

	BUILDING SURVEY		Date <u>20/04/75</u> Ref <u>10/28</u>	Legal			
NAME & ADDRESS	Name of Building <u>KENNEDY'S BCG</u>			<u>DP 3675</u>			
	Street <u>High</u>		No. <u>244</u>				
OWNER-SHIP	Owned		Leased	Area			
PLANS	<u>some available</u>		Occupancy <u>8 hr</u> 24 hr. <u>5 days</u> 7 days				
USE	<u>Office</u> , Workroom, Factory, <u>Commercial</u> , Storage, Other						
STRUCTURE	No. of Storeys <u>III</u> Mezz. Basement <input checked="" type="checkbox"/>						
	Building Dimensions: Width <u>12</u> Length <u>27</u> Height <u>13</u>						
	Foundation Type: <u>Strip Footing</u> Raft Piles						
	Ground Conditions: Gravel Sand Silt Clay Fill						
	Structural System: Frame Shear Wall L.B.M, B & C <input checked="" type="checkbox"/>						
	Bearing Walls: Wall Bands: <u>Yes/No</u>						
	Street Walls: Column Continuity: <u>Yes/No</u>						
	Building: Original Form Minor Alt. <input checked="" type="checkbox"/> Substantial Alt.						
	Floor: R.C. Wood <input checked="" type="checkbox"/> Other Eff.Diaph Non Eff. <input checked="" type="checkbox"/>						
	Roof: <u>Pitched</u> Flat Other						
	Roof Diaphragm: <u>Effective</u> Non Effective <input checked="" type="checkbox"/>						
	Roof Coverings: <u>Concrete</u> Asphalt Galv. Iron Corr.Asbestos Tiles Other						
	Chimneys: <u>Brick</u> Other						
		Where	Material	Height	Length	Thickness	Remarks, Condition
	Parapets	<u>Steel</u>	<u>each side</u>	<u>2</u>	<u>2</u>		<u>see sketch</u>
Gables							
Appendages	<u>2</u>					<u>Minor</u>	
	Lifts: Number Open Enclosed						
	Stairs: Number <u>1</u> Type <u>Asph.</u> Wood <input checked="" type="checkbox"/> Steel R.C.						
NON STRUCTURAL	Partitions: <u>Brick</u> Breeze Concrete Block						
	Wood Other Condition <u>fair</u>						
	Ceilings: <u>Lath</u> Wood Fib. Plaster						
	Other Condition <u>fair</u>						
DAMAGE	Cracked Walls Joints Displacement						
	Settlement Remarks						
GENERAL	<u>North & South walls may be faulty - walls for adjacent bldg.</u>						
STRUCTURAL CONDITION	Poor Fair Good						
	Hazards <u>Street parapets</u>						
NUMERICAL RATING	Maintenance	<u>2</u>	Storeys	<u>1</u>	Classification <u>A</u>		
	Street wall	<u>2</u>	Public Access	<u>2</u>			
	External Walls	<u>1</u>	Time Occupied	<u>1</u>			
	Internal Walls	<u>2</u>	Persons Occupied	<u>1</u>			
	Foundations	<u>1</u>	Date Built: <u>1885</u>	<u>2</u>			
			Total	<u>15</u>			

TABLE 1 BUILDING ASSESSMENT

BUI.HIG246.0004.2

	Numerical Rating		
	2	1	0
General Standard of Maintenance	Poor	Fair	Good
Appendages on Street Frontage	Significant amounts of masonry	Minor	Nil.
Continuity of External Walls	No continuity	Reasonable continuity	Full Structural Continuity
Effectiveness of Internal Frames	Non-existent	Some Moment Resistance	Fully Effective
Foundation Conditions	Bearing Capacity less than $\frac{1}{2}$ T/ft ²	Gravels etc. Bearing $>\frac{1}{2}$ T/ft ²	Rock
Number of Storeys	More than 4	2 to 4	1
Public Assessibility	Central City	Suburban Commercial /Industrial	Residential
Time Building Occupier	More than 50 hours/week	More than 8 less than 50 hours/week	Less than 8 hours/week
Persons in Building When Occupied	More than 4 persons per 1,000 sq. ft.	More than 2 less than 4 persons per 1,000 sq. ft.	Less than 2 persons per 1,000 sq. ft.
Date of Construction	Before 1920	Between 1920 and 1935	After 1935

TABLE 2 BUILDING CLASSIFICATION & REQUIRED ACTION

Total Numerical Rating	Building Classification	Recommended Action
15 and over	A	Immediate Action under Section 301A of Municipal Corporations Act.
12, 13, 14, 15	B	Remedial action within two years
9, 10, 11, 12	C	Remedial action within ten years.
9 and under	D	Probably adequate if building is well maintained.



CITY OF CHRISTCHURCH

CITY ENGINEER'S DEPARTMENT
P.O. BOX 237 CHRISTCHURCH NEW ZEALAND B2/2

IN REPLY PLEASE QUOTE: BU/5/2
IF CALLING PLEASE ASK FOR: Mr. Saunders

11 June 1976

The Manager,
Fourth City Estates Ltd.,
P.O. Box 707,
CHRISTCHURCH.

Mo Currow
Ph 65386.

Dear Sir,


BUILDING : 244-246 HIGH STREET

The Christchurch City Council has been empowered by order in Council to administer Section 301A of the Municipal Corporations Act. In this regard, I have to advise that in my opinion your building at 244-246 High Street would not comply with the provisions of this particular Section of the Act, which requires buildings to be of sufficient strength to resist a moderate earthquake. In particular, I am concerned about the street wall construction.

As the area adjacent to the building is subject to heavy pedestrian traffic, I would be obliged if you would advise me what your intentions are with regard to the future of the building.

Enclosed with this letter is an information sheet which gives a general outline of the requirements of the Act and City Council's By-Laws. I would draw your attention to the fact that this letter is not a notice as required by the Act.

Yours faithfully,


for Deputy General Manager
& City Engineer

JLS(2)

...Encl.

