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# City Council Report

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City Council Meeting: February 14, 2017  
Agenda Item: 7.A

To: Mayor and City Council  
From: David Martin, Director, Building & Safety  
Subject: Resolution Making Findings of Local Climatic, Geological and Topographical Conditions and Introduce for First Reading an Ordinance Updating Seismic Retrofit Requirements for Potentially Seismically Vulnerable Buildings, Updating Tenant Protection Laws and Implementing a Seismic Retrofit Program

## Recommended Action

Staff recommends that the City Council:

1. Adopt the resolution making findings of local climatic, geological and topographical conditions necessary to support the adoption of local amendments to the California State Building Codes;
2. Introduce for first reading the ordinance, amending the California State Building Codes to adopt updates to seismic retrofit requirements and adopting enhancements to local tenant protection laws; and
3. Instruct staff to file the adopted resolution and seismic retrofit ordinance with the California Building Standards Commission following the second reading of the ordinance but at least 30 days before the effective date of the ordinance.

## Executive Summary

A fundamental expectation in the occupancy of residential and commercial structures is that buildings are safe and free from hazard. Buildings that provide resistance to the destructive forces of earthquakes and aftershocks are an essential component in building safety and occupancy. Strengthening of older less resistant buildings is necessary in order to provide the structural resiliency to increase occupant safety.

An update to the City's existing seismic retrofit standards and implementing retrofit requirements for potentially vulnerable buildings would provide increased measures of occupant safety. The proposed ordinance, Attachment A, provides updates of the seismic retrofit requirements adopted by the City Council on June 8, 1999.

Both California state laws regulating Building Code adoption and California Health and Safety Code Sections 19101 and 19162-63.6 authorize local jurisdictions to establish mandatory seismic retrofit standards. Pursuant to Section 18941.5 of the California

Health and Safety Code, amendments to the California Building Standards Code are required to be justified by local climatic, geological and topographical conditions. The attached Resolution with proposed local findings is provided in Attachment B.

Staff has identified buildings that may be potentially seismically vulnerable and has represented these buildings in an inventory (List) provided as Attachment C. The Seismic Retrofit Program (Program) will target these identified unretrofitted buildings where Program compliance and enforcement will be required in conformance with the schedule outlined in the ordinance.

Retrofitting seismically vulnerable buildings is proposed through an active and ongoing Seismic Retrofit Program. The Program will include identification, notification, compliance procedures, and residential tenant protections. In addition, timely processing and compliance will also require consultant services to provide structural plan check and peer review of complex structural retrofit designs. Should Council adopt the Resolution and Ordinance, staff will initiate a Request for Proposal for the procurement of engineering consultant services to address processing of seismic retrofit plans and to maintain expected service levels in construction permitting.

The proposed ordinance also seeks revisions to Chapter 8.100 Tenant Protection During Construction and Chapter 4.36 Tenant Relocation Assistance. Revisions to these Chapters will enhance existing tenant protections and incorporate measures for hazardous material cases. A proposed revision includes addressing issues related to hazardous materials found in older construction materials. Additional proposed revisions will also require building owners to pay for environmental consulting services in the determination and resolution of hazardous materials. To address this issue, staff is recommending the issuance of a Request for Proposal for the procurement of environmental consultant services.

Since construction work has the potential to impact existing residential tenants, passage of the seismic retrofit ordinance and the resulting construction has the potential to create impacts to existing tenants. The implementation of the Program will include means for tenant advocacy and advisory. All affected City Departments will engage in the support of residential tenants and the response to retrofit compliances.

## **Background**

On December 6, 2016, City Council conducted a Study Session on the degree of seismically vulnerable buildings<sup>1</sup> in Santa Monica that are subject to damage or collapse in a seismic event. The Staff Report of the Study Session, provided herein as Attachment D, provided the total number of unretrofitted buildings that were identified as potentially seismically vulnerable. Council was presented with recommendations for updates to the City's 1999 retrofit standards and recommendations for a fully active Seismic Retrofit Program. City Council instructed staff to proceed with the development of an ordinance that provides updates to the standards for seismic retrofit and implementation of a Seismic Retrofit Program. The proposed ordinance also includes compliance timeframes, notification procedures, and measures for increased tenant protections. Council instructed staff to research previous Federal and State grant funding related to seismic retrofit and if such grants are still available.

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<sup>1</sup> The categories of Seismically Vulnerable Buildings and existing Santa Monica Municipal Code Chapters are as follows:

- Unreinforced Masonry Bearing Wall Buildings (Chapter 8.60)
- Reinforced Concrete or Masonry Wall Buildings with Flexible Diaphragms (Chapter 8.64)
- Single-Family Dwellings, Strengthening of Cripple Walls and Sill Plate Anchorage (Chapter 8.68)
- Soft, Weak, or Open Front Wall in Wood-Framed Buildings (Chapter 8.72)
- Welded Steel Moment Frame Buildings (Chapter 8.76)
- Non-Ductile Concrete Buildings (Chapter 8.80)

## **Discussion**

Retrofitting, or the strengthening of the structural system of older seismically vulnerable buildings increases the lateral load resisting system in these older buildings allowing better performance in earthquakes and aftershocks. Better performance will significantly reduce the potential for building damage and collapse, lessening the occurrences of occupant injury or death.

The updates to the technical standards for seismic retrofit in the proposed ordinance are recommended to improve performance of buildings to levels similar to minimum life-safety levels of the State building code. Although minimum life-safety levels of seismic retrofit does not eliminate the possibility of injury or death due to building damage, the proposed standards would result in substantial gains in protecting the City's inhabitants, workers and visitors.

### Seismic Retrofit Program Implementation

#### List – Potentially Seismically Vulnerable Buildings

At the December 6, 2016 Study Session, staff presented to Council that the identification and inventory (List) of potentially seismically vulnerable buildings will be available in January 2017. The List was made publically available on January 26, 2017 on a City webpage dedicated to the Seismic Retrofit Program. As indicated on the List, all types of seismically vulnerable buildings will be targeted for notification, structural analysis and if found to be deficient, the requirement to complete retrofit of the building.

The List is an inventory of buildings that may require retrofit based on determination through building permit records and visual identification. In addition, the List will be dynamic as a structural analysis of some buildings may find that a building does not require retrofit in which case the building would be removed from the list. Likewise, buildings not currently on the List may someday be identified as requiring retrofit when structural systems are revealed during tenant modifications to the buildings. The List will serve as a basis in the milestone steps towards retrofit compliance with iterative steps noted once completed.

### Notification, Time Limits and Recordation of Properties

Owners of buildings on the List will be notified that their building has been identified as potentially seismically vulnerable. Once notified, a building owner will be required to provide a structural analysis of the building and a recommendation for a retrofit solution, if necessary. The notification will serve as the official commencement of the time period in which the building owner has to comply with milestones of compliance.

The proposed ordinance identifies priorities of hazardous building types in which notification will be phased by order of hazard severity, compliance timeframe and building type. The phasing of the notices will allow for the segmenting of 4,594 notices to building owners. The overall compliance time limit is provided per building type in the table below.

Potentially Seismically Vulnerable Buildings Type	Years to Complete Retrofit
Unreinforced Masonry Buildings	2 Years
Concrete Tilt-Up Buildings	3 Years
Soft-Story Buildings	6 Years
Non-Ductile Concrete Buildings	10 Years
Steel Moment Frame Buildings	20 Years
Single-Family Brace and Bolts	Voluntary

In the case of multiple ownership of a building where a building consists of multiple parcels such as condominiums, each owner of a parcel will receive a notice. The List identifies condominium buildings by legal address with individual parcels.

The proposed ordinance includes major milestones in the process of seismic retrofitting of a building. The milestones include interim deadlines that will allow for compliance monitoring. Consultation by staff will be available to advise the small family-owned residential owners and small business/building owners with information necessary for understanding the steps of compliance in the retrofit process. At the December 6, 2016 Study Session, Council directed staff to examine the effects of a recorded notice on the title of a property. Staff explored if a recording will introduce constraints from lending institutions on property loans and discovered that there will be no significant effect. Staff is recommending that the proposal for a recorded notice will be a positive factor in the achievement of retrofit compliance as well as fair disclosure to parties involved in the affected properties. Staff will propose general language on the notice to be recorded with the County of Los Angeles Office of the Registrar/Recorder as to not overburden impact on title transfers and the securing of loans including loans for the financing of seismic retrofit. Both the City of Los Angeles and the City and County of San Francisco have included recordation of seismic retrofit requirements in their process.

#### Consultant Services

Buildings with complex structural systems, such as the Steel Moment Frame and Non-Ductile Concrete buildings will have detailed complicated retrofit solutions. Complex retrofit designs will require peer review which is a standard practice in structural design of complicated buildings. Peer review is the process where an independent structural engineer reviews the design of a retrofit plan and provides input to best practices in the structural design of a project. Peer review is a detailed highly-technical exercise involving specialized expertise that should be handled by consultant services. Therefore, staff recommends incorporating the

procedure of peer review as a necessary part of seismic retrofit. Costs for peer review will be proposed and presented to the City Council as part of the FY 2017-19 biennial budget.

In addition to peer review, the volume of plans anticipated for seismic retrofit will require consulting services for the plan check of seismic retrofit designs. The consulting services will augment Building and Safety staff, as-needed, for the plan review of large complex buildings and for peak submittals of plans. Funding for consultant plan check will be incorporated with the FY 2017-19 biennial City budget.

It is recommended that City Council authorize staff to issue a Request for Proposals for consultant services for seismic retrofit plan check and peer review.

#### Parking Effects

The structural strengthening of a building related to seismic retrofit may have an effect on parking spaces by reducing the dimensions of a required parking space or in some cases eliminating required parking. Where the retrofit solution provides that there is no alternate practical solutions to a retrofit, the proposed ordinance provides that the Zoning Administrator may reduce the required size of a parking space or the number of required spaces. The proposal is that parking shall not be reduced more than twenty-percent (20%) of required parking spaces or one (1) space, whichever is greater.

#### Tenant Protection

Protection of tenants and the stock of affordable housing in the City are of paramount importance. Construction in residential buildings, if not conducted or monitored with diligence could be of significant impact to tenants. The proposed ordinance provides for several amendments to strengthen tenant protections for standard ongoing construction projects, and for construction related to the Seismic Retrofit Program. Added requirements and revisions to Chapters 8.100 and 4.36 are presented as part of the proposed ordinance.

### Enhancements to Tenant Protection During Construction, Chapter 8.100

The following proposed revisions to Chapter 8.100 are purposed to enhance protection of tenants during construction activity.

- Older buildings are likely to contain building materials of hazardous content and if disturbed, can be of detrimental effect to humans and possibly pets. Materials such as asbestos and lead paint may still be present in some of the buildings that require seismic retrofit. Existing State Law procedures require a building owner to abate hazardous materials in accordance with procedures of the Southern California Air Quality Management District (AQMD). Proper adherence to these procedures should provide tenants with the assurance that hazardous materials are abated and no longer pose a health threat. Staff proposes to add additional requirements to Chapter 8.100 to: (1) clarify that owners must ensure that all hazardous materials are properly handled during construction; (2) the City will actively monitor such handling; and (3) the City may reasonable engage the services of qualified experts, at the owner's expense, to assist the City in evaluating the owner's compliance.
- Relatedly, staff also request that the City Council instruct staff to initiate a Request for Proposals to procure the services of licensed environmental consultants as advisors to the City on issues of hazardous materials.
- Section 8.100.040(c)(9) requires a building owner to provide monthly notices to tenants on construction progress for projects that exceed thirty-days of construction. This section also allows the Building Officer to request meetings to allow tenant feedback to construction issues. Proposed with this ordinance is clarifying that the request of the Building Officer is not appealable given the timeliness of a requested meeting and tenant concerns.

### Enhancements to Tenant Relocation Assistance, Chapter 4.36

The following clarifications and enhancements are proposed to Chapter 4.36 to address improvements and revisions in tenant relocation.



- For short-term tenant displacements (e.g. due to inoperable equipment such as hot water heating or environmental heat) a proposal to allow owners to relocate tenants to a hotel is presented in the ordinance. The relocation to a hotel would be an option instead of paying the daily per diem, or providing comparable housing if relocation is estimated to be five days or less. Tenants would be entitled to per diem payments or be relocated to comparable accommodations if relocation extends beyond five days. Staff is proposing five days as a measure for timely relocations as staff determined that the majority of relocations are typically at five days or less.
- Existing law does not require owners to expeditiously repair tenant units while tenants are relocated. In some relocation cases, the extent of a tenant being relocated was not proportionate to the estimated time to address the condition causing the relocation. A proposal to require a maximum time limit in which a tenant is relocated is included in the ordinance. The estimated maximum time frame will be based on the condition causing relocation as determined by the Building Officer. Should the estimated time limit be exceeded, an investigation will be warranted to determine causes for the delay. Where relocation is in excess of the estimated time limit without reasonable cause, the Code Enforcement Division would initiate enforcement action.
- As timely resolution is desired in a relocation case to remedy conditions of uninhabitability, added language to Chapter 4.36 is proposed to ensure that the owner has access to the rental unit and have the opportunity to timely address the condition without interference from the tenant. This is proposed to address recent issues where building owners were prevented by a tenant from making necessary repairs causing relocations to be prolonged. Staff asserts that this allowance will provide for timely resolutions.
- Sections 4.36.120(c) and (d) currently do not allow relocation benefits when a tenant is displaced as a result of seismic retrofit. Research

determined that this language was written in the 1999 seismic retrofit ordinance. It was included in hopes of incentivizing owners to commence retrofitting; however, experience has shown that this incentive is ineffective and that it unnecessarily burdens tenants. Staff proposes that this Section be repealed to meet current relocation goals of the City. Eliminating this provision will likely also encourage more timely completion of seismic retrofit projects.

