

**CHRONOLOGY
32 CATHEDRAL SQUARE (THE PRESS BUILDING)**

DATE	EVENT Application of Council's earthquake prone policy to the building	No.	DOCUMENT	DOC ID
7/3/74	Plans showing parapet supports	1.	Holmes Wood & Poole plan.	BUI.CAT032.0010.1
14/3/78	Building Survey. General comment "satisfactory". Classified the building as 9D (probably adequate if the building is well maintained).	2.	Survey form	BUI.CAT032.0010.2
8/8/78	Building Survey. Noted: "parapets removed in past and strengthened. Maintenance fair". Classified it as 12B (remedial action recommended within 2 years).	3.	Survey form	BUI.CAT032.0010.4
1/2/91	Seismic Risk Buildings – Survey. Noted: some weathering of O'S, otherwise building is fairly well maintained". Classified it as 13B (remedial action recommended in 2 years).	4.	Survey form	BUI.CAT032.0010.6
26/3/92	Hazardous Appendage Survey. Noted: noticeable loose masonry and significant mortar deterioration.	5.	Survey form and photos	BUI.CAT032.0010.8
25/5/09	Plans showing layout of building.	6.	Plans	BUI.CAT032.0010.10
Sept 2009	Fulton Ross Team Architects Ltd building condition report (Note: not structural report)	7.	Building Condition report.	BUI.CAT032.0010.19
	Events Post 4 September 2010			
5/9/10 – 11am	Level 1 Rapid Assessment. Noted signs of cracking on west wall arches and south wall columns. Building was green placarded. Recommended owner to assess cracking.	8.	Rapid assessment form.	BUI.CAT032.0010.38
5/9/10 –	Level 2 Rapid Assessment. Noted superficial cracking.	9.	Rapid assessment form	BUI.CAT032.0010.39

12.30pm	Building green placarded.			
6.9.10	Further Level 2 Rapid Assessment. Noted: moderate to severe damage. Masonry wall cracking/turret balustrade loose/requires crane. Building was green placarded but it was noted that barricades were required and a detailed engineering evaluation was recommended. Access to stairwell was to be prevented until masonry repaired.	10.	Assessment form.	BUI.CAT032.0010.42
6/9/10	Ganellen earthquake response urgent remedial works report. Damage noted: Payroll Office north west corner of level 3 – suspected diagonal shear failure. Areas of damage noted included – area to remain restricted until permanent structural solution put in place. Recommended that interior pin board lining was removed for inspection of the interior face of the north-eastern corner of the eastern exterior wall and recommended that that room was not occupied and access limited to engineering assessment and construction. Also noted north west corner of the northern top storey wall had large cracks in the wall. Recommended this corner of the building to the top two levels was not occupied and access limited to essential personnel	11.	Report	BUI.CAT032.0010.45
15/9/10	Structural integrity assessment by Harrison Grierson, structural engineers. Concluded the building was structurally sound and safe to occupy (with the exception of particular areas identified). Green placard stayed as appropriate. It was noted that the building owner was to provide a copy of the engineers report which was then being obtained (and peer review) to confirm that the cracking of the building was superficial only.	12.	Integrity assessment	BUI.CAT032.0010.52
16/9/10	Visit by Council heritage representatives to inspect internal damage.	13.	Building inquiry record.	BUI.CAT032.0010.54

16/9/10	Damage report by Baker Kavanagh Architects together with photographs	14.	Baker Kavanagh report	BUI.CAT032.0010.56
Sept 2010	Structural Evaluation and Hazard Assessment Report by Lewis & Bradford, structural engineers		See Lewis & Bradford tab.	
Oct 2010	Structural damage report by Lewis & Bradford, structural engineers. Concluded that generally the Press Heritage building had performed surprisingly well in the earthquake. Noted significant structural damage in three main areas: the north west brick wall at level 3, the north east brick wall at level 3 and the stonework to the south and west perimeter frames. NB: This report notes that apart from the reduction of the original brick and stonework parapet in the 1970's it was thought that this was the only strengthening work undertaken on the building since it was built.	15.	Lewis & Bradford report and photographs	BUI.CAT032.0010.211
22/12/10	Report from Holmes Consulting Group setting out a non linear time history analysis which could be conducted to establish the then seismic performance of the building. That report annexes a proposal for a structural assessment and strengthening designed by Holmes Consulting Group on 23 June 2010.	16.	Report from Holmes Consulting Group	BUI.CAT032.0010.319
9/9/10 – 23/12/10	Various emails between the owners and engineers in relation to the assessments of the building and remedial works.	17.	Emails.	BUI.CAT032.0010.342
26/12/10	Level 1 Rapid Assessment following Boxing Day aftershock. Noted general brick cracking, including south façade. Neighbours parapet on east side - risk of falling on this building. It noted the barricades were in place and that a level 2 detailed evaluation recommended. The building was red placarded.	18.	Rapid assessment form	BUI.CAT032.0010.376
29/12/10	Letter from Council enclosing Building Act notice which recorded – general cracking, including south façade. Neighbours parapet on east side – risk of falling on Press	19.	Letter and Building Act notice.	BUI.CAT032.0010.377

	building. Required work to be carried out by 31/1/11.			
28/12/10 - 21/1/11	Emails from John Hare to Ganellen re damage following Boxing Day and repairs required.	20.	Emails	BUI.CAT032.0010.380
12/1/11	Email from Ben Dare, Holmes Consulting Group to Council and Ganellen advising that detailed assessment of the Press had been undertaken and specified required works had been completed. Earthquake occupation certificate enclosed.	21.	Email and certificate	BUI.CAT032.0010.404
12/1/11	Christchurch City Council Boxing Day earthquake – file closure (green) form noting acceptance of certificate by Ben Dare and directing removal of s.124 Notice and barricades. Email from Council to Civil Defence Rescue confirm the building was now safe for occupancy.	22.	Council form and email.	BUI.CAT032.0010.407
27/1/11	Baker Kavanagh Architects damage report and photographs	23.	Baker Kavanagh report	BUI.CAT032.0010.409
3/2/11	Holmes Consulting Group memorandum to Planit RW Batty & Associates Ltd outlining proposed repair and reinstatement work. Memorandum noted that, although a formal assessment had not been completed it was clear that the building's residual strength following the September and Boxing Day earthquakes was less than 33% of full code load.	24.	memorandum and related documents	BUI.CAT032.0010.496
28/1/11- 18/2/11	Email correspondence between John Hare and Ganellen re proposed concept for Press Building together with draft seismic evaluation and seismic strengthening report dated 18/2/11	25.	Emails and draft report.	BUI.CAT032.0010.522
26/2/11	Level 2 Rapid Assessment following the February earthquake. Noted collapsed floor. Recommended demolition.	26.	Level 2 rapid assessment form	BUI.CAT032.0010.574
28/2/11	Level 1 Rapid Assessment. Noted top storey collapse? Building red placarded.	27.	Level 1 rapid assessment form.	BUI.CAT032.0010.577
Post 22	Photographs showing damage	28.	photographs	BUI.CAT032.0010.578

February 2011 earthquake				
3/3/11	Seismic Assessment report by Holmes Consulting Group following February earthquake noted that the upper level had collapsed entirely onto the 4 th floor; Most of the parapets were immediately dropped; the corner tower roof had toppled back onto the 4 th floor with the masonry under it completely collapsed; south façade had suffered further cracking and damage as had the western façade.	29.	Holmes report	BUI.CAT032.0010.649