SEISMIC RISK BUILDINGS - SURVEY

GENERAL

Date Inspected: 7/1/1990 File No: _____
 Address of Building: 240-246 High Street (242 High Street)
 Legal Description of Site: Lot 1 DP 3675
 Name of Owner: Y. Yankov
 Address of Owner: 41 Urunga Avenue, Christchurch
 Principal Tenants: Jag
 Occupancy: (please tick) 8 hours 24 hours 5 days 7 days
 Use (eg. Office, Workroom, Factory, Commercial, Storage, Other): _____

STRUCTURE

Date of Construction: 1885
 Building Dimensions: Width: _____ Length: _____ Height: _____

Number of Storeys: <u>3</u>	Foundation Type:	Structural System:	Building:
Mezzanine <input type="checkbox"/>	Strip Footing: <input checked="" type="checkbox"/>	Frame <input type="checkbox"/>	Original Form <input type="checkbox"/>
Basement <input type="checkbox"/>	Raft <input type="checkbox"/>	Shear Wall <input type="checkbox"/>	Minor Alterations <input checked="" type="checkbox"/>
	Piles <input type="checkbox"/>	LBM B&C <input checked="" type="checkbox"/>	Substantial Alterations <input type="checkbox"/>
Floor:	Roof Coverings:	Number of Stairs:	Ground Conditions:
FC <input type="checkbox"/>	Concrete <input type="checkbox"/>	Type: _____	Rock <input type="checkbox"/>
Wood <input checked="" type="checkbox"/>	Asphalt <input type="checkbox"/>	Wood <input checked="" type="checkbox"/>	Gravel <input checked="" type="checkbox"/>
Eff Diaph <input type="checkbox"/>	Galv Iron <input checked="" type="checkbox"/>	Steel <input type="checkbox"/>	Sand <input type="checkbox"/>
Non Eff <input checked="" type="checkbox"/>	Corr Asbestos <input type="checkbox"/>	FC <input type="checkbox"/>	Clay <input type="checkbox"/>
	Tiles <input type="checkbox"/>		Fill <input type="checkbox"/>
Roof:	Chimneys:	Roof, Diaphragm:	Number of Lifts: <u>0</u>
Pitched <input checked="" type="checkbox"/>	Brick <input type="checkbox"/>	Effective <input type="checkbox"/>	Open <input type="checkbox"/>
Flat <input type="checkbox"/>	Other <input type="checkbox"/>	Non Effective <input checked="" type="checkbox"/>	Enclosed <input type="checkbox"/>

Bearing Walls: Brick Wall Bands: Yes No
 Street Walls: Brick o/s Column Continuity: Yes/No _____
 Parapets: _____
 Verandahs: Steel-wood (recently redone)
 Appendages: Heavy cast iron fire escape
 Wheelchair Access: Good

NON STRUCTURAL

Partitions: Wood
 Ceilings: panels, plaster

DAMAGE

Cracked Walls Lateral Displacement Settlement
 Remarks: front facade is cracked between ground and the 1st floor

STRUCTURAL

Poor Fair Good
 Hazards: Front facade

GENERAL Most of the building is up for lease
Front facade is heavily weathered and is generally in a poor condition

NUMERICAL RATING

Maintenance	2
Storeys	1
Appendages	1
Public Access	2
Wall Continuity	2
Time Occupied	1
Internal Walls	2
Persons Occupied	0
Foundations	1
Date Built	2
Total	14

class B3

TABLE 1 BUILDING ASSESSMENT

	Numerical Rating		
	2	1	0
General Standard of Maintenance	Poor ✓	Fair	Good
Appendages on Street Frontage	Significant amounts of masonry	Minor ✓	Nil
Continuity of External Walls	No continuity ✓	Reasonable continuity ✓	Full Structural Continuity
Effectiveness of Internal Frames	Non-existent ✓	Some Moment Resistance	Fully Effective
Foundation Conditions	Bearing Capacity less than $\frac{1}{2}$ T/ft ²	Gravels etc. Bearing $>\frac{1}{2}$ T/ft ² ✓	Rock
Number of Storeys	More than 4	2 to 4 ✓	1
Public Assessability	Central City ✓	Suburban Commercial /Industrial	Residential
Time Building Occupied	More than 50 hours/week	More than 8 less than 50 hours/week ✓	Less than 8 hours/week
Persons in Building When Occupied	More than 4 persons per 1,000 sq. ft.	More than 2 less than 4 persons per 1,000 sq. ft.	Less than 2 persons per 1,000 sq. ft. ✓
Date of Construction	Before 1920 ✓	Between 1920 and 1935	After 1935

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9, 10, 11, 12	C	Remedial action within ten years.
9 and under	D	Probably adequate if building is well maintained.

ALAN REAY CONSULTANTS LIMITED

147 KILMORE STREET
 BOX 25-028, VICTORIA ST
 CHRISTCHURCH 1
 Telephone: 660-434
 Fax No: (03) 793-981

ALAN M. REAY
 B.E.(Hons.), Ph.D.
 M.N.Z.I.E.
 Registered Engineer
 Structural Consultant

File 3454

9003277		INTL	DATE
MR. GLT	ACTION REPORT INFO	<input checked="" type="checkbox"/>	13/6
MR.			
MR.			
MR.			
MR.			
REPLY	SENT	ML	TO FOLLOW
FILE No Bu/40 / 856 / 242			

11 April, 1990.

Mr G. Tapper
 Christchurch City Council
 PO Box 237
 CHRISTCHURCH

Dear Sir,

RE: 242 HIGH STREET - REFURBISHMENT

Further to our meeting with Mr Bluck on 05 December, 1989, and recent discussions with yourself we enclose a copy of a letter to our client, together with preliminary sketches of a proposed strengthening system.

The proposal would be Stage 1 of a strengthening plan, including a new concrete frame to the High Street frontage and internal alteration to timber and steel framed walls.

The second stage would include additional internal concrete frames at approximately 7.0 centres extending up to the top floor. It was agreed that this second stage could take place in 10 to 15 years, should the owner wishes to extend the life of the building at that stage, rather than demolish.

We have now been asked to proceed with the documentation for Stage 1 and ask for your confirmation of the proposal in principle.