#### Exemptions to Zonal Restrictions on Construction

Due to the mandated timeline contained in the seismic retrofit ordinance, it is possible that seismic retrofit of several multi-family buildings may occur simultaneously. However, local law (namely the Construction Rate Program of Chapter 9.37.110) only allows one project (involving the new construction or alteration of 2 or more dwelling units in the R2, R3, R4, OF, RMH, OPD, OP2, OP3, and OP4 Districts) to occur within a 500-foot radius at a time. This restriction could have a negative impact on the retrofit compliance efforts of multi-family buildings. Although Section 9.37.110 contains an exemption for seismic retrofit projects, that exemption only applies to unreinforced masonry type buildings. The proposed ordinance seeks to override this prohibition and allow all seismic retrofit projects to proceed simultaneously.

#### Tenant and Occupant Advisory

The proposed ordinance includes a requirement that building owners must notify each residential and commercial tenant when the Building Officer determines that a building is seismically vulnerable and subject to retrofit to comply with local law. This notice is an advisory to tenants and will include references to contacts in the City for assistance.

As part of milestone compliance, the building owner is required to provide the Department with evidence that each tenant has been provided with the tenant advisory related to seismic retrofit. For buildings that will require retrofit construction, Chapter 8.100 currently requires posting of Construction Notification (on a 30-inch by 40-inch poster) that states effects during the construction and interruptions to building services.

### Public Assistance, Public Information

Staff will be available for general and detailed questions for each aspect of compliance with the Program. To assist with general information, a webpage dedicated to the Seismic Retrofit Program is already available on the City's website.

#### Webpage

On January 26, 2017, the Department launched the Seismic Retrofit Program webpage which includes the List of potentially seismically vulnerable buildings. Should Council adopt the ordinance, the webpage will be updated with program information for owners and tenants.

Other information planned for the webpage will include financing information for loan assistance for seismic retrofit. This will include the seven private financiers listed on the Resolution that City Council approved on February 23, 2016 as indicated in the Study Session report.

Planned with Council's passage of the ordinance is a Seismic Retrofit Fair where building owners, residential and commercial tenants and business merchants may obtain information about the Seismic Retrofit Program in a "one stop" event. In addition to City staff, financiers, product vendors, consulting architects and engineers, and building contractors who specialize in seismic retrofit will have a presence at the Fair. The webpage will provide event dates, and information related to the Seismic Retrofit Fair.

### **Staffing**

A major component in achieving compliance of the Seismic Retrofit Program is the timely completion of a building retrofit. A key factor in timely compliance is staff's ability to process applications, structural reports, seismic design plans and the issuance of building permits. Three additional positions will provide the needed resources to address additional workload such as resident and owner services, application-notification-recording processing, structural engineering analysis and customer

guidance. The positions will be covered with new revenues and presented as part of the FY 2017-19 biennial budget process.

#### Cost and Financing of Retrofit

The Study Session Staff Report contained approximate costs for seismic retrofit. Staff reported at the Study Session that State Assembly Bill 837 set up the *California Seismic Safety Capital Access Loan Program Fund* for residences and small businesses related to seismic retrofit. This Bill is now codified as California Health and Safety Code 44559.14 and provides another source of financing for seismic retrofit.

At the December 6, 2016 Study Session, Council asked if previous seismic retrofit funding after the 1994 Northridge Earthquake from the Federal and State governments granted to building owners in Santa Monica might still be available. Research found that many buildings were retrofitted utilizing grant monies, however, the funds are no longer available.

#### Rent Control Board Hearing

Should City Council adopt the proposed ordinance, following the second reading of the ordinance, the Rent Control Board will be presented with a request to determine the extent of pass-through costs of retrofit work to tenants. The Rent Control Board will be asked to determine if pass-through costs should be included as part of monthly tenant rents, and if so, the percentage of retrofit cost attributed to the pass-through, the total term and the maximum monthly pass-through costs.

#### CEQA Exemption

The proposed ordinance is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061(b)(3), 15301 and 15302 of the CEQA Guidelines. Section 15301 provides exemption for a class of projects (Class 1) consisting of repair, maintenance or minor alterations to public or private structures or facilities involving negligible or no expansion of use. Section 15302 provides exemption for a class of projects (Class 2) consisting of replacement or reconstruction of existing structures or facilities where the new structure or facility will be located on the same site and will have substantially the same purpose and capacity. The proposed ordinance

requires repair, maintenance and minor alterations of existing structures and facilities to meet minimum seismic safety standards. The ordinance does not require or contemplate any appreciable expansion or change in use or capacity of any existing structure or facility. Accordingly, the ordinance is categorically exemption pursuant to CEQA Guidelines Sections 15301 and 15302. Additionally, the proposed ordinance is also exempt pursuant to CEQA Guidelines Section 15061(b)(3) because, as described by this Staff Report, it can be seen with certainty that there is no possibility that the proposed ordinance could have a significant effect on the environment.

### **Financial Impacts & Budget Actions**

There is no immediate financial impact or budget action necessary as a result of recommended action. Staff will return to Council if specific budget actions are required in the future. Concurrent with the FY 2017-19 biennial City budget, a City-wide fee study will be presented. Included in the fee study will be fees related to the Seismic Retrofit Program which will allow a cost neutral program with no effect to the General Fund. The Program will not have impacts to the current 2016-17 fiscal year budget as all requests are deferred to the FY 2017-19 biennial budget.


**Prepared By:** Ron Takiguchi, Building Officer

**Approved**

**Forwarded to Council**

  
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David Martin, Director

2/7/2017

  
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Rick Cole, City Manager

2/7/2017

### **Attachments:**

- A. Ordinance
- B. Resolution Local Geological Conditions

C. Inventory (List)

D. December 6, 2016 Council Study Session Staff Report

E. Written Comments

F. PowerPoint Presentation

G. PowerPoint Presentation

ORDINANCE NUMBER \_\_\_\_\_ (CCS)

(City Council Series)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF  
SANTA MONICA AMENDING ARTICLES IV and VIII OF THE SANTA MONICA  
MUNICIPAL CODE BY UPDATING SEISMIC RETROFIT STANDARDS AND TENANT  
PROTECTION LAWS

WHEREAS, the City of Santa Monica is located in a geological area of high seismicity and prone to earthquakes of significant magnitude; and

WHEREAS, world leading experts and scientists in seismicity have predicted major seismic activity in the Southern California region in the near future with catastrophic destruction potential; and

WHEREAS, a fault line known as the Santa Monica Fault runs through the extent of the City and the City of Santa Monica Safety Element has deemed the Santa Monica Fault an active earthquake fault; and

WHEREAS, earthquakes and seismic activity are known to have the potential to cause significant damage to buildings and related occurrences of possible injury, death, resident displacement, interruption to business and economic continuity; and

WHEREAS, Santa Monica's inventory of older buildings have been proven to have substandard performance in earthquakes; and

WHEREAS, prior retrofit requirements of the City of Santa Monica resulted in the strengthening and retrofitting of some buildings, but many structures remain unretrofitted; and

WHEREAS, the safety of the City's residents, workforce, and visitors are of paramount concern to the City; and

WHEREAS, updating the City's requirements for seismic retrofit and strengthening of buildings will allow greater performance of buildings during earthquakes and aftershocks and will lessen the chance of injury, death, and damage to buildings; and

WHEREAS, seismic retrofit of older buildings will also provide a greater chance for continuity of building occupancy, business operation and resident habitation after a seismic event; and

WHEREAS, California Health and Safety Code Sections 19101, 19162-63.6 authorize and encourage local jurisdictions to establish seismic retrofit standards; and

WHEREAS, Health and Safety Code Section 18941.5 provides that the City may establish more restrictive building standards if they are reasonably necessary due to local climatic, geological or topographical conditions; and

WHEREAS, based upon the findings contained in the Resolution adopted concurrently with this Ordinance, the City Council has found that certain modifications and additions to the California Building Standards Code, relating to seismic retrofit, are reasonably necessary based upon local climactic, topographic, and geological conditions; and



WHEREAS, relocation benefits are vital to Santa Monica tenants including those who must vacate their homes for repairs necessitated by law or government order or if their residence is rendered uninhabitable through no fault of their own; and

WHEREAS, benefits must be sufficient in length of time and in amount to cover actual relocation costs; and

WHEREAS, experience has shown that certain provisions within the existing relocation law have been subject to differing interpretations by landlords and tenants, and such differences in opinion can lead to unnecessary litigation and uncertainty; and

WHEREAS, both tenants and landlords will benefit from enhancements to the clarity and certainty of relocation requirements and obligations; and

WHEREAS, the City's relocation requirements are intended to protect the rights of both tenants and landlords.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Chapter 8.58 of the Santa Monica Municipal Code is hereby added to read as follows:

**[Chapter 8.58 Mandatory Seismic Retrofit Administrative Requirements](#)**

**[8.58.010 Purpose and Scope.](#)**

[The provisions of this Chapter are intended to establish administrative and general requirements to ensure compliance with and facilitate implementation of the retrofit requirements set forth in Chapters 8.60, 8.64, 8.68, 8.72, 8.76, 8.80 of this Code.](#)

**[8.58.020 Definitions.](#)**

The following words and phrases as used to enforce the provisions of Chapters 8.58, 8.60, 8.64, 8.72, 8.76, and 8.80 shall have the following meanings:

(a) “California Building Code” shall mean the 2016 edition of the California Building Standards Code.

(b) “Santa Monica Seismic Retrofit Laws” shall mean Chapters 8.60, 8.64, 8.72, 8.76, and 8.80 of this Code.

**8.58.030 General requirements.**

(a) Upon being ordered by the Building Officer, an owner of a building within the scope of the Santa Monica Seismic Retrofit Laws shall perform a structural analysis of the building by a civil or structural engineer or architect licensed by the State of California, and if the building does not meet the minimum earthquake standards specified in Santa Monica Seismic Retrofit Laws, the owner shall cause the building to be structurally retrofitted to conform to such standards.

(b) Structural observation, in accordance with Chapter 17 of the California Building Code, shall be required for all structures in which seismic retrofit is being performed. Structural observation shall include confirmations of work required for conformance with the approved construction documents and existing building elements that are part of the lateral force resisting system. Structural testing and inspection for new and existing construction materials shall be conducted in accordance with the California Building Code and other applicable standards.

(c) Special inspection, in accordance with Chapter 17 of the California Building Code and other applicable codes and standards, shall be conducted to confirm work related to the seismic retrofitting of the building. Special inspections shall be conducted

by certified special inspectors. Special inspectors shall be hired by the building owner and shall provide reports of special inspection findings to the Building Officer.

(d) The structural investigation, structural analysis report, and structural design plans for the seismic strengthening and retrofit for buildings within the scope of the Santa Monica Seismic Retrofit Laws shall be designed by a State of California licensed civil or structural engineer, or a State of California registered architect. Plans and associated documents shall bear the seal and signature of the design professional.

#### **8.58.040 Priority Designations.**

The Building Officer shall prioritize his or her enforcement efforts as follows:

Priority 1. Unreinforced Masonry Buildings and Concrete Tilt-Up Buildings

Priority 2. Soft-Story Buildings with 3 or more stories

Priority 3. Soft-Story Buildings with 16 or more units

Priority 4. Non-Ductile Concrete Buildings and Steel Moment Frame Buildings

Priority 5. Soft-Story Buildings with 7 to 15 Units

Priority 6. Soft-Story Buildings with 6 or Less Units

#### **8.58.050 Compliance Time Limits.**

(a) Compliance time limits for buildings within the scope of the Santa Monica Seismic Retrofit Laws shall be based on the service date of original order issued by the Building Officer

(b) Sale or transfer of title in the building shall not change compliance dates.

#### **8.58.060 Issuance of Order.**

a) Service of Order. When the Building Officer determines that a building is within the scope of the Santa Monica Seismic Retrofit Laws, the Building Officer shall

issue an order to the owner(s) of the building to seismically evaluate and, if necessary, retrofit the building. For this purpose, the last known name and address of each property owner as contained in the records of the Los Angeles County Assessor shall be used. The Building Officer shall serve the order in accordance with Section 1.12.080 of this Code. No person shall fail to comply with the Building Officer's order.

b) Proof of Service. Proof of giving notice shall be made in accordance with Section 1.12.090 of this Code.

c) Failure to Receive Notice. Failure of the owner to receive notice of an order shall not relieve the owner of any obligation to comply with the requirement to retrofit a building within the scope the Santa Monica Seismic Retrofit Laws.

d) Contents of Order. The order required by subsection (a) shall specify that the building has been determined by the Building Officer to be within the scope of the Santa Monica Seismic Retrofit Laws and shall contain the following information:

1) Building Address

2) Assessor's Parcel Number

3) Building Type

4) Year Built

5) The factual basis supporting the order

6) The relevant Santa Monica Municipal Code Sections outlining the retrofit standards with which the building owner is required to comply

7) Compliance Timeframes

8) A description of the appeal process, including time frames within which the appeal must be filed.

### **8.58.070 Tenant and Occupant Advisory**

(a) When the Building Officer determines that a building does not meet the minimum earthquake standards specified in the Santa Monica Seismic Retrofit Laws, the owner shall, within the time period established by the Building Officer, advise all current and prospective tenants, subtenants, lessees, and subleases of the building. This requirement applies regardless of the length of time the person may use and/or occupy the building.

