

SEISMIC RISK BUILDINGS - SURVEY

GENERAL

Date Inspected: 19th January 1995 File No: _____
 Address of Building: 382 COLUMBO STREET
 Legal Description of Site: _____
 Name of Owner: _____
 Address of Owner: _____
 Principal Tenants: _____
 Occupancy: (please tick) 8 hours 24 hours 5 days 7 days
 Use (eg. Office, Workroom, Factory, Commercial, Storage, Other): _____

STRUCTURE

Date of Construction: ~1915
 Building Dimensions: Width: _____ Length: _____ Height: _____

Number of Storeys: 2 Foundation Type: Strip Footing Structural System: Frame Building: Original Form
 Mezzanine Raft Shear Wall Minor Alterations
 Basement Piles LBM B&C Substantial Alterations
 Floor: FC Roof Coverings: Concrete Number of Stairs: 1 Ground Conditions: Rock
 Wood Asphalt Type: _____ Gravel
 Eff Diaph Galv Iron Wood Sand
 Non Eff Corr Asbestos Steel Clay
 Tiles FC Fill
 Roof: Pitched Chimneys: 4 Roof, Diaphragm: Effective Number of Lifts: none
 Flat Brick Non Effective Open
 Enclosed

Bearing Walls: BRICK Wall Bands: Yes/No
 Street Walls: BRICK (COVERED IN PLASTER) Column Continuity: Yes/No
 Parapets: ~1.2m HIGH
 Verandahs: NONE
 Appendages: CORNICE ~250mm OVERHANG
 Wheelchair Access: _____

NON STRUCTURAL

Partitions: WOOD
 Ceilings: _____

DAMAGE

Cracked Walls Lateral Displacement Settlement

Remarks: _____

STRUCTURAL

Poor Fair Good

Hazards: _____

GENERAL

NUMERICAL RATING

Maintenance	1
Storeys	1
Appendages	1
Public Access	1
Wall Continuity	1
Time Occupied	2
Internal Walls	1
Persons Occupied	1
Foundations	1
Date Built	2
Total	12

B/c

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 <i>street front</i>	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

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.

HAZARDOUS APPENDAGE SURVEY.

Address: 382 Columbo St
Legal Desc.:
Owner:
Date: 19/1/93 Date Building Built: ~1915
BU/40/

Parapet: ~1.2m
Chimney: 4 (3 hazardous, 1 lowered)
Cornice: ~250mm O.H.

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

Photo Reference:

Comments: 2 story.

Rear of building (note chimneys.)



E-mail Message

From: Columbus, Anne [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=ANNE.MCCORNICK]
To: Griffiths, Esther [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=ESTHER.GRIFFITHS]
Cc: Mather, Graham [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=GRAHAM.MATHER], McCarthy, Steve [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=STEVE.MCCARTHY], Smith, Katie [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=KATHERINE.SMITH], Goldfinch, Sue [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=SUE.GOLDFINCH], Billante, Vincie [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=VINCIE.BILLANTE], Lennan, Gary [EX:/O=NZGOVT/OU=CHRISTCHURCH CITY COUNCIL/CN=RECIPIENTS/CN=GARY.LENNAN]
Sent: 29/10/2010 at 10:42 am
Received: 29/10/2010 at 10:42 am
Subject: RE: 382, 384, 490 Colombo Street

Esther

I am comfortable with the issue of these notices. At this stage, it is a matter of tackling these properties one at a time, and clearly your team has rightly formed the opinion that traffic issues coupled with the property owner are not managing this in a timely manner, we need to send a clear message of Council's expectations.

Anne

From: Griffiths, Esther
Sent: Friday, 29 October 2010 10:04 am
To: Lennan, Gary
Cc: Mather, Graham; McCarthy, Steve; Smith, Katie; Goldfinch, Sue; Columbus, Anne; Billante, Vincie
Subject: 382, 384, 490 Colombo Street
Importance: High

Good Morning,

We have attempted to no avail to contact the owner of the above properties. Katie Smith (S&P) managed to make contact with the owner's representative (Robert Ling) this morning. Apparently nothing has yet been done about these properties, and no indication of 'urgency' was given by Mr Ling.