Yours faithfully



G.N. BANKS

c.c. Mr J. Yankov.

See Application
 90001/5691



CHRISTCHURCH CITY COUNCIL

P.O. BOX 237 CHRISTCHURCH NEW ZEALAND

IN REPLY PLEASE QUOTE:
IF CALLING PLEASE ASK FOR:

MEMORANDUM OF AGREEMENT made this 1st day of JUNE 19 90
BETWEEN YANKO GEORGIEV YANKOV & SUSAN KEIR YANKOV
(hereinafter called "the owner" and
CHRISTCHURCH CITY COUNCIL

(hereinafter called "the Council")

WHEREAS Section 642 of the Local Government Act 1974 provides that where the Council issues a permit for the erection of any temporary building the Council may impose such conditions as it considers necessary to ensure that the building will be removed at or before the expiration of the period specified in the permit including the provision of a bond or the entering into an agreement for that purpose.

AND WHEREAS the said Section 642 further provides that every such bond or agreement shall be deemed to create an interest in the land for the purposes of Section 137 of the Land Transfer Act 1952 (which relates to the lodging of a caveat against dealing with land) and shall be deemed to be a covenant running with the land and shall bind subsequent owners accordingly.

AND WHEREAS the Owner is the registered proprietor of 242 High St that piece of land described in the Schedule hereto (hereinafter referred to as "the said land").

AND WHEREAS the Owner has applied to the Council for the issue of a building permit authorising the erection of a temporary building on the said land.

AND WHEREAS the Council has agreed to the issue of the said temporary building permit upon and subject to the conditions which hereinafter appear

NOW THEREFORE the Owner and Council agree as follows:-

1. IN CONSIDERATION of the Council granting to the Owner the aforesaid permit the Owner agrees that on or before the 31st day of May 192005 he will remove the temporary building or make it comply with the Council's Building By-Laws.

AND IF the Owner fails to so remove the temporary building or make it comply with the Council's Building By-Laws on or before the 31st day of May 192005 then:-

.../2

(a) The Owner shall pay to the Council the sum of \$ 50 000.00

AND

(b) The Council may enter onto the said land and demolish the temporary building and all costs and expenses incurred thereby by the Council shall be in respects a debt recoverable by the Council from the Owner.

2. The Owner shall bear all costs, duties and expenses incurred in the preparation and completion of this Agreement and all expenses relating to the lodging or giving or release of any caveat lodged or given or released in pursuance hereof.

3. In order to give effect to the terms and intent of this Agreement the Owner authorises the Council to lodge and maintain a Caveat against the land described in the Schedule hereto in pursuance of the powers vested in it by Section 642 of Local Government Act 1974 AND PROVIDED ALWAYS that if at any time the temporary building shall be removed then the Council shall release any Caveat so lodged.

SCHEDULE

Lpt 1
D.P. 3675
C.T. 5B/231
Area 278m²

Street Address of Property 242 High St. Earthquake Strengthening

IN WITNESS WHEREOF this Agreement has been executed the day and year first hereinbefore written :-

THE COMMON SEAL of the
CHRISTCHURCH CITY COUNCIL

was hereunto affixed

in the presence of :

[Signature] Mayor / Councillor

[Signature] Administration Manager
~~General Manager &
Town Clerk~~

(
(
(
[Signature]
(

Signed by _____ Registered Proprietor

Witness [Signature]

Witness's Occupation Fashion Manager

Witness's Address 6 Stitt Lane CHCH 7

Registered Proprietors Postal Address 242, High St. C.C.
41. URINGA RD. C.C.

\$50.00
~~\$5.00~~

Sealing Fee Invoice No. 21054 31/5/90

HAZARDOUS APPENDAGE SURVEY.

Address: 240-246 High St.
Legal Desc.: DP 3675 LOT 1
Owner:
Date: 28/1/97 Date Building Built:
BU/40/

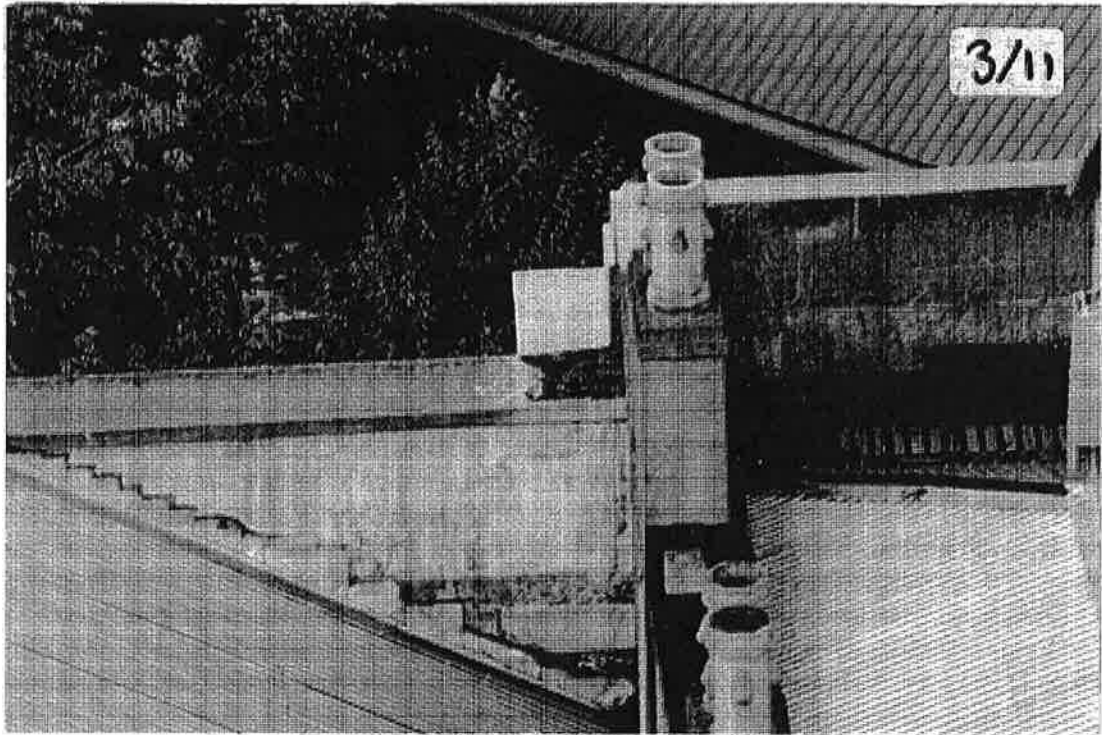
Parapet: ~2.5 m
Chimney: 5 (all hazardous) on the east elev
Cornice: (cracked) (~600mm o/m)

Loose Masonry: Significant / Noticeable / Minor
Mortar Deterioration: Significant / Noticeable / Minor
Cracking: Significant / Noticeable / Minor.