(b) With respect to current tenants or lessees, the notice required by subsection (a) of this Section shall be hand-delivered, with a proof of service, or sent by certified mail or otherwise delivered in a form of electronic means acceptable to the Building Officer. A copy of the Building Officer's order shall meet the requirements of this Section.

(c) With respect to current subtenants and subleases or prospective tenants, subtenants, lessees, and subleases, the owner shall advise such persons of the Building Officers determination in a method and written format approved by the Building Officer or designee. A copy of the Building Officer's order shall meet the requirements of this Section.

### **8.58.080 Appeals.**

Except as otherwise provided by Section 8.58.090 of this Code, the owner of any building may appeal any decision or order issued by the Building Officer pursuant to the Santa Monica Seismic Retrofit Laws, including but not limited to, the initial determination that a building is within the Scope of the Santa Monica Seismic Retrofit Laws or the conclusion that a building must be retrofitted, to the Building and Fire Life Safety Commission. Any such appeal shall be filed with the Commission within sixty days of the

date of the Building Officer's order or decision. Any such appeal shall be decided by the Commission no later than ninety days after filing. The filing of an appeal would stay the underlying order or decision and the associated time limits. Should the appeal be denied by the Commission the initial time limits shall be restored, unless the Commission authorizes alternate time limits. The Commission's decision shall be final except for judicial review.

#### **8.58.090 Extensions.**

(a) Notwithstanding any other provisions of this Code, extensions of time from the stated time limits set forth in the Santa Monica Seismic Retrofit Laws may be granted for good cause, provided that the building owner files a written request with the Director of Planning and Community Development or designee.

(b) The decision of the Director of Planning and Community Development or designee may be appealed to a Hearing Examiner, pursuant to relevant procedures set forth in Chapter 6.16 of this Code. The decision of the Hearing Examiner shall be final except for judicial review.

(c) Notwithstanding any other provisions of this Code and upon good cause shown, the Building Officer may extend a construction permit issued solely for the purpose of retrofitting a building to comply with Chapters 8.60, 8.64, 8.68, 8.72, 8.76, and 8.80 of this Code.

#### **8.58.100 Parking Requirements.**

Notwithstanding any other provisions of this Code to the contrary, the Zoning Administrator, or designee, may reduce the size of required parking spaces or the number of required parking spaces, to the minimum extent necessary, to achieve compliance with

the requirements of the Santa Monica Seismic Retrofit Laws, if the building owner can show that there is no practicable method to complete the required retrofit without the reduction. The reduction in parking spaces shall not exceed 20% of required parking spaces or one (1) space, whichever is greater. Nothing in this section shall be intended to reduce, change, or eliminate an owner's obligations under the Rent Control laws.

#### **8.58.110 Exception to Construction Rate Program**

Notwithstanding any other provisions of this Code to the contrary, construction projects undertaken solely for the purpose of complying with the Santa Monica Seismic Retrofit Laws shall be exempt from the Construction Rate Program set forth in Section 9.37.110 of this Code.

#### **8.58.120 Trash Screening and Enclosure Requirements.**

Notwithstanding any other provisions of this Code to the contrary, the Public Works Director, or designee, may waive or reduce the requirements of Section 9.21.130 (Resource Recovery and Recycling Standards) of this Code, to the minimum extent necessary, if the building owner can show that there is no practicable method to complete the required retrofit and comply with Section 9.21.130.

#### **8.58.130 Recordation**

Upon the Building Officer's determination that a building must be seismically retrofitted to meet the minimum standards set forth in the Santa Monica Seismic Retrofit Laws, the Building Officer may file with the County of Los Angeles, Office of the Registrar/Recorder, a certificate stating that the subject building fails to meet the minimum standards set forth in the Santa Monica Seismic Retrofit Laws and that it must be retrofitted. If the building is subsequently retrofitted to meet the requirements of the

Santa Monica Seismic Retrofit Laws, or is demolished with City authorization, then the Building Officer shall file with the County of Los Angeles, Office of the Registrar/Recorder, a certificate indicating that the building or property has been brought into compliance with the Santa Monica Seismic Retrofit Laws.

SECTION 2. Chapter 8.60 of the Santa Monica Municipal Code is hereby amended to read as follows:

**Chapter 8.60 Mandatory Seismic Retrofit Requirements for Unreinforced Masonry Bearing Wall Buildings ~~SEISMIC STRENGTHENING PROVISIONS FOR UNREINFORCED MASONRY BEARING WALL BUILDINGS~~**

**8.60.010 Adoption Scope.**

Appendix Chapter A1 of the California Existing Building Code 2016 Edition, entitled “Seismic Strengthening Provisions for Unreinforced Masonry Bearing Wall Buildings” which adopts by reference Appendix Chapter A1 of the International Existing Building Code, 2015 Edition, as published by the California Building Standards Commission and the International Code Council, (excluding Sections A101, A102, A105, A114, Table A1-G), is hereby adopted as the Mandatory Seismic Retrofit Requirements for Unreinforced Bearing Wall Buildings, of the City of Santa Monica.

~~The provisions of this Chapter shall apply to all existing unreinforced masonry bearing wall buildings built under valid permit, including detached one- or two-family dwellings and detached apartment houses containing less than five dwelling units.~~

~~The provisions of the Chapter also apply to essential and hazardous facilities. Such buildings or structures shall be strengthened to meet the requirements of the Building Code of the City of Santa Monica for new buildings of the same occupancy category.~~



~~Buildings designated as historically or architecturally significant landmarks on national, state or local historical registers shall comply with the provisions of this Chapter. At the Building Officer's discretion, modifications to the retrofitting standards set forth in this Chapter may be made so long as such modifications are consistent with the provisions of the State Historic Building Code.~~

**8.60.020 PurposeDefinitions.**

~~The purpose of this Chapter is to enhance public safety by providing improved measures for seismic strengthening to unreinforced masonry bearing wall buildings ("URM Buildings") and reducing risks from the effect of seismic activity. This Chapter and the requirements for mandatory seismic strengthening and retrofit, addresses the hazards of URM Buildings and associated elements of these buildings that are unreinforced such as non-bearing masonry walls and parapets.~~

~~This Chapter and the requirements therein are considered minimum standards for structural seismic resistance. They are intended to provide a greater measure of safety through improved performance of URM Buildings. Compliance with this Chapter does not necessarily prevent the loss of life or injury or damage to retrofitted URM Buildings.~~

~~For the purposes of this Chapter, the definitions in the Building Code and the following shall apply:~~

~~**Building Code** is the Building Code of the City of Santa Monica.~~

~~**Initial determination** is the date of service for the order of the Building Officer pursuant to this Chapter to the owner of any building informing him or her that he or she are subject to the strengthening provisions of this Chapter or Chapter 8.56. Subsequent change in ownership shall not change the date of initial determination.~~

~~**Type I building** is any unreinforced masonry bearing wall building that must be usable in the event of an emergency, and shall include hospitals, police and fire stations and disaster recovery centers.~~

~~**Type II building** is any unreinforced masonry bearing wall building with one hundred or more occupants and without masonry shear walls or wood frame cross-walls spaced less than forty feet apart in each story.~~

~~**Type III building** is any unreinforced masonry bearing wall building with one of the following conditions:~~

~~(1) One hundred or more occupants and with masonry or wood frame cross-walls spaced less than forty feet apart in each story.~~

~~(2) At least twenty but fewer than one hundred occupants.~~

~~**Type IV building** is any unreinforced masonry bearing wall building with fewer than twenty occupants.~~

~~**Unreinforced masonry bearing wall building** is any building that has at least one masonry wall in which the reinforcing steel is less than twenty-five percent of the minimum steel ratios required by the California Building Code for reinforced masonry and such wall provides the vertical support for the reaction of floor or roof framing members.~~

**8.60.030 Scope and ApplicabilityGeneral requirements.**

(a) The provisions of this Chapter shall apply to all buildings built under building code standards enacted before January 11, 1977 that contain any unreinforced masonry bearing or non-bearing walls or attachments and appurtenances (“URM Buildings”).

(b) An owner of any buildings within the scope of this Chapter shall demonstrate compliance with the Mandatory Seismic Retrofit Requirements of this Chapter consistent with the time limits set forth in this Chapter.

(c) URM Buildings that have completed all required seismic retrofit work, with a lateral load resisting analysis and structural design plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of this Ordinance, are exempt from the requirements this Chapter, except that:

Tall slender URM Buildings with wall height to thickness ratio of thirteen or greater ( $\geq 13$ ) shall be subject to the requirements of this Chapter regardless of previously retrofit status.

~~(a) The owner of each building within the scope of this Chapter shall, within the time limits set forth in this Chapter, cause the building to be structurally altered to conform to the earthquake standards specified in this Chapter.~~

~~(b) The owner of each building within the scope of this Chapter, which has been analyzed to demonstrate compliance or has been structurally altered to comply with the minimum earthquake standards in this Chapter, shall maintain such building in conformity with the requirements of this Chapter in effect at the time of such analysis or structural alteration.~~

~~(c) Buildings within the scope of this Chapter may not be added to or structurally altered or otherwise remodeled without first complying with the provisions of this Chapter unless the Building Officer determines that the alterations are minor in nature.~~

~~(d) Notwithstanding any other provisions of this Code to the contrary, it shall be unlawful for any person, firm or corporation to maintain, use or occupy any building within the scope of this Chapter which does not meet the minimum earthquake standards specified in this Chapter.~~

~~This provision shall not apply if alteration or repair work has commenced to bring the building into compliance with requirements of this Chapter, and such work is proceeding in accordance with the time limits set forth in any order of the Building Officer or determination of the Nuisance Abatement Board.~~

**~~8.60.040 Demolition.~~**

~~An owner desiring to demolish a building must nevertheless comply with the strengthening provisions of this Code within the time allowed unless such owner receives permission to demolish the building prior to the time limits set forth in this Chapter for the filing of a permit and the submitting of plans to the Building Officer.~~

~~Such an owner shall submit a demolition permit application to the Building Officer and shall meet all of the requirements for demolition imposed by this Code, including, but not limited to, those requirements set forth in Section 9.04.10.16.010 of this Code, before such a demolition shall be permitted. Nothing in this Chapter shall be deemed to relieve a building owner of meeting the requirements for demolition of a building imposed by any other applicable law or regulation.~~

**~~8.60.050 Time limits for complianceSeismic provisions.~~**

~~The owner of any URM Building covered by this Chapter shall comply with the following time limits.~~

<u>Action by Building Owner</u>	<u>Time Limits from Date of Service of Order</u>
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<u>Structural Evaluation Report</u>	<u>90 Days or 3 Months</u>
<u>Application for Building Permit and Submission of Plans</u>	<u>180 Days or 6 Months</u>
<u>Final Approval</u>	<u>2 Years or 24 Months</u>

~~(a) **Essential and Hazardous Facilities.** Essential and hazardous facilities shall be strengthened to meet the requirements of the Building Code of the City of Santa Monica for new buildings of the same occupancy category.~~

~~(b) **All Other Buildings.** All buildings, other than essential or hazardous facilities, shall be strengthened to meet the requirements of Appendix Chapter A1 of the California Existing Building Code and the additional provisions of this Chapter.~~

~~**8.60.060 Timetable for compliance.**~~

~~The time limits set forth below shall begin to run from September 29, 1992, or from initial determination, whichever is later. The owner of any occupied or vacant building within the scope of this Chapter shall comply with the requirements of this Chapter by filing for a permit, submitting plans to the Building Officer, commencing construction and completing construction within the time limits specified below:~~

~~Such plans shall be prepared by a State of California licensed architect or registered civil or structural engineer. After plans are filed and approved by the Building Officer, the owner shall obtain a building permit and then commence and complete the required construction within the time limits set forth below.~~

An owner electing to install wall anchors pursuant to the provisions of this Chapter is also required to structurally alter the building to make it fully comply with all other provisions of this Chapter within the time limits set forth in Table 8.60-A below.

