Risk Buildings 10 February 1995 for details H1 – H5 noted

Provide 20mm dry pack mortar bed between brickwork and steel frame members

NOTES: ☆ First Floor to be a structural floor diaphragm to the requirements of NZS3604:1999. Ecoply PLYFLOOR CD 15mm flooring (with joists at 450cts max) fixed to abovementioned requirements would suffice.

BRUCE CHIN
Building Consent Officer
CHRISTCHURCH CITY COUNCIL
CONSENT DOCUMENT
28 NOV 2005
File Copy
All building work shall comply with the consented documents.

AMENDED PLAN

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE

Drawn with AutoCAD R13

O'Loughlin Taylor Spence Ltd
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ALTERATIONS to 194 HEREFORD STREET
CHRISTCHURCH

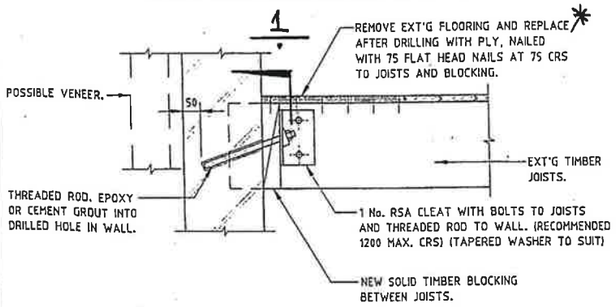
scales	date	issue	rev	title		sheet	rev
1:50 1:20	29/11/04	CONSENT	A	STEELWORK	drn TH	S3	B
1:10	22/6/05	CONSTRUCTION	B	TYPICAL FRAME DETAILS	chd ATH		
A2 size					app	file 2808	

BUI.HER194.0006.11

EXCERPTS FROM "DRAFT GUIDELINES FOR ASSESSING AND STRENGTHENING EARTHQUAKE RISK BUILDINGS" (10 FEB 1995) CALLED UP ON S3B.

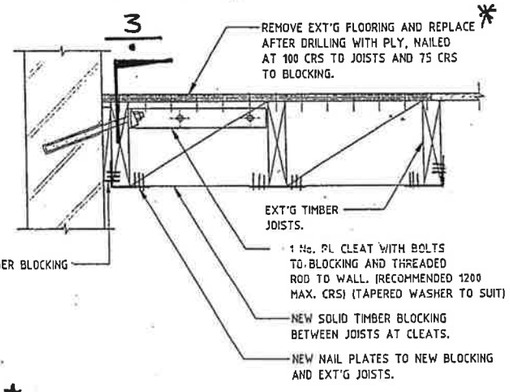
H1 WALL TO FLOOR CONNECTION

(FLOOR JOISTS PERPENDICULAR TO WALL)



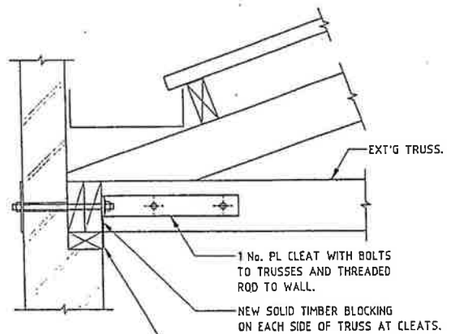
H2 WALL TO FLOOR CONNECTION

(FLOOR JOISTS PARALLEL TO WALL)



H3 WALL TO ROOF CONNECTION

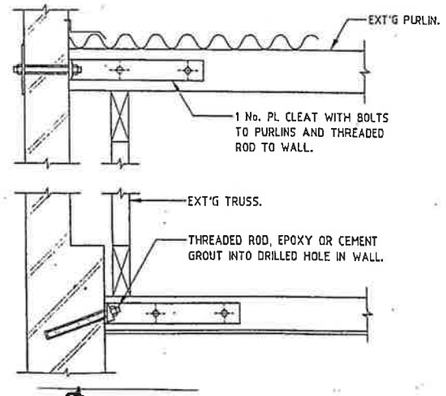
(TRUSSES PERPENDICULAR TO WALL)



NOTE :-
1 : ADDITIONAL SECONDARY (TRANSOM) MEMBERS TYPICALLY REQUIRED TO RESTRAIN BRICKWORK BETWEEN TRUSSES.