Photo Reference: 3/1/12, 1

Comments: Street elev: recently painted and perhaps re-plastered, therefore no visible cracking on the face.





Taylor, John

From: Taylor, John
Sent: Monday, 28 August 2006 08:49
To: 'John Buchan'
Subject: RE: 246 High Street (Lot 1 DP 3675)

Good morning John,

Apologies for the delayed response. As you will be aware, we are currently reviewing our policy on earthquake prone buildings, and there is a major scoping exercise that we have to go through before we have any finality. The long term aim is to progressively issue notices requiring structural improvement, with high risk buildings first in line. In the meantime the policy is as previously, with buildings being assessed when a building consent application is received. Currently the policy is to address buildings only when a consent application is made.

Generally the buildings with a caveat on the title are those in the worst risk category (category A). This would mean that, regardless of the caveat, it is likely that improvement would be required to be undertaken as part of any building consent application. And they will also be a high priority when the long term policy is finalised.

The likely requirement for 246 High Street is therefore a structural report and probable improvement work required with any future building consent applications. If no such applications are made, it is likely that the owner will be put on notice to carry out improvement within a 10 - 15 years.

These comments are subject to future policy, but reflect the current thinking.

Regards
 John Taylor.

-----Original Message-----

From: John Buchan [mailto:john.buchan@buddlefindlay.com]
Sent: Wednesday, 12 July 2006 5:11 p.m.
To: Taylor, John
Subject: 246 High Street (Lot 1 DP 3675)

Hello John

I have a client interested in the above property and I note from the LIM that there is a Temporary Building Agreement relating to earthquake strengthening or removal by 31 May 2008 as per your letter to the previous owner Sue Baltrop dated 19 March 2003.

There is also a caveat on the title protecting CCC's position. Could you please clarify the existing position for me - is there still a requirement for strengthening work to be done by that date or the building must be demolished? Perhaps you could forward a copy of the Agreement to me together with advice as to the current position.

Kind regards
 John

John Buchan
 Partner
 Buddle Findlay
 (home page: <http://www.buddlefindlay.com> <<http://www.buddlefindlay.com/>>)
 Direct phone: +64-3-371 3504
 Direct fax: +64-3-353 5854
 Email: john.buchan@buddlefindlay.com

This message and any attachments may contain information that is confidential and subject to legal privilege. If you have received this message in error, please notify the sender immediately.



CHRISTCHURCH CITY COUNCIL

19 March 2003

S K Balthrop
P O Box 614
WANAKA

Dear Sue,

TEMPORARY BUILDING AGREEMENT : 246 HIGH STREET (LOT 1, DP 3675).

I refer to the above agreement between the Council and the previous owner of the above property which required the removal or earthquake strengthening of the existing earthquake prone building by 31 May 2005.

Further to your enquiry, and in recognition of the substantial strengthening work already completed to the ground floor, Council agrees not to invoke the agreement requiring completion of the work till at least 31 May 2008.

This concession is conditional on the building not undergoing a change of use under the Building Act 1991 or any significant alterations prior to that date. In this case the time for work may be readdressed.

Yours faithfully



John Taylor
SENIOR BUILDING CONTROL ENGINEER
BUILDING CONTROL TEAM



SHORT FORM AGREEMENT FOR CONSULTANT ENGAGEMENT (COMMERCIAL)

BETWEEN: *NAI Harcourt*
(Client)

AND: **HOLMES CONSULTING GROUP LTD**
(Consultant)

PROJECT: *Various buildings in Portfolio.*
(Description of Building Work)

LOCATION: *As list*
(Address)

SCOPE AND NATURE OF SERVICES:

- Initial earthquake inspection ✓
- Securing measures as considered necessary ✓
-
-

PROGRAMME FOR THE SERVICES:

FEES & TIMING OF PAYMENTS

All work will be conducted on a time basis.

All fees and rates are exclusive of GST.

INFORMATION OR SERVICES TO BE PROVIDED BY THE CLIENT

The Client engages the Consultant to provide the services described above and the Consultant agrees to perform the services for the remuneration provided above. Both Parties agree to be bound by the provision of the Short Form Model Conditions of Engagement (overleaf), including clauses 1, 8 and 9, and any variations noted below. Once signed, this agreement, together with the conditions overleaf and any attachments, will replace all or any oral agreement previously reached between the Parties.

VARIATIONS TO THE SHORT FORM MODEL CONDITIONS OF ENGAGEMENT (OVERLEAF)

CLIENT AUTHORISED SIGNATORY (IES):

[Signature]
(Print Name) *Howard Buchanan*
(Date) *5/9/10*

CONSULTANTS AUTHORISED SIGNATORY (IES):

[Signature]
(Print Name) *Richard Seville*
(Date) *5/9/10*



SHORT FORM CONDITIONS OF ENGAGEMENT (COMMERCIAL)