**Table 8.60-A**

<b>Required Action by Owner</b>	<b>Building Type</b>	<b>File for Permit and Submit Plans to Building Officer Within</b>	<b>Commence Construction Within</b>	<b>Complete Construction Within</b>
A. Install wall anchors	Type I, II, III, IV	180 days	270 days	1 year
-	-	-	-	-
B. If wall anchors are installed, then make structural alterations	Type I	635 days (1 year 9 months)	2 years	4 years
-	Type II	635 days (1 year 9 months)	2 years	4 years
-	-	-	-	-
-	Type III	2,825 days (7 years 9 months)	8 years	10 years
-	-	-	-	-
-	Type IV	2,825 days (7 years 9 months)	8 years	10 years
-	-	-	-	-
C. If wall anchors are not installed, then make structural alterations	Type I	270 days	1 year	2 years
-	Type II	270 days	1 year	2 years
-	-	-	-	-
-	Type III	1,000 days (2 years 9 months)	3 years	4 years
-	-	-	-	-
-	Type IV	1,365 days (3 years 9 months)	4 years	5 years

**8.60.070 Administration.**

~~(a) **Building Classification.** The Building Officer shall determine the occupant load and classification of building type. The occupant load shall be determined in accordance with the Building Code and shall include the entire building plus the occupant load of any adjacent building that interconnects with the subject building or uses the subject building for exiting purposes.~~

~~(b) **Contents of Order.** When the Building Officer determines that a building is within the scope of this Chapter, the Building Officer shall issue an order as provided herein.~~

~~The order shall specify that the building has been determined by the Building Officer to be within the scope of this Chapter and, therefore, is required to meet the seismic strengthening provisions of this Chapter. The order shall specify the Building Type classification and shall set forth the owner's alternatives and time limits for compliance.~~

~~(c) **Service of Order.** The order shall be in writing and may be given either by personal delivery thereof to the owner or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the owner as shown on the last equalized assessment roll. Service by mail shall be deemed to have been completed at the time of deposit in the U.S. mail. The failure of any owner to receive such notice shall not affect in any manner the validity of any of the proceedings taken thereunder. Proof of giving notice may be made by an affidavit of any employee of the City which shows service in conformity with this Section. Building and Fire Life Safety Commission action, Nuisance Abatement Board action, Building Officer administrative action, other correspondence~~

~~between the City and the building owner or building owner's representative, or other evidence of knowledge of notification shall also be deemed as proof of giving notice.~~

~~(d) **Recordation.** At the time that the Building Officer serves the aforementioned order, the Building Officer shall file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Chapter. The certificate shall also state that the building owner thereof has been ordered to structurally analyze the building and to structurally alter it if the Building Officer determines the building is not in compliance with this Chapter.~~

~~If the building is either demolished, found not to be within the scope of this Chapter, or is structurally capable of resisting minimum seismic forces required by this Chapter as a result of structural alterations or an analysis, the Building Officer shall file with the Office of the County Recorder, a certificate terminating the status of the subject building as being classified within the scope of this Chapter.~~

#### **8.60.080 Appeals.**

~~(a) **Initial Determination.** The owner of any building may appeal the Building Officer's initial determination that the building is within the scope of this Chapter to the Building and Fire Life Safety Commission. Such appeal shall be filed with the Commission by December 28, 1992, or within ninety days of date of initial determination, whichever is later. Any such appeal shall be decided by the Building and Fire Life Safety Commission no later than ninety days after filing and the grounds thereof shall be stated clearly and concisely.~~



~~(b) **Abatement Proceedings.** Appeals or requests for modifications from any other determinations, orders, or actions by the Building Official pursuant to this Chapter may be made to the Building and Fire Life Safety Commission.~~

~~**8.60.090 Enforcement.**~~

~~If the owner in charge or control of the subject building fails to comply with this Code within any of the time limits set forth herein, the Building Officer may order that the entire building be vacated and that the building remain vacated until this Code has been complied with.~~

~~If compliance has not been initiated within ninety days after the date the building has been ordered vacated or such additional time as may have been granted by the Nuisance Abatement Board, the Building Officer may:~~

~~(a) Commence the building's demolition in accordance with the provisions of the California Building Code; or~~

~~(b) Undertake and complete such structural alteration of the building as may be necessary in the sole judgment of the Building Officer to cause the building to conform to the earthquake standards specified in this Chapter, and to cause a lien for the costs of such structural alteration to be placed against the property. No demolition may occur pursuant to this Section without compliance with all City laws and regulations governing demolitions.~~

~~**8.60.100 Temporary stay of enforcement based on severe financial hardship.**~~

~~(a) The owner of any building may appeal for a temporary stay of enforcement on the basis of severe financial hardship from compliance with this Chapter. Such appeal shall be filed with the City's Director of Finance no later than February 26, 1993.~~

~~(b) Any such appeal shall be decided by the Director of Finance no later than ninety days after filing and the grounds thereof shall be stated clearly and concisely.~~

~~(c) The burden shall be on the owner to demonstrate conclusively that compliance with this Section shall result in severe financial hardship. Documentary evidence shall be submitted by the owner at the time the appeal is filed and shall clearly demonstrate that compliance with this Section shall result in severe financial hardship. Such documentary evidence may include, but shall not be limited to, the owner's tax returns, general ledgers, rental and lease agreements, personal and corporate income and expense records, and any such other financial documents or information as the owner desires to submit for consideration or as the City's Director of Finance deems necessary or desirable in evaluating the owner's claim of hardship. The failure of the owner to provide any financial document or information requested by the Director of Finance shall result in denial of the request for a temporary stay of enforcement.~~

~~(d) Any person denied a temporary stay of enforcement by the Director of Finance may appeal the denial to a three-person Financial Hardship Appeal Board established by the City Manager. Any such appeal shall be made in writing within ten days of the denial and shall be based on the evidence supplied to Director of Finance. The Appeal Board may approve or deny any appeal and may relieve an owner from full or partial compliance with the requirements of this Chapter, as the Appeal Board in its sole discretion deems financially feasible. The decision of the Financial Hardship Appeal Board shall be final except for judicial review and shall not be appealable to the City Council. The Appeal Board is authorized to establish procedures for the processing and consideration of appeals.~~

~~(e) In any case where a building is exempted from compliance with this Chapter on the basis of financial hardship, such exemption shall be null and void and of no further force or effect at the time the building is sold or experiences a major change of occupancy as defined by the Building Officer.~~

#### ~~**8.60.110 Canopies.**~~

~~Prior to commencement of construction of any of the structural alterations required by this Chapter, a pedestrian protection canopy shall be constructed below any unreinforced masonry wall adjacent to any public right-of-way. Said canopy shall conform to the standards developed by the Director of Public Works.~~

#### ~~**8.60.120 Shear test criteria for mortar quality.**~~

~~(a) **Test Equipment.** An internal caliper, graduated in 0.001 of an inch (0.025 mm) increments shall be used to measure movement of the masonry unit. A hydraulic jack equipped with a pressure gauge graduated in increments of fifty psi (345 kPa) or less shall be used. The jack load shall be applied at a rate not exceeding five thousand pounds (22,240 N) per minute.~~

~~(b) **Minimum Number of Technicians and Test Readings.** The test shall be conducted by a minimum of two technicians. Load and displacement readings shall be recorded at the following intervals:~~

- ~~(1) At a caliper reading of 0.001 inch (0.025 mm);~~
- ~~(2) At the first visually observed sign of movement or cracking of the mortar or masonry unit;~~
- ~~(3) At a caliper reading of 0.02 inch (0.51 mm); and~~
- ~~(4) The ultimate load on the unit.~~

~~(c) **Representative Test Locations.** The masonry unit to be tested shall not be located adjacent to a bond course in a brick wall laid in common bond. Tests to evaluate the mortar quality of structural walls shall not be conducted in masonry veneer.~~

~~Walls with mortar values which are consistently low and do not meet the minimum quality values specified in this Section shall be entirely pointed per standards referenced in the California Building Code, except that the depth of joint penetration shall be one and one-half inch (38 mm) in lieu of the three-fourths inch (19 mm) specified.~~

~~(d) **Core Tests.** A minimum number of mortar test specimens equal to the number of required cores shall be prepared from the cores and tested as specified herein. The mortar joint of the outer wythe of the masonry core shall be tested in shear by placing the circular core section in a compression testing machine with the mortar bed joint rotated fifteen degrees from the axis of the applied load. The mortar joint tested in shear shall have an average ultimate stress of twenty psi (138 kPa) based on the gross area. The average shall be obtained from the total number of cores made. If test specimens cannot be made from cores taken, the shear value shall be reported as zero.~~

SECTION 3. Chapter 8.64 of the Santa Monica Municipal Code is hereby amended to read as follows:

**Chapter 8.64 Mandatory Seismic Retrofit Requirements for Existing Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms**  
~~**SEISMIC STRENGTHENING PROVISIONS FOR EXISTING CONCRETE AND REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS**~~

**8.64.010 Adoption Purpose.**

Appendix Chapter A2 entitled “Earthquake Hazard Reduction in Existing Reinforced Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms” of the International Existing Building Code, 2015 Edition, as published by the International Code Council (excluding Section A201, A202, A203, A204, A205, A207) is hereby adopted as the Mandatory Seismic Retrofit Requirements for Existing Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms of the City of Santa Monica.

~~The purpose of this Chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on concrete and reinforced masonry wall buildings with flexible diaphragms designed under the building codes in effect prior to the 1992 California Building Code. Past earthquakes have shown that such buildings are potentially hazardous and prone to significant damage, including possible collapse, in a moderate to major earthquake.~~

~~This Chapter provides priorities, time periods and standards under which these buildings are required to be structurally analyzed and strengthened for seismic resistance. Where the analysis determines that structural deficiencies exist, this Chapter requires the building to be strengthened.~~

**8.64.020 PurposeScope.**

The purpose of this Chapter is to enhance public safety by providing an improved component of seismic strengthening to existing concrete and reinforced masonry wall buildings with flexible diaphragms and reducing risks from the effect of earthquakes. This Chapter addresses the hazards of these buildings by establishing requirements for the analysis, design of structural strengthening elements, and seismic retrofit of these buildings.

This Chapter and the requirements therein are considered minimum standards for structural seismic resistance. They are intended to provide a greater measure of safety through improved performance of existing concrete and reinforced masonry wall buildings with flexible diaphragms. Compliance with this Chapter does not necessarily prevent the loss of life or injury or damage to retrofitted buildings.

~~(a) The provisions of this Chapter apply to all existing concrete or reinforced masonry buildings with flexible diaphragms, including tilt-up concrete wall buildings, designed under the building codes in effect prior to the 1992 California Building Code.~~

~~(b) Buildings designated as historically or architecturally significant landmarks on national, state or local historical registers shall also comply with the provisions of this Chapter. At the Building Officer's discretion, modifications to the standards set forth in this Chapter may be permitted when such modifications are consistent with the provisions of the State Historical Building Code.~~

~~(c) This Chapter requires the wall anchorage system, as defined herein, to be analyzed, designed and strengthened in conformance with the earthquake design standards of the Building Code of the City of Santa Monica in effect at the time of permit issuance for the strengthening work.~~

~~(d) Seismic strengthening in place prior to December 12, 1995, shall be evaluated according to the provisions of this Chapter and modified to comply if deficient.~~

**8.64.030 Scope and ApplicabilityDefinitions.**

The provisions of this Chapter shall apply to all concrete or reinforced masonry buildings with flexible diaphragms, including tilt-up concrete wall buildings, built under building code standards enacted before January 1, 1996.

Concrete or reinforced masonry buildings with flexible diaphragms, including tilt-up concrete wall buildings that have completed all required seismic retrofit work, with a lateral load resisting analysis and structural design plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of this Ordinance, are exempt from the requirements this Chapter.

An owner of any building within the scope of this Chapter shall demonstrate compliance with the Mandatory Seismic Retrofit Requirements of this Chapter consistent with the time limits set forth in this Chapter.

~~For purposes of this Chapter, the applicable definitions in the Building Code of the City of Santa Monica and the following shall apply:~~

~~**Anchorage system** is the system of all structural elements and connections which support the concrete or masonry wall in the lateral direction, including diaphragms and subdiaphragms, wall anchorage and continuity or cross tie connectors in subdiaphragms and main diaphragms for retrofit and repairs.~~

~~**Building Code** is the Building Code of the City of Santa Monica.~~

~~**Commenced construction** is construction pursuant to a valid building permit that has progressed to the point that one of the called inspections as required by the Building and Safety Division has been made and the work for which the inspection has been called has been judged by the Building and Safety Division to be substantial and has been approved by the Building and Safety Division.~~

~~**Concrete wall building** is, for the purposes of this Chapter, any building that has at least one concrete wall which may or may not have sufficient reinforcing steel as required by the Building Code.~~

~~**Date of engineering report submittal** is either that date upon which the report was due to be submitted to the City, or the date of actual submittal to the City, whichever is earlier.~~

~~**Existing building** is any building, which as of December 12, 1995, has been issued a certificate of occupancy or has been legally occupied.~~

~~**Expansion anchor** is a mechanical fastener placed in hardened concrete or assembled masonry, designed to expand in a self-drilled or predrilled hole of a specified size and engage the sides of the hole in one or more locations to develop shear and/or tension resistance to applied loads without grout, adhesive or drypack.~~

~~**Flexible diaphragm** is, for the purposes of this Chapter, any diaphragm constructed of wood structural panel, diagonal or straight wood sheathing or decking, metal decking without a structural concrete topping, or horizontal rod bracing.~~

~~**Reinforced masonry wall building** is, for the purposes of this Chapter, a building that has at least one masonry wall which has twenty-five percent or more of the reinforcing steel ratios required by the Building Code for reinforced masonry and is not classified as an unreinforced masonry wall building pursuant to Chapter 8.60 of the Municipal Code.~~

~~**Retrofit** is an improvement of the lateral force resisting system of the structure by an alteration of existing or addition of new structural elements.~~

~~**Tilt-up concrete wall** is a form of precast concrete panel construction either cast in the horizontal position at the site and after curing, lifted and moved into place in a vertical position, or cast off-site in a fabricator's shop.~~



~~**Type I building** is any concrete wall or reinforced masonry wall building that must be usable in the event of an emergency, and shall include hospitals, police and fire stations and disaster recovery centers.~~

~~**Type II building** is any concrete wall or reinforced masonry wall building with one hundred or more occupants.~~

~~**Type III building** is any concrete wall or reinforced masonry wall building with at least twenty but fewer than one hundred occupants.~~

~~**Type IV building** is any concrete wall or reinforced masonry wall building with fewer than twenty occupants.~~

#### **8.64.040 DefinitionsGeneral requirements.**

For purposes of this Chapter, applicable definitions in the California Building Code and the following shall apply:

**Anchorage system** is the system of all structural elements and connections which support the concrete or masonry wall in the lateral direction, including diaphragms and subdiaphragms, wall anchorage and continuity or cross tie connectors in subdiaphragms and main diaphragms for retrofit and repairs.