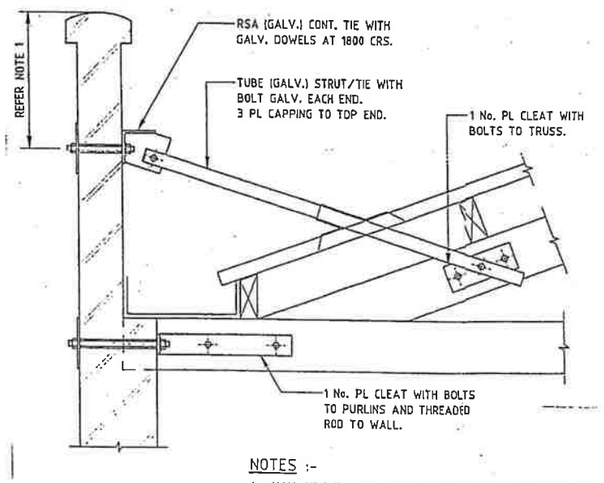
H4 WALL TO ROOF CONNECTION

(TRUSSES PARALLEL TO WALL)



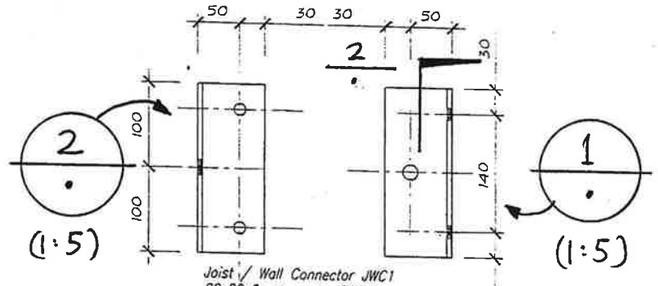
H5 PARAPET RESTRAINT

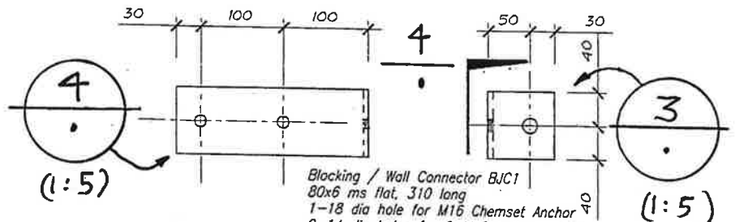
(TRUSSES PERPENDICULAR TO WALL)