1. The Consultant shall perform the Services as described in the attached documents. The Client and the Consultant agree and the Services are acquired for the purposes of a business and that the provisions of the Consumer Guarantees Act 1993 are excluded in relation to the Services.
2. In providing the Services the Consultant shall exercise the degree of skill, care and diligence normally expected of a competent professional.
3. The Client shall provide to the Consultant, free of cost, as soon as practicable following any request for information, all information in his or her power to obtain which may relate to the services. The Consultant shall not, without the Client's prior consent, use information provided by the Client for purposes unrelated to the Services. In providing the information to the Consultant, the Client shall ensure compliance with the Copyright Act 1994 and its amendments and shall identify any proprietary rights that any other person may have in any information provided.
4. The Client may order variations to the Services in writing or may request the Consultant to submit proposals for variations to the Services.
5. The Client shall pay the Consultant for the Services the amount of fees and expenses at the times and in the manner set out in the attached documents. Where this Agreement has been entered by an Agent (or person purporting to act as Agent) on behalf of the Client, the Agent and Client shall be jointly and severally liable for payment of all fees and expenses due to the Consultant under this Agreement.
6. All amounts payable by the Client shall be paid within twenty (20) working days of the relevant invoice being mailed to the Client. Late payment shall constitute a default, and the client shall pay default interest on overdue amounts from the date payment falls due to the date of payment at the rate of the Consultant's overdraft rate plus 2% and in addition the costs of any actions taken by the Consultant to recover the debt.
7. Where services are carried out on a time charge basis, the consultant may purchase such incidental goods and/or Services as are reasonably required for the consultant to perform the Services. The cost of obtaining such incidental goods and/or Services shall be payable by the Client. The Consultant shall maintain records which clearly identify time and expenses incurred.
8. The liability of the Consultant to the Client in respect of his or her Services for the project, whether in contract, tort or otherwise, shall be limited to the lesser of five times the value of the fees (exclusive GST and disbursements), or the sum of NZ\$250,000. The consultant shall only be liable to the Client for direct loss or damage suffered by the Client as the result of a breach by the Consultants of his or her obligations under this Agreement and shall not be liable for any loss of profits.
9. The Consultant acknowledges that the Consultant currently holds a policy of Professional Indemnity insurance for the lesser of NZ\$250,000 or five times the value of the fees (exclusive GST and disbursements). The Consultant undertakes to use all reasonable endeavours to maintain a similar policy of insurance for six years after the completion of the Services.
10. Neither the Client nor the Consultant shall be considered liable for any loss or damage resulting from any occurrence unless a claim is formally made on him or her within six years from completion of the Services.
11. If either Party is found liable to the other (whether in contract, tort or otherwise), and the claiming Party and/or a Third Party has contributed to the loss or damage, the liable Party shall only be liable to the proportional extent of its own contribution.
12. The Consultant shall retain intellectual property/copyright in all drawings, specifications and other documents prepared by the Consultant. The Client shall be entitled to use them or copy them only for the works and the purpose for which they are intended. The ownership of data and factual information collected by the Consultant and paid for by the Client shall, after payment by the Client, lie with the Client. The Client may reproduce drawings, specifications and other documents in which the consultant has copyright, as reasonably required in connection with the project but not otherwise. The client shall have no right to use any of these documents where any or all of the fees and expenses remain payable to the Consultant.
13. The consultant has not and will not assume any obligation as the Client's Agent or otherwise which may be imposed upon the Client from time to time pursuant to the Health and Safety in Employment Act 1992 (the "Act") arising out of this engagement. The Consultant and the Client agree that, in terms of the Act, the Consultant will not be the person who controls the place of work.
14. The Client may suspend all or part of the Services by notice to the Consultant who shall immediately make arrangements to stop the Services and minimise further expenditure. The Client and the Consultant may (in the event the other Party is in material default) terminate the Agreement by notice to the other Party. Suspension or termination shall not prejudice or affect the accrued rights or claims and liabilities of the Parties.
15. The Parties shall attempt in good faith to settle any dispute by mediation.
16. This Agreement is governed by the New Zealand law, the New Zealand courts have jurisdiction in respect of the Agreement, and all amounts are payable in New Zealand dollars.

HelmesConsultingGroup



Project Name 242-246 High St

Project No:

S.R. No: 1

Date: 10 September 2010

Reviewed By: JGM

SITE REPORT

STRUCTURAL AND CIVIL ENGINEERS

Work Reviewed:

Post Earthquake and L2 rapid assessment

Observations & Comments:

Undertook a review of 242-246 High St. Had a walk around of the building. The building consists of a basement and 3 storeys of unreinforced masonry.

Damage observed was generally limited to lathe and plaster ceiling.

On the top of the building there is damage to the parapet/chimneys. One had fallen through a sky light and landed on the floor inside the building. Others are cracked and couple topple given an aftershock.

Carried out an L2 rapid assessment form.

Building to have placard changed to yellow (from Green). No entry or very limited entry until the right hand side parapet is removed or secured.

Time on site: 9.00 am

[POST REPORT NOTE:

Informed CCC that the building placard had changed from Green to Yellow, dropped L2 Rapid Assessment form off at the Art Gallery. Informed CCC that the neighbouring property which contained Jay Jays should be yellow placarded until the parapet is required (this building is currently green)]

Report Prepared By:

Jeff Matthews
PROJECT ENGINEER

11111SR0909.014.doc

Copies to:

Christchurch

Telephone

64 3 366 3366

Facsimile

64 3 379 2169

Internet

www.holmesgroup.com

Level 5

123 Victoria Street

PO Box 25355

Christchurch 8144

New Zealand

Offices in

Auckland

Hamilton

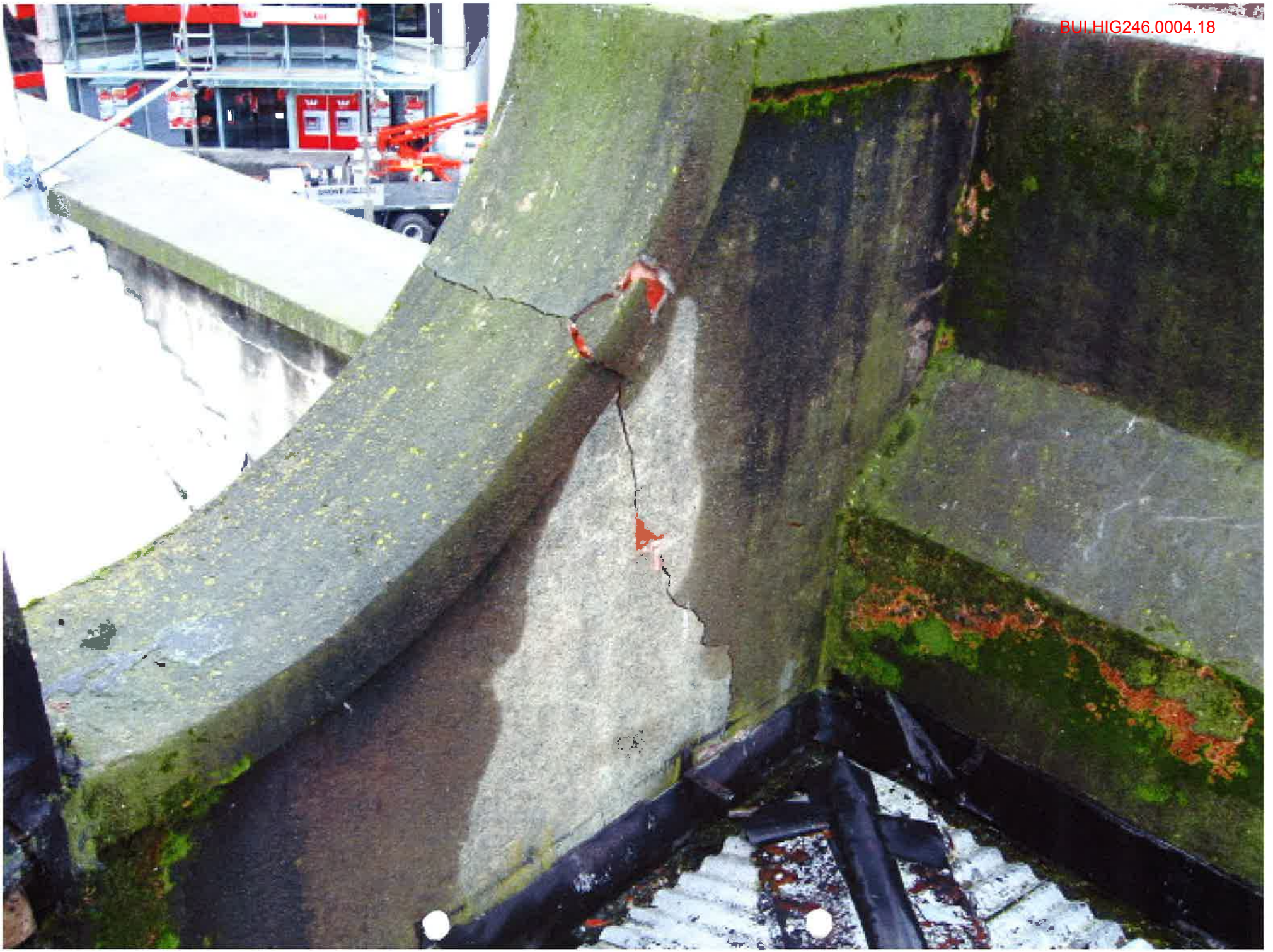
Wellington

Queenstown

San Francisco











Project Name 242-246 High St
 Project No: 105380.06
 S.R. No: 002
 Date: 15 September 2010
 Reviewed By: Alistair Boys

SITE REPORT

Work Reviewed:

- Re-inspect 3 Storey URM building at 242-246 High St with contractor to remove falling hazards from damage chimneys and parapet.

Observations & Comments:

- 3 Storey URM Building, Retail on ground floor and basement, and empty apartments above.
- Internally damage limited to lath and plaster ceilings.
- Front and Northern boundary parapets are undamaged.
- The southern boundary wall has fallen and damaged chimneys and significant cracking to the supporting parapet.
- Advised the contractor to remove all loose masonry from chimneys and parapets, and provided a temporary restraint detail for the remaining cracked parapet adjacent to the front corner of the building (detail attached).
- Building is to remain as YELLOW Tagged until remedial works completed.
- Adjacent building has also been YELLOW Tagged due to falling hazard from boundary wall.

Report Prepared By:

Alistair Boys
 STRUCTURAL ENGINEER

105381LOGSR15109.1X12.doc

Queenstown

Telephone

+64 3 441 3055

Facsimile

+64 3 441 3011

holmesgroup.com

Level 2

41 Ballarat Street

PO Box 1266

Queenstown

New Zealand

Offices in

Auckland

Hamilton

Wellington

Christchurch

San Francisco

Copies to:



Project Name

Project No.

Calcs By:

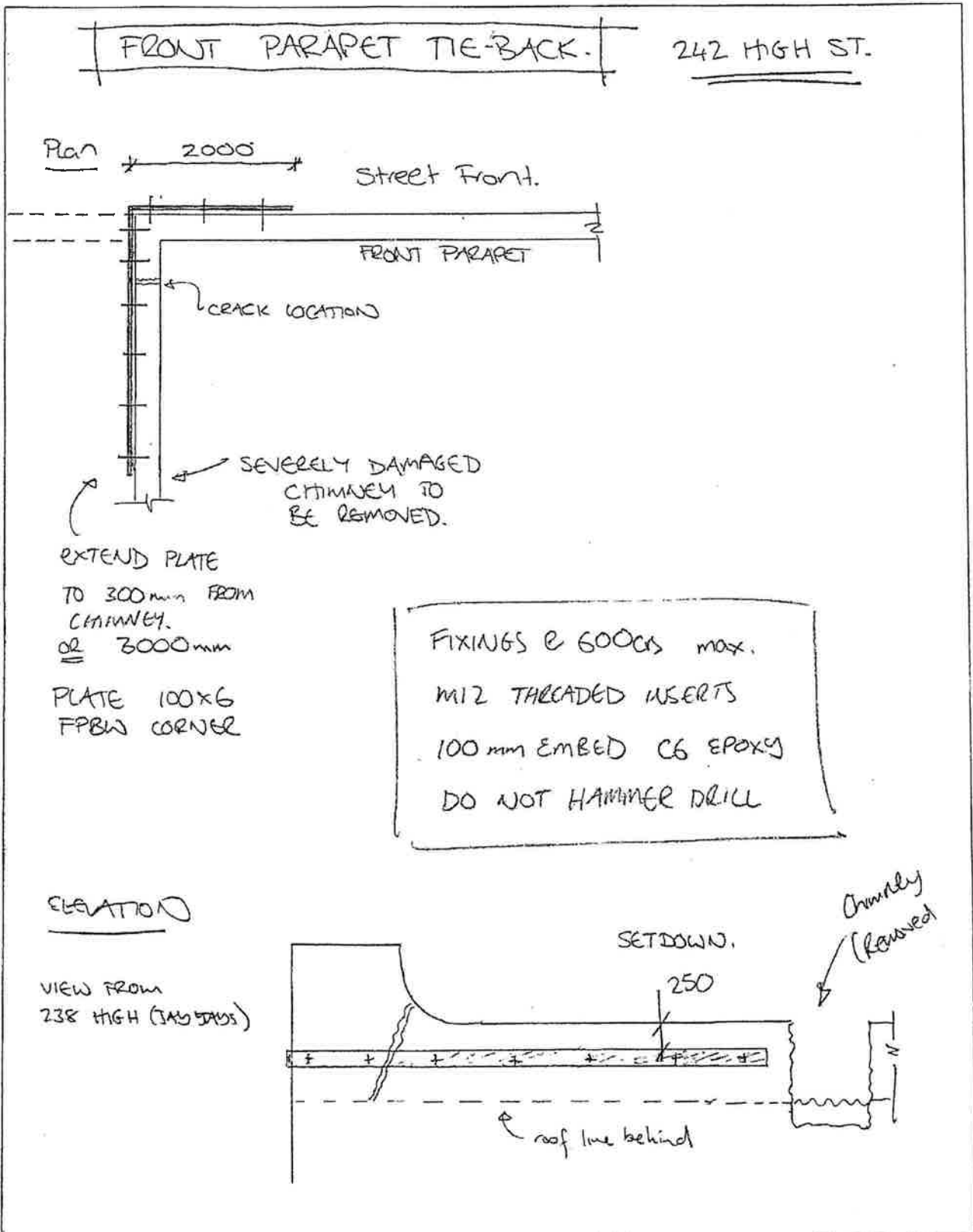
Date

Sheet No.

Page No

Revision

CALCS/SKETCHES



Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: ALB (BOUMES) Date: 15/9/10 Final Posting (e.g. UNSAFE): YELLOW
 Territorial Authority: Christchurch City Time: 2:30 pm

Building Name: _____ Type of Construction
 Short Name: _____ Timber frame Concrete shear wall
 Address: 242-248 High St Steel frame Unreinforced masonry
 GPS Co-ordinates: S° _____ E° _____ 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: 3 Below ground level: 1 Primary Occupancy
 Total gross floor area (m²): 300 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 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"/>	<u>Chimneys fallen, damaged severely & parapet damaged</u> <u>=> FALL HAZARDS</u>
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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Neighbouring building hazard	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Electrical, gas, sewerage, water, hazards	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Record any existing placard on this building:

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

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 recommendations:

Estimated Overall Building Damage (Exclude Contents)

None	<input type="checkbox"/>		
0-1 %	<input type="checkbox"/>	31-60 %	<input type="checkbox"/>
2-10 %	<input checked="" type="checkbox"/>	61-99 %	<input type="checkbox"/>
11-30 %	<input type="checkbox"/>	100 %	<input type="checkbox"/>

Sign here on completion
ALB
 Date & Time: 2:30 15/9/10
 ID: _____

Inspection ID: _____ (Office Use Only)

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 checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	Chimneys + Parapets are Fall Hazard ... to be removed / restrained.
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"/>	
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				
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				

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)

HolmesConsultingGroup



Project Name 242 High Street
Project No: 105315
S.R. No:
Date: 20 September 2010
Reviewed By: Bruce Galloway

SITE REPORT

STRUCTURAL AND CIVIL ENGINEERS

Work Reviewed:

Securing of parapets.

Observations & Comments:

- Metal strap installed to front parapet corner as required.
- Chimneys removed from South parapet down to roof level. The majority of the parapet appears relatively undamaged except for a short segment approximately half way along the roof. Please remove this segment of parapet (approximately 2m long 0.7m high) down to roof level (also adjacent 5m long section).
- Once this work is complete the parapet is considered to be as stable as it was before the earthquake. Long term, we recommend the parapet be investigated with a view to securing the taller sections of the parapet.

Report Prepared By:

Bruce Galloway
PROJECT ENGINEER

Christchurch

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Offices in

Auckland

Hamilton

Wellington

Queenstown

San Francisco

Copies to:



Project Name 242-246 High St
Project No: 105380.06
S.R. No: 003
Date: 21 September 2010
Reviewed By: Alistair Boys

SITE REPORT

Work Reviewed:

- Re-inspect 3 Storey URM building at 242-246 High St after remedial works completed.

Observations & Comments:

- 3 Storey URM Building, Retail on ground floor and basement, and empty apartments above.
- All loose masonry has been removed.
- Temporary remedial detail has been implemented (as per detail provided).
- Fall Hazards have been removed.
- Building and adjacent Jay Jays Tenancy (238 High St) GREEN Tagged.

Report Prepared By:

Alistair Boys
STRUCTURAL ENGINEER

105380.06SR2109.003.doc

Queenstown

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Wellington

Christchurch

San Francisco

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Christchurch Eq RAPID Assessment Form - LEVEL 2

Inspector Initials: ALB (Holmes) Date: 21/9/10 Final Posting (e.g. UNSAFE): GREEN
 Territorial Authority: Christchurch City Time: 9:40

Building Name			Type of Construction	
Short Name			<input type="checkbox"/> Timber frame	<input type="checkbox"/> Concrete shear wall
Address	<u>242 High 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			<input type="checkbox"/> Concrete frame	<input type="checkbox"/> Confined masonry
Contact Phone			<input type="checkbox"/> RC frame with masonry infill	<input type="checkbox"/> Other:
Storeys at and above ground level	<u>3</u>	Below ground level	Primary Occupancy	
Total gross floor area (m ²)	<u>300</u>	Year built	<input type="checkbox"/> Dwelling	<input checked="" type="checkbox"/> Commercial/ Offices
No of residential Units	<u>-</u>		<input type="checkbox"/> Other residential	<input type="checkbox"/> Industrial
Photo Taken	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<u>Damaged masonry (chimney + parapet) removed/secured.</u>
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"/>	
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): YELLOW