**Expansion anchor** is a mechanical fastener placed in hardened concrete or assembled masonry, designed to expand in a self-drilled or predrilled hole of a specified size and engage the sides of the hole in one or more locations to develop shear and/or tension resistance to applied loads without grout, adhesive or drypack.

**Flexible diaphragm** is any diaphragm constructed of wood structural panel, diagonal or straight wood sheathing or decking, metal decking without a structural concrete topping, or horizontal rod bracing.

**Reinforced masonry wall building** is a building with masonry walls which have twenty-five percent or more of the reinforcing steel ratios required by the Building Code for reinforced masonry and is not classified as an unreinforced masonry wall building pursuant to Chapter 8.60 of the Santa Monica Municipal Code.

**Tilt-up concrete wall** is a form of precast concrete panel construction either cast in the horizontal position at the site or cast off-site in a fabricator's shop, and then lifted and moved into place in a vertical position.

~~(a) The owner of each building within the scope of this Chapter shall cause an investigation of the existing construction and a structural analysis to be made of the building by a civil or structural engineer or architect licensed by the State of California, and if the building does not meet the minimum standards specified in this Chapter, the owner shall cause it to be structurally altered to conform to such standards.~~

~~(b) The owner of each building within the scope of this Chapter, which has been analyzed to demonstrate compliance or structurally altered to comply with the minimum earthquake standards in this Chapter, shall maintain such building in conformity with the requirements of this Chapter in effect at the time of such analysis or structural alteration.~~

~~(c) Buildings within the scope of this Chapter may not be added to or structurally altered or otherwise remodeled without first complying with the provisions of this Chapter unless the Building Officer determines that the alterations are minor in nature.~~

~~(d) Notwithstanding any other provisions of this Code to the contrary, it shall be unlawful for any person, firm or corporation to maintain, use or occupy any building within the scope of this Chapter which does not meet the minimum earthquake standards specified in this Chapter.~~

~~This provision shall not apply if alteration or repair work has commenced to bring the building into compliance with requirements of this Chapter, and such work is proceeding in accordance with the time limits set forth in any order of the Building Officer or determination of the Nuisance Abatement Board.~~

**8.64.050 Engineering Analysis and DesignDemolition.**

**(a) Reinforced concrete and reinforced masonry wall anchorage.** Concrete and masonry walls shall be anchored to all floors and roofs that provide lateral support for the wall. The anchorage shall provide a positive direct connection between the wall and floor or roof construction capable of resisting 75 percent of the horizontal forces specified in Chapter 16 of the California Building Code.

**(b) Special requirements for wall anchorage systems.** The steel elements of the wall anchorage system shall be designed in accordance with the building code without the use of the 1.33 short duration allowable stress increase when using allowable stress design.

Wall anchors shall be provided to resist out-of-plane forces, independent of existing shear anchors.

Exception: Existing cast-in-place shear anchors are allowed to be used as wall anchors if the tie element can be readily attached to the anchors, and if the engineer or architect can establish tension values for the existing anchors through the use of approved as-built plans or testing and through analysis showing that the bolts are capable of resisting the total shear load (including dead load) while being acted upon by the maximum tension force due to an earthquake.

Expansion anchors are only allowed with special inspection and approved testing for seismic loading.

Attaching the edge of plywood sheathing to steel ledgers is not considered compliant with the positive anchoring requirements of this Chapter. Attaching the edge of steel decks to steel ledgers is not considered as providing the positive anchorage of this Chapter unless testing and/or analysis are performed to establish shear values for the attachment perpendicular to the edge of the deck. Where steel decking is used as a wall anchor system, the existing connections shall be subject to field verification and the new connections shall be subject to special inspection.

**(c) Development of anchor loads into the diaphragm.** Development of anchor loads into roof and floor diaphragms shall comply with Chapter 16 of the California Building Code using horizontal forces that are 75 percent of those used for new construction.

Exception: If continuously tied girders are present, the maximum spacing of the continuity ties is the greater of the girder spacing or 24 feet (7315 mm).

In wood diaphragms, anchorage shall not be accomplished by use of toenails or nails subject to withdrawal. Wood ledgers, top plates or framing shall not be used in cross grain bending or cross grain tension. The continuous ties required in Chapter 16 of the California Building Code shall be used in addition to the diaphragm sheathing.

Lengths of development of anchor loads in wood diaphragms shall be based on existing field nailing of the sheathing unless existing edge nailing is positively identified on the original construction plans or at the site.

**(d) Anchorage at pilasters.** Anchorage at pilasters shall be designed for the tributary wall-anchoring load per Section 8.64.050(a), considering the wall as a two-way slab. The edges of the two-way slab shall be considered fixed when there is continuity at pilasters and shall be considered pinned at roof and floor. The pilasters or the walls immediately adjacent to the pilasters shall be anchored directly to the roof framing such that the existing vertical anchor bolts at the top of the pilasters are bypassed without permitting tension or shear failure at the top of the pilasters.

Exception: If existing vertical anchor bolts at the top of the pilasters are used for the anchorage, additional exterior confinement shall be provided as required to resist the total anchorage force.

The minimum anchorage force at a floor or roof between the pilasters shall be that specified in Section 8.64.050(a).

**(e) Symmetry.** Symmetry of wall anchorage and continuity connectors about the minor axis of the framing member is required.

Exception: Eccentricity may be allowed when it can be shown that all components of forces are positively resisted. The resistance must be supported by calculations or tests.

**(f) Combination of anchor types.** New anchors used in combination on a single framing member shall be of compatible behavior and stiffness.

**(g) Anchorage at interior walls.** Existing interior reinforced concrete or reinforced masonry walls that extend to the floor above or to the roof diaphragm shall be anchored for out-of-plane forces per Sections 8.64.050(a) and (c). Walls extending through the roof diaphragm shall be anchored for out-of-plane forces on both sides, and

continuity ties shall be spliced across or continuous through the interior wall to provide diaphragm continuity.

(h) **Collectors.** If collectors are not present at reentrant corners or interior shear walls, they shall be provided. Existing or new collectors shall be designed for the capacity required to develop into the diaphragm a force equal to the lesser of the rocking or shear capacity of the reentrant wall or the tributary shear based on 75 percent of the horizontal forces specified in Chapter 16 of the California Building Code. The capacity of the collector need not exceed the capacity of the diaphragm to deliver loads to the collector. A connection shall be provided from the collector to the reentrant wall to transfer the full collector force (load). If a truss or beam other than a rafter or purlin is supported by the reentrant wall or by a column integral with the reentrant wall, then an independent secondary column is required to support the roof or floor members whenever rocking or shear capacity of the reentrant wall is less than the tributary shear.

(i) **Mezzanines.** Existing mezzanines relying on reinforced concrete or reinforced masonry walls for vertical and/or lateral support shall be anchored to the walls for the tributary mezzanine load. Walls depending on the mezzanine for lateral support shall be anchored per Sections 8.64.050(a), (b), (c).

Exception: Existing mezzanines that have independent lateral and vertical support need not be anchored to the walls.

~~An owner desiring to demolish a building must nevertheless comply with the strengthening provisions of this Code within the time allowed unless such owner receives permission to demolish the building prior to the time limits set forth in Section 8.64.060 of~~

~~the Municipal Code for the filing of a permit and the submitting of plans to the Building Officer.~~

~~Such an owner shall submit a demolition permit application to the Building Officer and shall meet all of the requirements for demolition imposed by this Code including, but not limited to those requirements set forth in Section 9.04.10.16.010 of this Code, before such a demolition shall be permitted. Nothing in this Chapter shall be deemed to relieve a building owner of meeting the requirements for demolition of a building imposed by any other applicable law or regulation.~~

**~~8.64.060 Time period for compliance.~~**

~~**Engineering Report.** Within two hundred seventy-five days of the date of notice to the owner by the City, the owner of any tilt-up building constructed to pre-1992 California Building Code standards shall submit an engineering report to the Building and Safety Division. The report shall demonstrate whether the structure conforms to the earthquake design standards contained in the Building Code of Santa Monica in effect at the time the report is submitted to the City. If the report concludes the structure does not comply with the standards, the structure shall be strengthened to comply with the standards within the time periods shown in Table 8.64-A below.~~

**Table 8.64-A**

<b>Building</b>		<b>Time Limits for Owner</b>	
<b>Type</b>	<b>File for Permit/Submit Plans</b>	<b>Commence Construction</b>	<b>Complete Construction</b>
†	60 days from date of engineering report submittal	150 days from date of engineering report submittal	1 year from date of engineering report submittal
-	-	-	-

II	180 days from date of engineering report submittal	270 days from date of engineering report submittal	3 years from date of engineering report submittal
-	-	-	-
III	1 1/2 years from date of engineering report submittal	1 year 8 months from date of engineering report submittal	3 years from date of engineering report submittal
-	-	-	-
IV	2 years 5 months from date of engineering report submittal	2 years 8 months from date of engineering report submittal	4 years from date of engineering report submittal

**8.64.070 Time limits for compliance Administration.**

The owner of any building covered by this Chapter shall comply with the following time limits.

<u>Action by Building Owner</u>	<u>Time Limits from Date of Service of Order</u>
<u>Structural Evaluation Report</u>	<u>120 Days or 4 Months</u>
<u>Application for Building Permit and Submission of Plans</u>	<u>270 Days or 9 Months</u>
<u>Final Approval</u>	<u>3 Years or 36 Months</u>

~~(a) **Building Classification.** The Building Officer shall determine the occupant load and classification of building type. The occupant load shall be determined in accordance with the Building Code and shall include the entire building plus the occupant load of any adjacent building that interconnects with the subject building or uses the subject building for exiting purposes.~~

~~(b) **Contents of Order.** When the Building Officer determines that a building is within the scope of this Chapter, the Building Officer shall issue an order as provided herein.~~



~~The order shall specify that the building has been determined by the Building Officer to be within the scope of this Chapter and, therefore, is required to meet the seismic strengthening provisions of this Chapter. The order shall specify the Building Type classification shall set forth the owner's alternatives and time limits for compliance.~~

~~(c) **Service of Order.** The order shall be in writing and may be given either by personal delivery thereof to the owner or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the owner as shown on the last equalized assessment roll. Service by mail shall be deemed to have been completed at the time of deposit in the U.S. mail. The failure of any owner to receive such notice shall not affect in any manner the validity of any of the proceedings taken thereunder. Proof of giving notice may be made by an affidavit of any employee of the City which shows service in conformity with this Section. Building and Fire Life Safety Commission action, Nuisance Abatement Board action, Building Officer administrative action, other correspondence between the City and the building owner or building owner's representative, or other evidence of knowledge of notification shall also be deemed as proof of giving notice.~~

~~(d) **Recordation.** At the time the Building Officer serves the aforementioned order, the Building Officer shall file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Chapter. The certificate shall also state that the owner thereof has been ordered to structurally analyze the building and to structurally alter it when the Building Officer determines the building is not in compliance with this Chapter.~~

~~If the building is either demolished, found not to be within the scope of this Chapter, or is structurally capable of resisting minimum seismic forces required by this Chapter as~~

~~a result of structural alterations or an analysis, the Building Officer shall file with the Office of the County Recorder a certificate terminating the status of the subject building as being classified within the scope of this Chapter.~~

~~**8.64.070 Administration.**~~

~~(a) **Building Classification.** The Building Officer shall determine the occupant load and classification of building type. The occupant load shall be determined in accordance with the Building Code and shall include the entire building plus the occupant load of any adjacent building that interconnects with the subject building or uses the subject building for exiting purposes.~~

~~(b) **Contents of Order.** When the Building Officer determines that a building is within the scope of this Chapter, the Building Officer shall issue an order as provided herein.~~

~~The order shall specify that the building has been determined by the Building Officer to be within the scope of this Chapter and, therefore, is required to meet the seismic strengthening provisions of this Chapter. The order shall specify the Building Type classification shall set forth the owner's alternatives and time limits for compliance.~~

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~~conformity with this Section. Building and Fire Life Safety Commission action, Nuisance Abatement Board action, Building Officer administrative action, other correspondence between the City and the building owner or building owner's representative, or other evidence of knowledge of notification shall also be deemed as proof of giving notice.~~

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~~If the building is either demolished, found not to be within the scope of this Chapter, or is structurally capable of resisting minimum seismic forces required by this Chapter as a result of structural alterations or an analysis, the Building Officer shall file with the Office of the County Recorder a certificate terminating the status of the subject building as being classified within the scope of this Chapter.~~

#### ~~**8.64.070 Administration.**~~

~~(a) **Building Classification.** The Building Officer shall determine the occupant load and classification of building type. The occupant load shall be determined in accordance with the Building Code and shall include the entire building plus the occupant load of any adjacent building that interconnects with the subject building or uses the subject building for exiting purposes.~~

~~(b) **Contents of Order.** When the Building Officer determines that a building is within the scope of this Chapter, the Building Officer shall issue an order as provided herein.~~

~~The order shall specify that the building has been determined by the Building Officer to be within the scope of this Chapter and, therefore, is required to meet the seismic strengthening provisions of this Chapter. The order shall specify the Building Type classification shall set forth the owner's alternatives and time limits for compliance.~~

~~(c) **Service of Order.** The order shall be in writing and may be given either by personal delivery thereof to the owner or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the owner as shown on the last equalized assessment roll. Service by mail shall be deemed to have been completed at the time of deposit in the U.S. mail. The failure of any owner to receive such notice shall not affect in any manner the validity of any of the proceedings taken thereunder. Proof of giving notice may be made by an affidavit of any employee of the City which shows service in conformity with this Section. Building and Fire Life Safety Commission action, Nuisance Abatement Board action, Building Officer administrative action, other correspondence between the City and the building owner or building owner's representative, or other evidence of knowledge of notification shall also be deemed as proof of giving notice.~~

~~(d) **Recordation.** At the time the Building Officer serves the aforementioned order, the Building Officer shall file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Chapter. The certificate shall also state that the owner thereof has been ordered to structurally analyze the building and to~~

~~structurally alter it when the Building Officer determines the building is not in compliance with this Chapter.~~

~~If the building is either demolished, found not to be within the scope of this Chapter, or is structurally capable of resisting minimum seismic forces required by this Chapter as a result of structural alterations or an analysis, the Building Officer shall file with the Office of the County Recorder a certificate terminating the status of the subject building as being classified within the scope of this Chapter.~~

SECTION 4. Chapter 8.68 of the Santa Monica Municipal Code is hereby amended to read as follows:

**Chapter 8.68 Voluntary Seismic Retrofit Requirements for Cripple Walls and Sill Plate Anchorage in Single-Family Dwellings ~~VOLUNTARY SEISMIC STRENGTHENING PROVISIONS FOR CRIPPLE WALLS AND SILL PLATE ANCHORAGE IN SINGLE-FAMILY DWELLINGS~~**

**8.68.010 Adoption Purpose.**

Appendix Chapter A3 of the California Existing Building Code 2016 Edition, entitled “Prescriptive Provisions for Seismic Strengthening Provisions of Cripple Walls and Sill Plate Anchorage of Light, Wood-Frame Residential Buildings” which adopts by reference Appendix Chapter A3 of the International Existing Building Code, 2015 Edition, as published by the California Building Standards Commission and the International Code Council, (excluding Sections A301), is hereby adopted as the Voluntary Seismic Retrofit Requirements for Cripple Walls and Sill Plate Anchorage in Single-Family Dwellings of the City of Santa Monica.