In our opinion, it is timely that a 124(1)(c) notice is served on these properties with a response date of 15 November 2010. The properties are contributing to the traffic congestion on Colombo Street. With this in mind we will prepare the requisite documentation and forward to the Enforcement team. If we have do not receive word to the contrary by 1 pm the notices will be served.

Kind regards,

Esther Griffiths
 Project Manager
 Building Evaluation Transition Team
 Christchurch City Council

29 October 2010

Boi Fong Yan

Dear Sir/Madam

**Notices under the Building Act 2004 for restricted entry only to your building and to repair your building
382 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 Red/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's 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.

Civic Offices, 53 Hereford Street, Christchurch 8011
PO Box 73013, Christchurch 8154
Phone: 03 941 8999, Facsimile: 03 941 5033
Email: info@ccc.govt.nz
www.ccc.govt.nz

We realise the timeframes specified in the section 124(1)(c)/yellow 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.

Cordons and traffic management systems

The Council has erected temporary traffic management systems such as hoardings, fences and/or barricades around your building to prevent people from approaching the building nearer than is safe.

The Council has carried the cost of this traffic management for many weeks and is eager to see city businesses return to normal as soon as possible. Going forward, as it is your damaged building that is causing the need for these fences/barricades, the responsibility and future cost for these traffic management systems will rest with the building owner. Please contact Simon Hodges on 941 6459 to discuss the options available to you. You should also speak with your insurers in regards to the costs of these fences and barricades to ascertain if assistance is available for this.

If the building owner chooses not to contact the Council (Simon Hodges on 941 6459) within five working days after the issue of this notice, the cost of maintaining these systems will billed directly to the property owner.

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



Graham Mather
Acting 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>Boi Fong Yan</p> <p>[REDACTED]</p>		
<p>THE BUILDING</p>		
<p>Street Address: 382 Colombo Street</p>		
<p>Legal Description: Lot 2, Deposited Plan 3942</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: <ol style="list-style-type: none"> (a) Significant damage to structural walls, party walls, fire walls and/or structural frame (cracking, bowing, failed connections, spalling). 		
<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 15 NOVEMBER 2010. 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 15 November 2010, 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: Graham Mather
Position: Acting Team Leader Enforcement
Date of issue: 29 October 2010





ENGINEERS RE INSPECTION OF DAMAGED BUILDINGS
Resulting from Christchurch EARTH QUAKES

Address 382 Colombo Street

Inspection Engineers Name Mark Ryburn

Mobile Phone Number

Date 04 / 02 / 2011

Comments

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) <i>cracks</i>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Columns, plasters, corbels <i>cracks</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Cracks in rear walls</i>
Diaphragms, horizontal bracing	<input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	
Pre-cast connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
Beam	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	N/A
Neighbouring Property Hazards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Non- structural Hazards / Damage				
Parapets, ornamentation	<input type="checkbox"/>	<input checked="" 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"/>	N/A
Stairs / Exits	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	N/A
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
Blebs observed however signs of occupancy in upper stories. Not investigated as consent from neighbouring events indicated occupants "slightly unhinged"

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 (Yellow)	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"/>

Protection fencing required *Yes / No*

Details
Propose to carry out strengthening of concrete should be carried out - or external bracing to in front of these steps.



DETAILS OF BUILDING DAMAGE
Resulting from Christchurch EARTH QUAKES

382 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 04 / 04 / 2011
Minimum 5 working days from date of this inspection
Maximum of 60 days



384

Same

382
Same

380a

DIP FOOT
OUT

THE GREAT OPPORTUNITY SHOP

TASTY TUC

DAIRY

THE GREAT OPPORTUNITY SHOP

THE GREAT OPPORTUNITY SHOP

DAIRY

The

COFFEE
TO GO









380A

380 A

CAROL CORNO
OF
WOOD

VIVALDI
J. S. BACH
MUSICAL

RECEIVED
086

Tasty Tucker
Bakery & Coffee Bar

CLEAN
LIFE

SPECIAL



380A