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 recommendations:

[Signature]
 Bruce Galloway
 Holmes Consulting Group
 366 3366

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 checked="" type="checkbox"/>	61-99 %	<input type="checkbox"/>
11-30 %	<input type="checkbox"/>	100 %	<input type="checkbox"/>

Sign here on completion

[Signature]

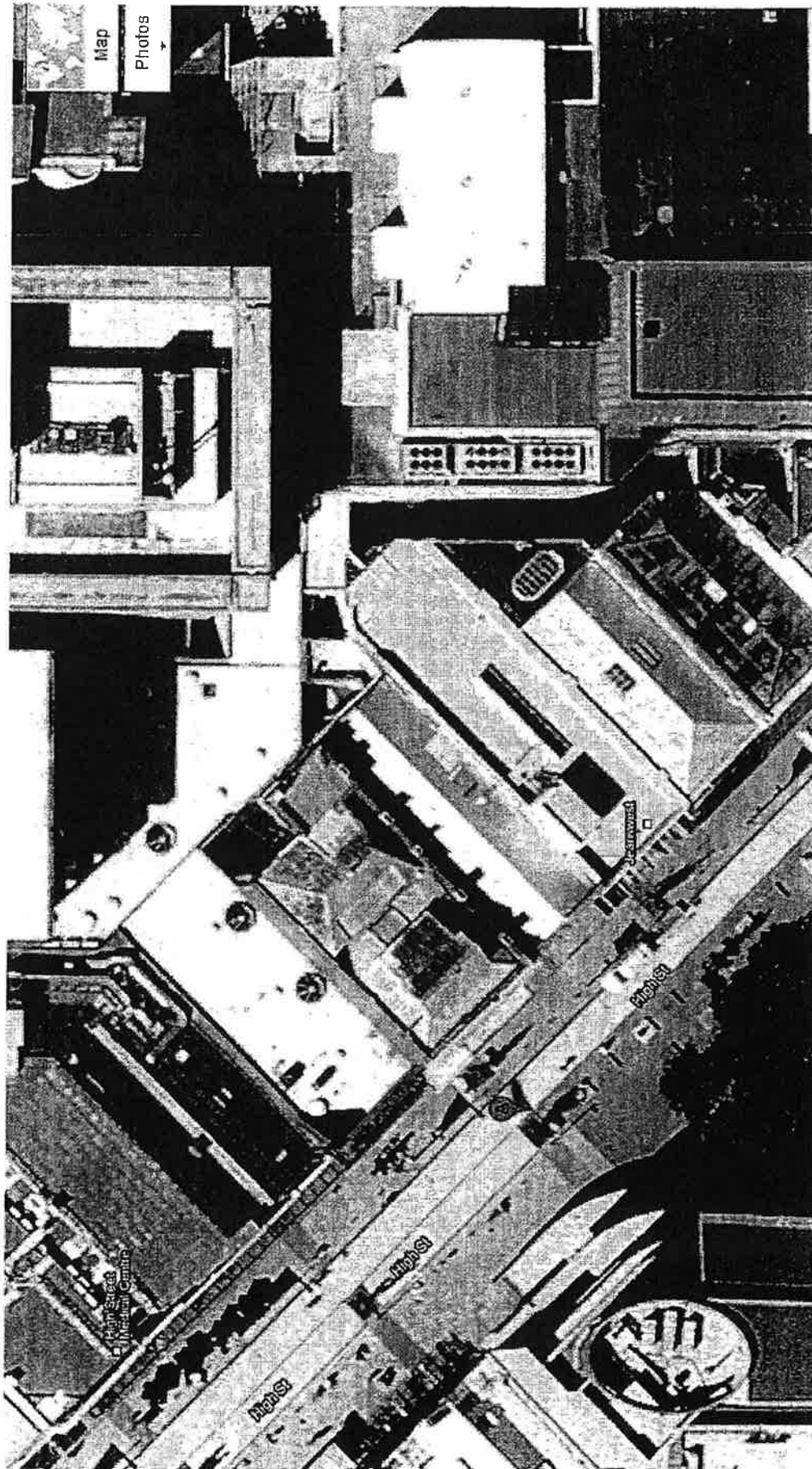
Date & Time: 21/9/10 9:40am
 ID: _____

Inspection ID: _____ (Office Use Only)

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 checked="" 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"/>	<i>Minor Cracking on remaining parapets will require remedial work - not life threatening</i>
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"/>	
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				
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				

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	



Christchurch Eq. RAPID Assessment Form - LEVEL 1

Inspector Initials CNR Date of Inspection 26.12.10 Exterior Only
 Territorial Authority Christchurch City Time 6:29 Exterior and Interior

Building Name Diva/Teasme
Short Name _____
Address 246-248-248 High St.
GPS Co-ordinates S° _____ E° _____
Contact Name _____
Contact Phone _____
Stores at and above ground level 3 Below ground level _____
Total gross floor area (m²) unknown Year built 1900 app.
No of residential Units -
Type of Construction
 Timber frame Concrete shear wall
 Steel frame Unreinforced masonry
 Tilt-up concrete Reinforced masonry *probably*
 Concrete frame Confined masonry
 RC frame with masonry infill Other:
Primary Occupancy
 Dwelling Commercial/ Offices
 Other residential Industrial
 Public assembly Government
 School Heritage Listed
 Religious Other
Photo Taken Yes No

Investigate the building for the conditions listed below:

Overall Hazards / Damage	Minor/None	Moderate	Severe	Comments
Collapse, partial collapse, off foundation	<input 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 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:

check rear walls given age.

PROCESSED

Estimated Overall Building Damage (Exclude Contents)

None 0-1 % 31-60 %
 2-10 % 61-99 %
 11-30 % 100 %

Sign here on completion
[Signature]
 Date & Time 26.12.10
 ID CNR