~~The provisions of this Chapter are intended to promote public safety and welfare by reducing the risk of earthquake-induced damage to existing wood-framed single-family dwellings. The requirements contained in this Chapter shall substantially improve the seismic performance of these buildings but will not necessarily prevent all earthquake-related damage. When fully followed, these standards will strengthen the portion of the structure that is most vulnerable to earthquake damage.~~

~~Prior to 1960, many wood frame dwellings were built with raised wood floors supported by short wood stud walls known as cripple walls. These cripple walls are typically braced with weaker seismic materials such as portland cement plaster or horizontal wood siding. In addition, earlier building codes did not require wood frame buildings to be bolted to their foundations. Recent earthquakes of moderate magnitude have shown that if a building has weak cripple walls or is unbolted, it may fall off its foundation. Fallen buildings have collapsed, caught fire or needed extensive repairs to restore their occupancy.~~

**8.68.020 PurposeScope.**

The provisions of this Chapter is intended to promote the safety and welfare of occupants in single-family dwellings by reducing the risk of earthquake-induced damage to existing wood-framed structures. The standards contained in this Chapter are intended to substantially improve the seismic performance of these buildings but will not necessarily prevent all earthquake-related damage. When fully followed, these standards will strengthen the portion of the structure that is most vulnerable to earthquake damage.

Prior to 1960, many wood frame dwellings were built with raised wood floors supported by short wood stud walls known as cripple walls. These cripple walls are

typically braced with weaker seismic materials such as portland cement plaster or horizontal wood siding. In addition, earlier building codes did not require wood frame buildings to be bolted to their foundations. Recent earthquakes of moderate magnitude have shown that if a building has weak cripple walls or is unbolted, it may fall off its foundation. Fallen buildings have collapsed, caught fire or needed extensive repairs to restore their occupancy.

~~Owners of any light wood-frame single-family dwellings, which contain one or more of the following structural weaknesses, are encouraged to seismically retrofit their buildings pursuant to the provisions of this Chapter:~~

~~(1) Sill plates or floorframing that are supported directly on the ground without an approved foundation system.~~

~~(2) Perimeter foundation system that is constructed only of wood posts supported on isolated pad footings.~~

~~(3) Perimeter foundation system that is not continuous at locations other than existing single-story exterior walls not exceeding ten feet (3,084 mm) in length forming an extension of floor area beyond the line of an existing continuous perimeter foundation or at porches, storage rooms and similar spaces not containing fuel-burning appliances.~~

~~(4) Perimeter foundation system that is constructed of unreinforced masonry.~~

~~(5) Sill plates that are not connected to the foundation or sill plate that are connected with less than what is required by the Building Code.~~

~~(6) Floor framing members that are supported directly on an approved foundation system without a sill plate and are not connected to the foundation or are connected with less than what is required by the Building Code.~~

~~(7) Cripple walls that are not braced in accordance with the requirements of this Chapter and Table 8.68-A or cripple walls not braced with diagonal sheathing or wood structural panels in accordance with the Building Code.~~

~~(8) Cripple walls or sill plates that are not connected to the floor diaphragm above or are connected with less than what is required by the Building Code.~~

**8.68.030 Scope and Applicability Definitions.**

Owners of any light wood-frame single-family dwellings, which contain one or more of the following structural weaknesses, are encouraged to seismically retrofit their buildings pursuant to the provisions of this Chapter:

(1) Sill plates or floor framing that are supported directly on the ground without an approved foundation system.

(2) Perimeter foundation system that is constructed only of wood posts supported on isolated pad footings.

(3) Perimeter foundation system that is not continuous at locations other than existing single-story exterior walls not exceeding ten feet (3,084 mm) in length forming an extension of floor area beyond the line of an existing continuous perimeter foundation or at porches, storage rooms and similar spaces not containing fuel-burning appliances.

(4) Perimeter foundation system that is constructed of unreinforced masonry.

(5) Sill plates that are not connected to the foundation or sill plate that are connected with less than what is required by the California Building Code.

(6) Floor framing members that are supported directly on an approved foundation system without a sill plate and are not connected to the foundation or are connected with less than what is required by the California Building Code.



(7) Cripple walls that are not braced in accordance with the requirements of this Chapter or cripple walls not braced with diagonal sheathing or wood structural panels in accordance with the California Building Code.

(8) Cripple walls or sill plates that are not connected to the floor diaphragm above or are connected with less than what is required by the California Building Code.

~~For the purpose of this Chapter, in addition to the applicable definitions in the Building Code, certain additional terms are defined as follows:~~

~~**Adhesive anchor** is a fastener placed in hardened concrete or masonry that derives its holding strength from a chemical adhesive compound placed between the wall of the hole and the embedded portion of the anchor.~~

~~**Anchor side plate** is a metal plate or plates used to connect a sill plate to the side of a concrete or masonry stem wall.~~

~~**Building Code** is the Building Code of the City of Santa Monica.~~

~~**Cripple wall** is a wood-framed stud wall extending from the top of the foundation to the underside of the lowest floor framing.~~

~~**Expansion anchor** is a mechanical fastener placed in hardened concrete or assembled masonry, designed to expand in a self-drilled or predrilled hole of a specified size and engage the sides of the hole in one or more locations to develop shear and/or tension resistance to applied loads without grout, adhesive or drypack.~~

~~**Perimeter foundation** is a foundation system which is located under the exterior walls of a building.~~

**Snug-tight** is as tight as an individual can torque a nut on a bolt by hand using a wrench with a ten-inch (254 mm) long handle and the point at which the full surface of the plate washer is contacting the wood member and slightly indents the wood.

**Unreinforced masonry** includes adobe, burned clay, concrete or sand-lime brick, hollow clay or concrete block, hollow clay tile, rubble, cut stone and unburned clay masonry walls.

#### **8.68.040 General strengthening requirements.**

(a) **Scope.** The structural weaknesses noted in Section 8.68.020 shall be strengthened in accordance with the requirements of this Chapter. Strengthening work may include both new construction and alteration of existing construction. Except as provided herein, all strengthening work and materials shall comply with the applicable provisions of the Building Code. Alternate methods of strengthening shall be allowed provided such systems are designed by an engineer or architect and approved by the Building Officer.

(b) **Use of Prescriptive Provisions.** The prescriptive provisions of this Chapter apply to light wood frame Group R, Division 3 and Group R Division 1 Occupancies with no more than four dwelling units when they contain one or more of the structural weaknesses as specified in Section 8.68.020.

The prescriptive provisions of this Chapter do not apply to the buildings or elements thereof, listed below. These buildings or elements require analysis in accordance with all the requirements of the Building Code.

(1) Buildings with a lateral force resisting system using poles or columns embedded in the ground.

~~(2) Cripple walls that exceed four feet (1,234 mm) in height.~~

~~(3) Buildings exceeding two stories in height and any two-story building with cripple wall studs exceeding fourteen inches (360 mm) in height.~~

~~(4) Buildings where the Building Officer determines that conditions exist that are beyond the scope of the prescriptive requirements of this Chapter.~~

~~The Building Officer shall prepare prescriptive construction details for use in strengthening work. These prescriptive details and the prescriptive provisions herein are not intended to be the only acceptable strengthening methods permitted. Alternate details and methods may be used when approved by the Building Officer.~~

~~(c) **Engineered Designs.** When analysis by an engineer or architect is required or provided for a building within the scope of this Chapter, such analysis shall be in accordance with all requirements of the Building Code except that the scope of the strengthening work shall be limited to the part of the load path from the connection of the first floor diaphragm to the foundation-soil interface.~~

#### **8.68.050 Requirements applicable to engineered and prescriptive methods.**

~~(a) **Condition of Existing Wood Materials.** All existing wood materials which will be a part of the strengthening work shall be in a sound condition and free from defects which substantially reduce the capacity of the member. Any wood material found to contain fungus infection shall be removed and replaced with new material. Any wood material found to be infested with insects or to have been infested shall be strengthened or replaced with new materials to provide a net dimension of sound wood at least equal to its undamaged original dimension.~~

~~(b) **Floor Joists Not Parallel to Foundations.** Floor joists framed perpendicular or at an angle to perimeter foundations shall be restrained by either an existing nominal two-inch (51 mm) wide continuous rim joist or by nominal two-inch (51 mm) wide full depth blocking between alternate joists in one- and two-story buildings, and between each joist in three-story buildings. Blocking for multistory buildings must occur at each joist space above a braced cripple wall panel.~~

~~Existing connections at the top edge of an existing rim joist or blocking need not be verified. The bottom edge connection to either the foundation sill plate or top plate of a cripple wall shall be verified unless a supplemental connection is provided. The minimum existing bottom edge connection shall consist of 8d toe nails spaced six inches (152 mm) apart for a continuous rim joist or three 8d toe nails per block. When this minimum bottom edge connection is not present, or is not verified, a supplemental connection shall be provided in accordance with subsection (d) of this section.~~

~~When an existing continuous rim joist or the minimum existing blocking does not occur, new one and one-eighths inch (29 mm) wood structural panel blocking installed tightly between floor joists and nailed with 10d common nails at four inches on center to the sill or wall top plate shall be provided at the inside face of the cripple wall. In lieu of one and one-eighths inch (29 mm) wood structural panel blocking, tight fitting, full or near full depth two inches nominal width (51 mm) lumber blocking shall be allowed provided it does not split during installation. New blocking may be omitted where it will interfere with vents or plumbing that penetrates the wall.~~

~~(c) **Floor Joists Parallel to Foundations.** Where existing floor joists are parallel to the perimeter foundations, the end joist shall be located over the foundation and, except~~

~~for required ventilation openings, shall be continuous and in continuous contact with any existing foundation sill plate or top plate of the cripple wall. Existing connections at the top edge connection of the end joist need not be verified; however, the bottom edge connection to either the foundation sill plate or the top plate of a cripple wall shall be verified unless a supplemental connection is provided. The minimum bottom edge connection shall be 8d toe nails spaced six inches (152 mm) apart. If this minimum bottom edge connection is not present or is not verified, a supplemental connection shall be provided in accordance with subsection (d) of this Section.~~

~~(d) **Supplemental Connections.** Supplemental connections shall provide sufficient strength to transfer the seismic forces originating in the structure above to the cripple wall, sill plate or foundation below. Framing anchors of minimum twenty gauge steel and twelve approved fasteners may be considered to meet this requirement when spaced twenty four inches (813 mm) on center for one story buildings and sixteen inches (610 mm) on center for two story buildings. Supplemental connections for three story buildings shall be spaced as required by analysis in accordance with all the requirements of the Building Code.~~

~~Exception: A supplemental connection is not required when:~~

~~(1) The structural wood panel sheathing extends from the sill plate to the rim joist or blocking above.~~

~~(2) The floor sheathing is nailed directly into the sill or top plate of the cripple wall.~~

~~(e) **Single Top Plate Ties.** When a single top plate exists in the cripple wall, all end joints in the top plate shall be tied. Ties shall be connected to each end of the discontinuous top plate and shall be equal to one of the following:~~

~~(1) Three-inch by six-inch (76mm by 152 mm) by 0.036-inch-thick (0.9 mm) galvanized steel and nailed with six 8d nails at each end.~~

~~(2) One and one-half inches (38 mm) by twelve-inch (305 mm) by 0.058 inches (1.47 mm) galvanized steel nailed with six 16d nails at each end.~~

~~(3) Two-inch by four-inch by twelve-inch wood blocking nailed with six 16d nails at each end.~~

