

ROD COLLYER & ASSOCIATES (PTY) LTD

Reg..No. 2016/065639/07

20 August 2021

Our ref: 41437B

Your ref:

Bryte Insurance

c/o NIAS

Attention Megan Morris

Dear Ms

CLAIM NO 10152026: S ISMAIL :
238 CHURCH STREET, PIETERMARITZBURG

We refer to your instructions on the 26 July 2021 to undertake an inspection of the above shop. We record that a joint site inspection was undertaken on the 30 July 2021 with Thames Construction. A representative of the insured met us on site as well. Set down below are our observations and comments in this matter.

1 OBSERVATIONS

- 1.1 The structure was a long rectangular building situated between two high structures. There had been a feature plaster moulding façade that was part of the original building but it had been covered by a new modern front facade at some stage.
- 1.2 The building incorporated clay brick walls down each side that varied in thickness that were built up against the adjacent structures.
- 1.3 Within the trading area there were steel beams supporting a timber mezzanine floor that was supported on feature round concrete columns. The steel beams were also supported at each end by the side walls.
- 1.4 We infer that the roof over the complex was a pitched roof with profiled roof sheets supported on prefabricated timber trusses.
- 1.5 At the rear part of the shop there was a small section that included reinforced concrete beams with an intermediate level. This back part was apparently used as a storage area. There was a rear façade and it could not be determined whether it also had feature plaster mouldings originally.

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Director: Rod Collyer Pr. Eng., B Sc. (Eng.), M Sc. (Eng.), MSAICE

- 1.6 The fire has destroyed the roof completely with remains of the roof sheets on the floor.
- 1.7 The mezzanine floor has been destroyed with all steel beams deformed and damage to many of the internal round concrete columns.
- 1.8 Typical spalled plaster was noted to the side walls of other internal walls at the front and at the back.
- 1.9 There was a steel beam that has been compromised that was part of the front elevation at approximately the level of the mezzanine incorporated in the front structure.
- 1.10 Sections of the reinforced concrete structure at the back had been affected by the fire with other areas where the plaster had only spalled. Fixtures within this area had been destroyed.
- 1.11 It was not known what floor finishes had been installed as they were under the debris and it must be assumed that they have also been damaged.
- 1.12 Plaster applied to the columns of the smaller rear concrete structure had also spalled off.
- 1.14 Enclosed herewith as Plate 1 is a Google Earth view of the complex prior to the fire damage. Plate numbers 2 to 18 were taken at the time of our inspection and illustrate the damage. We were supplied with drone footage and enclosed herewith as Plate 19 to 20 are photographs taken from a drone after the damage. These photographs indicate the extent of the damage as well as the nature of the adjacent structures.
- 1.14 Slight spalling of the neighbouring adjacent walls was noted together with discolouration of the facebricks on the one side.

2 OBSERVATIONS

- 2.1 Extensive damage has occurred to the complex which would need to be rebuilt completely. Having regard to the nature of the original structure which is old and incorporated a mezzanine level with timber floors supported on steel beams we doubt that it would be permitted to reconstruct the building in a similar manner to that which existed prior to the damage. The requirements of the Local Authority should be obtained in writing before any repairs commence.
- 2.2 Having regard to the extent of the damage we are of the opinion that the internal structures at the front and rear façade would need to be demolished and rebuilt. The side walls have been compromised with the plaster spalled but if necessary parts could be reused in a new structure.
- 2.3 The fire would not have affected the foundations to the structure.
- 2.4 Parts of the reinforced concrete beam and slab of the smaller rear section at the back could theoretically be salvaged but the most practical solution would be to demolish it completely and to incorporate this area in a new different structure.

- 2.5 In the first instance it may be necessary to involve the services of a quantity surveyor to determine the cost of reinstating the structure in a similar manner to that which existed prior to the fire. If this is the situation then the cost of reinstating prefabricated timber trusses supporting profiled roof sheets together with a completely new mezzanine floor supported on steel beams and columns together with timber flooring should be included as well as rebuilding the front and rear façades. Parts of the small reinforced concrete component at the back could be salvaged but the most practical solution would be to demolish it and rebuild it as well. We doubt that it would ever be allowed to rebuild the retail structure in a similar manner to that which existed prior to the problem in terms of current planning approvals.
- 2.6 As noted previously there had been a feature façade to the front elevation that had been covered by a more modern façade that was built we infer some years ago.
- 2.7 The building is old and AMAFA may need to be consulted to obtain the necessary demolition permits which hopefully would not be in issue having regard to the extensive damage that has occurred. We anticipate that it will be necessary to appoint an Architect who may have to take a full photographic record of any sections of the structure deemed of interest before they permit demolition activities. We have mentioned this to an Architect Tony Whitfield who could be approached if necessary.

We trust that our preliminary comments are of assistance and await your further instructions in this matter.

Yours faithfully,

ROD COLLYER & ASSOCIATES (PTY) LTD

R D COLLYER Pr. Eng.

(Dictated by the writer and electronically sent)

Enclosures: Plate Number 1 to 21

cc Thames Construction Attention Sheldon

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