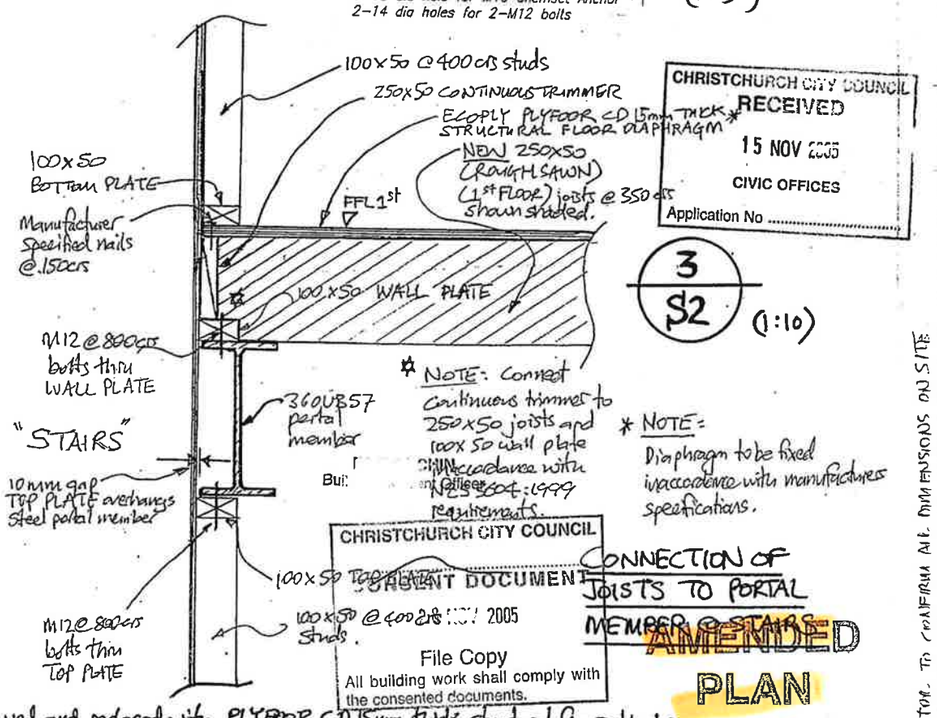


NOTES :-
1 : MAX. HEIGHT = 1.5 x THICKNESS FOR ZONE FACTOR Z ≥ 0.8
= 2.5 x THICKNESS FOR ZONE FACTOR Z ≤ 0.8

NOTES : ENGINEER TO CONFIRM CLEAT PLATE & BOLT SIZES FOR THE ABOVE DETAILS AT TIME OF OPENING UP THE EXISTING STRUCTURE AT TIME OF CONSTRUCTION







* In this specific instance the entire existing floor is eventually going to be removed and replaced with PLYFLOOR CD 15mm thick structural floor diaphragm. First remove sections of floor to allow sections of wall to floor connections H1 & H2 to be completed and replace with 1200 x 2400 long sheets of PLYFLOOR. Then once all H1 & H2 connections are established (with appropriate nailing of PLYFLOOR sheets to trimmers and joists) the rest of the existing floor can be removed, in sections, and replaced with ECOPLY PLYFLOOR structural floor diaphragm.

CONTRACTOR TO CONFIRM ALL DIMENSIONS ON SITE

Drawn with AutoCAD R13

O'Loughlin Taylor Spence Ltd
CONSULTING ENGINEERS
Level 4, St Elmo Courts, 47 Hereford Street, Christchurch 1
P.O Box 2373
Fax: 379 1642
Telephone: 379 2734
E-mail: consultants@ots.co.nz

ALTERATIONS to 194 HEREFORD STREET

CHRISTCHURCH

scales	date	issue	REV	title		sheet	rev
1:50	29/11/04	CONSENT	A	STEELWORK	drn TH	S4	B
1:10	22/08/05	CONSTRUCTION	B	MODIFIED FRAMES	chkd AJOH		
				DETAILS	appd		
A2 size						title 2808	

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BUI.HER194.0002A.1

Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials	PVD	Date of Inspection	5/9/11	Exterior Only	✓
Territorial Authority	Christchurch City	Time	3:05	Exterior and Interior	

Building Name Joes Garage
Short Name
Address 194 Hereford St

GPS Co-ordinates S° E°
Contact Name
Contact Phone

Storeys at and above ground level 2 Below ground level
Total gross floor area (m²) 420. 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 %	☐