### ~~**8.68.060 Foundations.**~~

~~(a) **New Perimeter Foundations.** New perimeter foundations shall be provided for structures with the structural weaknesses noted in subsections 1 and 2 of Section 8.68.020. Soil investigations or geotechnical studies are not required for this work unless the building shows signs of excessive settlement or movement or is located in a special study zone as designated by the City of Santa Monica or State of California.~~

~~(b) **Foundation Evaluation by Engineer or Architect.** Partial perimeter foundations or unreinforced masonry foundations shall be evaluated by an engineer or architect for the force levels of the Building Code. Test reports or other substantiating data to determine existing foundation material strengths shall be submitted for review. When approved by the Building Officer, these foundation systems may be strengthened in accordance with the recommendations included with the evaluation in lieu of being replaced.~~

~~Exception: When approved by the Building Officer, testing of existing foundations to determine material strengths shall not be required when a new non-perimeter foundation system is installed to resist all lateral forces as required in Section 8.68.040(a) of the Municipal Code.~~

~~(c) **Details for New Perimeter Foundations.** All new perimeter foundations shall be continuous and constructed according to the standards for new buildings.~~

~~Exceptions:~~

~~(1) When approved by the Building Officer, the existing clearance between existing floor joists or girders and existing grade below the floor need not comply with the Building Code. This exception shall not be permitted when buildings are raised and relocated on new foundations.~~

~~(2) When approved by the Building Officer, and when designed by an engineer or architect, partial perimeter foundations may be used in lieu of a continuous perimeter foundation when the new nonperimeter foundation system is installed to resist all lateral forces as required in Section 8.68.040(a) of the Municipal Code.~~

#### ~~**8.68.070 Foundation sill plate anchorage.**~~

~~(a) **Existing Perimeter Foundations.** When the building has an existing continuous perimeter foundation, all perimeter wall sill plates shall be connected to the foundation in accordance with Table 8.68-A and this Section.~~

~~Anchors shall be installed with the plate washer installed between the nut and the sill plate. The nut shall be tightened to a snug-tight condition after curing is complete for adhesive anchors and after expansion wedge engagement for expansion anchors. The installation of nuts on all anchors shall be subject to verification by the Building Officer.~~

~~Anchor side plates shall be permitted when conditions prevent anchor installation vertically through the sill plate. Anchor side plates shall be spaced as required for adhesive or expansion anchors but only one anchor side plate is required on individual pieces of sill plate less than thirty-two inches (813 mm) in length. Wood structural panel~~

~~shims shall be used on sill plates for single plate anchor side plates when the foundation stem wall is from three-sixteenths inch (4.8 mm) to three-fourths inch (19 mm) wider than the sill plate. The shim length shall extend a minimum of two inches (50.8 mm) past each end of the anchor side plate. Adjustable anchor side plates shall be used when the total thickness of the required shim exceeds three-fourths inch (19 mm).~~

~~All anchor side plates which use lag or wood screws shall pre-drill the sill plate to prevent splitting as required by the Building Code. Lag or wood screws shall be installed in the center of the thickness of the existing sill plate.~~

~~Expansion anchors shall not be used in unreinforced masonry or concrete or masonry grout of poor quality. Adhesive anchors shall be required when expansion anchors will not tighten to the required torque or their installation causes surface cracking of the foundation wall.~~

~~(b) **Placement of Anchors.** Anchors shall be placed within twelve inches (305 mm), but not less than nine inches (229 mm), from the ends of sill plates and shall be placed near the center of the stud space closest to the required spacing. New sill plates may be installed in pieces when necessary because of existing conditions. The minimum length of new sill plate pieces shall be thirty inches (762 mm).~~

~~Exception: Where physical obstructions such as fireplaces, plumbing or heating ducts interfere with the placement of an anchor, the anchor shall be placed as close to the obstruction as possible, but not less than nine inches (229 mm) from the end of the plate. Center-to-center spacing of the anchors shall be reduced as necessary to provide the minimum total number of anchors required based on the full length of the wall. Center-to-center spacing shall not be less than twelve inches (305 mm).~~



~~(c) **New Perimeter Foundations.** Sill plates for new perimeter foundations shall be anchored as required by the Building Code.~~

~~**8.68.080 Cripple wall bracing.**~~

~~(a) **General.** Unless analysis is provided by an engineer or architect, exterior cripple walls, not exceeding four feet (1,219 mm) in height, shall use the prescriptive bracing method listed below. Cripple walls more than four feet (1,219 mm) in height require analysis by an engineer or architect in accordance with the Building Code.~~

~~(b) **Sheathing Requirements.** Wood structural panel sheathing shall not be less than fifteen-thirty-seconds-inch (12 mm) thick. When used, plywood panels shall be constructed of a minimum of four plies. All wood structural panels shall be nailed with 8d common nails spaced four inches (102 mm) on center at all edges and at twelve inches (305 mm) on center at each intermediate support. Nails shall be driven so that their head or crown is flush with the surface of the sheathing and shall penetrate the supporting member a minimum of one and one-half inch (38 mm). When a nail fractures the surface, it shall be left in place and not counted as part of the required nailing. A new 8d nail shall be located within two inches (51 mm) of the discounted nail and hand driven flush with the sheathing surface.~~

~~All horizontal joints must occur over nominal two-inch by four-inch (51 mm by 102 mm) blocking installed with the nominal four-inch (102 mm) dimension against the face of the plywood. All vertical joints must occur over studs. Vertical joints at adjoining pieces of wood structural panels shall be centered on existing studs such that there is a minimum one-eighth inch (3.2 mm) between the panels. Nails shall be placed a minimum of one-half inch (12.7 mm) from the edges of the existing stud. When such edge distance cannot~~

~~be maintained because of the width of the existing stud, a new stud shall be added adjacent to the existing and connected with 16d common nails at eight inches (206 mm) on center. A minimum of three such nails shall be provided.~~

~~(c) **Distribution and Amount of Bracing.** See Table 8.68-A below for the distribution and amount of bracing required. Bracing for a building with two or more floor levels above cripple wall studs exceeding fourteen inches (356 mm) in height shall be designed in accordance with the Building Code.~~

~~The length of the braced panel shall be at least two times the height of the cripple stud wall but not less than forty-eight inches (1,219 mm). All panels along a wall shall be nearly equal in length and shall be nearly equally spaced along the length of the wall. Braced panels at ends of walls shall be located as near the end as possible. When the minimum amount of bracing prescribed in Table 8.68-A cannot be installed due to obstructions along any wall, the bracing must be designed by an architect or engineer.~~

~~Exception:~~

~~(1) Where physical obstructions such as fireplaces, plumbing or heating ducts interfere with the equal spacing requirement for cripple wall bracing, the bracing may be placed as close to the obstruction as possible, provided the total length of bracing required is not reduced.~~

~~(2) Required lengths of braced panels may include underfloor ventilation openings when the height of the solid portion of the panel meets or exceeds seventy-five percent of the height of the cripple stud wall provided the sheathing is properly fastened to framing members or blocking around the opening.~~

~~(3) For one- and two-story buildings, cripple walls less than twelve inches in height may be braced by two-inch nominal lumber nailed to the top plate with 16d common nails at four inches on center and connected to the sill plate with a supplemental connection as specified in Section 8.68.050(d). Ventilation holes in such stud spaces shall not exceed one inch in diameter.~~

~~(d) **Stud Space Ventilation.** When bracing materials are installed on the interior face of studs forming an enclosed space between the new bracing and existing exterior finish, each braced stud space must be ventilated. Adequate ventilation and access for future inspection shall be provided by drilling one two-inch to three-inch (51 mm to 76 mm) diameter round hole through the sheathing nearly centered between each stud at the top and bottom of the cripple wall. Such holes should be spaced a minimum of one-inch (25 mm) clear from the sill or top plates. In stud spaces containing sill bolts, the hole shall be located on the centerline of the sill bolt but not closer than one inch (25 mm) clear from the nailing edge of the sheathing.~~

~~When existing blocking occurs within the stud space, additional ventilation holes shall be placed above and below the blocking or the existing block shall be removed and a new nominal two-inch (51 mm) by four-inch (102 mm) block installed with the nominal four-inch (102 mm) dimension against the face of the plywood. For stud heights less than eighteen inches (457 mm) only one ventilation hole need be provided.~~

~~Exception: When two-inch nominal bracing is used for one- and two-story buildings with cripple walls less than twelve inches in height, ventilation holes shall not exceed one-inch in diameter.~~

~~(e) **Underfloor Ventilation.** Existing underfloor ventilation shall not be reduced without providing equivalent new ventilation as close to the existing as possible. When a new continuous perimeter foundation system is being installed, ventilation shall be provided in accordance with the Building Code.~~

~~**8.68.090 Quality assurance.**~~

~~(a) **Inspection.** All work shall be subject to inspection by the Building Officer including, but not limited to:~~

~~(1) Placement and installation of new adhesive or expansion anchors or anchor side plates installed in existing foundations.~~

~~(2) Placement of required blocking and framing anchors.~~

~~(3) Installation and nailing of new cripple wall bracing.~~

~~(b) **Special Inspection.** Unless required by the Building Officer or the architect or engineer of record, special inspection is not required for sill plate anchors installed in existing foundations regulated by the provisions of this Chapter.~~

~~(c) **Structural Observation.** Structural observation is not required for work done under the prescriptive provisions of this Chapter. When construction documents for strengthening are prepared by an architect or engineer and alternate materials or methods are used, structural observation shall be provided in accordance with the Building Code.~~

<del><b>Table 8.68-A</b></del>		
<del><b>Sill Plate Anchorage and Cripple Wall Bracing<sup>1,2,3</sup></b></del>		
<del><b>Number of Stories above Cripple Walls</b></del>	<del><b>Minimum Sill Plate Connection and Maximum Spacing</b></del>	<del><b>Amount of Wall Bracing</b></del>

One story	Adhesive or expansion anchors shall be one-half inch (12.7 mm) minimum diameter spaced at 6 feet (1829 mm) maximum center to center.	Each end and not less than 50% of the wall length.
Two story	Adhesive or expansion anchors shall be one-half inch (12.7 mm) minimum diameter spaced at four feet (1,219 mm) maximum center to center; or 5/8 inch (15.9 mm) spaced at 6 feet maximum center to center.	Each end and not less than 70% of the wall length.

<sup>1</sup>Plate washers for use with adhesive or expansion anchors shall be two-inch (51 mm) by two-inch (51 mm) by 3/16-inch (4.8 mm) for 1/2-inch (12.7 mm) diameter anchors and 2-1/2-inch (64 mm) by 2-1/2-inch (64 mm) by 1/4-inch (6 mm) for 5/8-inch (15.9 mm) diameter anchors.

<sup>2</sup>Existing sill plate anchor bolts shall be permitted to provide all or a portion of the sill plate connection requirement if:

a. The anchor bolt is cast in concrete and in sound condition, and:

b. The diameter size and maximum spacing meets or exceeds the requirements of Table 8.68-A, and:

c. A new plate washer conforming to footnote 1 is installed, and:

d. The nut is connected to a snug tight condition.

<sup>3</sup>Anchor side plates shall be permitted when conditions prevent anchor installation vertically through the sill plate.

SECTION 5. Chapter 8.72 of the Santa Monica Municipal Code is hereby amended to read as follows:

**Chapter 8.72 Mandatory Seismic Retrofit Requirements for Soft, Weak or Open Front Walls in Light, Wood-Framed Buildings ~~SEISMIC STRENGTHENING PROVISIONS FOR SOFT, WEAK OR OPEN FRONT WALLS IN LIGHT, WOOD-FRAMED BUILDINGS~~**

**8.72.010 Purpose.**

The purpose of this Chapter is to promote public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing wood-frame multi-story buildings with soft, weak or open front walls (Soft Story Buildings). This Chapter creates minimum standards to mitigate hazards from structural deficiencies in soft story, weak or open front wall buildings. Adherence to these minimum standards will improve the performance of these buildings during earthquakes and reduce, but not necessarily prevent the loss of life, injury or earthquake-related damage.

~~The purpose of this Chapter is to promote the public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing buildings of light wood-frame construction. This Chapter creates minimum standards to strengthen the more vulnerable portions of these structures. When fully followed, these minimum standards will substantially improve the performance of these buildings but will not necessarily prevent all earthquake related damage.~~

8.72.020 Scope and Applicability.

a) The provisions of this Chapter shall apply to all buildings of wood-frame construction, or wood-frame portions thereof, where:

1. The structure was built under building code standards enacted before November 10, 1980; and

2. The ground floor portion of the structure contains parking or other similar open floor space that causes soft, weak or open-front wall lines, and there exists one or more stories above.

b) Buildings described in subsection (a) have completed all required seismic retrofit work, with a lateral load resisting analysis and structural design plans, and

obtained valid final approval from the City of Santa Monica prior to the adoption of this Ordinance, are exempt from the requirements this Chapter, except that:

1. Buildings with pole structures supporting the soft, weak or open front walls shall be subject to this Chapter regardless of previous retrofit status;
2. Buildings of three or more stories having horizontal structural irregularities of Type 2, 3, 4, or 5 listed in ASEC 7-10 "Horizontal Structural Irregularities" Table 12.3-1, shall be subject to this Chapter regardless of previous retrofit status.

c) An owner of any buildings within the scope of this Chapter shall demonstrate compliance with the mandatory seismic retrofit requirements of this Chapter, as set forth in Section 8.72.050, consistent with the time limits set forth in this Chapter.