Propi 138580
lot 1 DP 6560

Sign here on completion

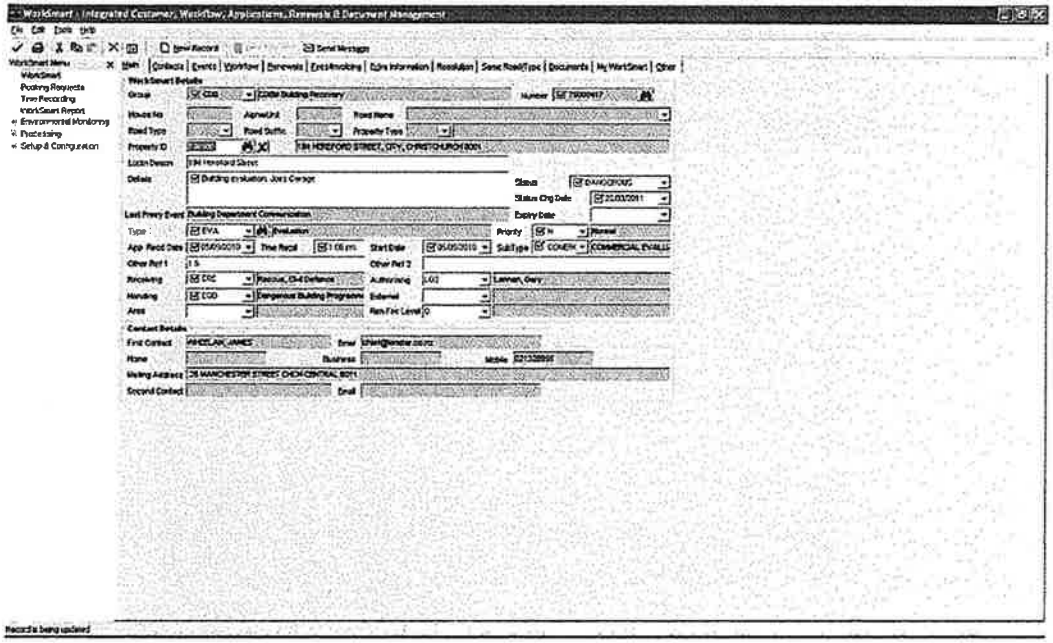
Date & Time 5/9/11 3:05
ID PVD.

Inspection ID ________ *(Office Use Only)*

PVD511

BUI.HER194.0006.13

BUI.HER194.0006.14



TOBIN-15387-0907

TOBIN-15387-0908

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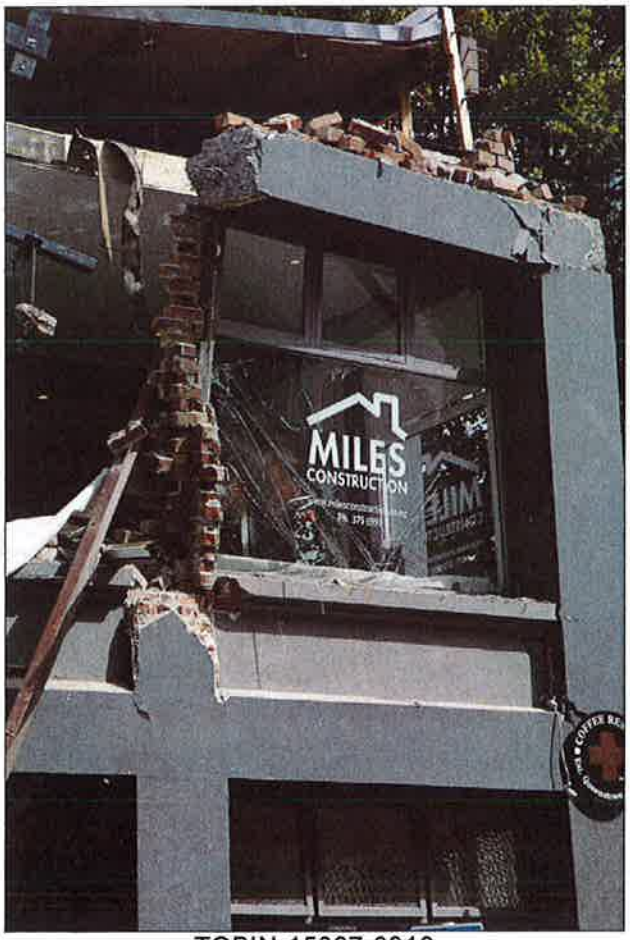
TOBIN-15387-0909



TOBIN-15387-0910

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POLICE

TOBIN-15387-0905

TOBIN-15387-0906

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