~~The provisions of this Chapter shall apply to all existing wood frame buildings or portions thereof designed using the Building Code in effect before December 12, 1995 where:~~

~~(1) The ground floor portion of the wood frame structure contains parking or other similar open floor or basement space that causes soft, weak, or open front wall lines as defined in this Chapter and there exists one or more levels above; or~~

~~(2) The walls of any story or basement of wood construction are laterally braced with nonconforming structural materials as defined in this Chapter and there exists two or more levels above.~~

~~Buildings designated as historically or architecturally significant landmarks on national, State or local historical registers shall also comply with the provisions of this Chapter. At the Building Officer's discretion, modifications to the standards set forth in~~

~~this Chapter may be permitted when such modifications are consistent with the provisions of the State Historical Building Code.~~

### **8.72.030 Definitions.**

ASCE 7-10 (March 7, 2013) is a standards publication by the American Society of Civil Engineer entitled “Minimum Design Loads for Buildings and Other Structures.” It provides requirements for general structural design. This publication is referenced in Chapter 35 of the California Building Code.

Cripple Wall is a wood-framed stud wall extending from the top of the foundation wall to the underside of the lowest floor framing of the building.

Ground Floor is any floor within the wood-frame portion of a building whose elevation is immediately accessible from an adjacent grade by vehicles or pedestrians. The ground floor portion of the structure does not include any floor that is completely below adjacent grades.

Open-Front Wall Line is an exterior wall line, without vertical elements of the lateral force-resisting system, which requires tributary seismic forces to be resisted by diaphragm rotation or excessive cantilever beyond parallel lines of shear walls. Diaphragms that cantilever more than 25 percent of the distance between lines of lateral force resisting elements from which the diaphragm cantilevers shall be considered excessive. Exterior exit balconies of six feet or less in width shall not be considered excessive cantilevers.

Soft Wall Line is a wall line, the lateral stiffness of which is less than what is required by story drift limitations or deformation compatibility requirements of this Chapter. In lieu of the engineering analysis required by this Chapter to determine whether



a wall line's lateral stiffness is less than the aforementioned story drift limitations or deformation compatibility requirements, a soft wall line may be defined as a wall line in a story where the wall stiffness is less than 70 percent of the stiffness of the exterior wall above for the direction under consideration.

**Story** is as defined in the California Building Code, but includes any basement or underfloor space of a building with cripple walls exceeding four feet in height.

**Story Strength** is the total strength of all seismic-resisting elements sharing the same story shear in the direction under consideration.

**Wall Line** is any length of a wall along a principal axis of the building used to provide resistance to lateral loads.

**Weak Wall Line** is a wall line at the ground floor where the wall strength is less than 80 percent of the strength of the wall above in the direction under consideration.

~~Notwithstanding the applicable definitions, symbols and notations in the Building Code, the following definitions shall apply for the purposes of this Chapter:~~

~~**Aspect ratio** is the ratio of the height of a wall section to its width.~~

~~**Building Code** is the Building Code of the City of Santa Monica.~~

~~**Cripple wall** is a wood-framed stud wall extending from the top of the foundation wall to the underside of the lowest floor framing.~~

~~**Date of engineering report submittal** is either that date upon which the report was due to be submitted to the City, or the date of actual submittal to the city, whichever is earlier.~~

~~**Expansion anchor** is an approved mechanical fastener placed in hardened concrete, designed to expand in a self-drilled or pre-drilled hole of a specified size and~~

~~engage the sides of the hole in one or more locations to develop shear and/or tension resistance to applied loads without grout, adhesive or drypack.~~

~~**Ground floor** is any floor within the wood frame portion of a building whose elevation is immediately accessible from an adjacent grade by vehicles or pedestrians. The ground floor portion of the structure does not include any level that is completely below adjacent grades.~~

~~**Level** is a story, basement, or underfloor space of a building with cripple walls exceeding four feet in height.~~

~~**Nonconforming structural materials** are wall bracing materials for seismic loads whose allowable shear value was reduced or whose maximum allowable aspect ratio was decreased since the original building construction. These methods or materials include, but are not limited to cement or gypsum plaster, gypsum wallboard, diagonal or let-in bracing, straight or diagonal wood sheathing, particle board and structural wood panels.~~

~~**Open front wall line** is an exterior wall line without vertical elements of the lateral force resisting system which requires tributary seismic forces to be resisted by diaphragm rotation or excessive cantilever beyond parallel lines of shear walls. Diaphragms that cantilever more than twenty-five percent of the distance between lines of lateral force resisting elements shall be considered excessive. Exterior exit balconies of six feet or less in width shall not be considered excessive cantilevers.~~

~~**Retrofit** is an improvement of the lateral force resisting system by alteration of existing structural elements or addition of new structural elements.~~

~~**Soft wall line** is a wall line whose lateral stiffness is less than required by story drift limitations or deformation compatibility requirements of this Chapter. In lieu of~~

analysis, this may be defined as a wall line in a story where the story stiffness is less than seventy percent of the story above for the direction under consideration.

**Story strength** is the total strength of all seismic resisting elements sharing the same story shear in the direction under consideration.

**Type I building** is any wood frame building that must be usable in the event of an emergency, and shall include hospitals, police and fire stations and disaster recovery centers.

**Type II building** is any wood frame building with one hundred or more occupants or any building with occupied square footage other than parking or storage on the first floor or level of the building.

**Type III building** is any wood frame building with at least twenty but fewer than one hundred occupants.

**Type IV building** is any wood frame building with fewer than twenty occupants.

**Wall line** is any length of a wall along a principal axis of the building used to provide resistance to lateral loads. Parallel wall lines separated by less than four feet shall be considered one wall line for the distribution of loads.

**Weak wall line** is a wall line laterally braced with nonconforming structural materials or a wall line in a story where the story strength is less than eighty percent of the story above in the direction under consideration.

**Wood frame building** is any building whose basic structural system is a bearing wall system and whose lateral force resisting system is mostly light framed walls with shear panels but may also consist, in lesser part, of braced frames, moment frames or cantilevered column elements.

#### **8.72.040 General requirements.**

~~(a) The owner of each building within the scope of the Chapter shall cause an investigation of the existing construction and a structural analysis to be made of the building by a civil or structural engineer or architect licensed by the State of California, and if the building does not meet the minimum standards specified in this Chapter, the owner shall cause it to be structurally altered to conform to such standards.~~

~~(b) The owner of each building within the scope of this Chapter, which has been analyzed to demonstrate compliance or structurally altered to comply with the minimum earthquake standards in this Chapter, shall maintain such building in conformity with the requirements of this Chapter in effect at the time of such analysis or structural alteration.~~

~~(c) Buildings within the scope of the Chapter may not be added to or structurally altered or otherwise remodeled without first complying with the provisions of this Chapter unless the Building Officer determines that the alterations are minor in nature.~~

~~(d) Notwithstanding any other provisions of this Code to the contrary, it is unlawful for any person, firm or corporation to maintain, use or occupy any building within the scope of this Chapter which does not meet the minimum earthquake standards specified in this Chapter.~~

~~This provision shall not apply if alteration or repair work has commenced to bring the building into compliance with requirements of this Chapter, and such work is proceeding in accordance with the time limits set forth in any order of the Building Officer or determination of the Nuisance Abatement Board.~~

#### **8.72.050 Engineering Analysis and Design Demolition.**

**(a) Scope of analysis.** This Chapter requires the alteration, repair, retrofit, replacement or addition of structural elements and their connections to meet the strength and stiffness requirements set forth in this Chapter, except as modified herein. The structural evaluation required by this Chapter shall analyze and identify structural deficiencies in accordance with ASCE 7-10. As part of the structural evaluation, the lateral-load-path analysis shall include the resisting elements and connections from the wood diaphragm immediately above any soft, weak or open wall lines to the foundation. Stories above the weak wall line shall be considered in the analysis but need not be structurally strengthened.

**(b) Design base shear and design parameters.** The design force in a given direction shall be 75% of the design base shear specified in the seismic provision of ASCE 7-10. The value of response modification coefficient, R, need not be less than 3.5, provided the strengthening systems are not cantilevered column systems and the strengthened structure will not have vertical structural irregularities of either Type 1a, 1b, 5a or 5b listed in ASCE 7-10, "Vertical Structural Irregularities" Table 12.3-2.

**(c) Lateral vertical systems.** Strengthening systems with concrete walls or masonry walls, or steel braced frames shall not be permitted.

**(d) Horizontal structural irregularities in buildings with three or more stories.** Structures with three or more stories having horizontal structural irregularities of either Type 2, 3, 4, or 5 listed in ASCE 7-10, "Horizontal Structural Irregularities" Table 12.3-1, shall be altered to meet the additional requirements of those sections referenced in the table for the entire story with weak or open wall lines.

**(e) Alternate analysis, base shear and design parameters.** Alternate design methodologies that improve the whole first story seismic performance that are at least equivalent to those prescribed by this Chapter and that achieve the life safety objectives established by this Chapter may be submitted to the City for alternative analysis for base shear and design parameters.

**(f) Additional anchorage requirements for buildings on hillsides.** Where any portion of a building within the scope of this Chapter is constructed on or into a slope steeper than one-unit vertical in three units horizontal (33-percent slope), the lateral-force-resisting system, at and below the base level diaphragm, shall also be analyzed for the effects of concentrated lateral loads caused at the building base from the hillside conditions and comply with the provisions of the City of Santa Monica Building Code.

**(g) Story drift limitations.** The calculated story drift for each retrofitted story shall not exceed the allowable deformation compatible with all vertical load-resisting elements and 0.025 times the story height. The calculated story drift shall not be reduced by the effects of horizontal diaphragm stiffness, but shall be increased when these effects produce rotation. Drift calculations shall be in accordance with ASCE 7-10 requirements.

**(h) Pole structures.** The effects of rotation and soil stiffness shall be included in the calculated story drift where lateral loads are resisted by vertical elements whose required depth of embedment is determined by pole formulas. The coefficient of subgrade reaction used in deflection calculations shall be based on an approved geotechnical investigation conducted in accordance with approved geotechnical engineering reports.

**(i) P-Delta effect.** The requirements of the California Building Code shall apply, except as modified herein. All structural framing elements and their connections not

required by the design to be part of the lateral force resisting system shall be designed and detailed to be adequate to maintain support of design dead plus live loads when subject to the expected deformations caused by seismic forces. The stress analysis of cantilever columns shall use an effective length factor of 2.1 for the direction normal to the axis of the beam.

(j) **Ties, continuity and collectors.** All parts of the structure included in the scope of analysis shall be interconnected and the connection shall be capable of resisting the seismic force created by the parts being connected as required per the California Building Code.

~~An owner desiring to demolish a building must nevertheless comply with the strengthening provisions of this Code within the time allowed unless such owner receives permission to demolish the building prior to the time limits set forth in this Chapter for the filing of a permit and the submitting of plans to the Building Officer.~~

~~Such an owner shall submit a demolition permit application to the Building Officer and shall meet all of the requirements for demolition imposed by this Code, including but not limited to those requirements set forth in Section 9.04.10.16.010 of this Code, before such a demolition shall be permitted. Nothing in this Chapter shall be deemed to relieve a building owner of meeting the requirements for demolition of a building imposed by any other applicable law or regulation.~~

**8.72.060 Time limits for compliance~~Time period for compliance.~~**

The owner of any building covered by this Chapter shall comply with the following time limits.

<u>Action by Building Owner</u>	<u>Time Limits from Date of Service of Order</u>
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<u>Structural Evaluation Report</u>	<u>2 Years or 24 Months</u>
<u>Application for Building Permit and Submission of Plans</u>	<u>3 Years or 36 Months</u>
<u>Final Approval</u>	<u>6 Years or 72 Months</u>

~~(a) **Engineering Report.** Within one hundred twenty days of the date of notice to the owner by the City, the owner of any building subject to the provisions of this Chapter shall submit an engineering report to the Building and Safety Division. The report shall demonstrate whether the structure conforms to the earthquake design provisions contained in this Chapter.~~

~~(b) **Plan, Permits and Construction.** If the report concludes the structure does not comply with the provisions of this Chapter, the structure shall be strengthened to comply with the standards of this Chapter within the time periods shown in Table 8.72-A below.~~

**Table 8.72-A**

**Time Limits for Owner**

Building Type	File for Permit/Submit Plans	Commence Construction	Complete Construction
I	<del>60 days from date of engineering report submittal</del>	<del>150 days from date of engineering report submittal</del>	<del>1 year from date of engineering report submittal</del>
II	<del>180 days from date of engineering report submittal</del>	<del>270 days from date of engineering report submittal</del>	<del>3 years from date of engineering report submittal</del>



III	<del>1 1/2 years from date of engineering report submittal</del>	<del>1 year 8 months from date of engineering report submittal</del>	<del>3 years from date of engineering report submittal</del>
IV	<del>2 years 5 months from date of engineering report submittal</del>	<del>2 years 8 months from date of engineering report submittal</del>	<del>4 years from date of engineering report submittal</del>

**8.72.070 Administration.**

~~(a) **Building Classification.** The Building Officer shall determine the occupant load and classification of building type. The occupant load shall be determined in accordance with the Building Code and shall include the entire building plus the occupant load of any adjacent building that interconnects with the subject building or uses the subject building for exiting purposes.~~

~~(b) **Contents of Order.** When the Building Officer determines that a building is within the scope of this Chapter, the Building Officer shall issue an order as provided herein.~~

~~The order shall specify that the building has been determined by the Building Officer to be within the scope of this Chapter and, therefore, is required to meet the seismic strengthening provisions of this Chapter. The order shall specify the building type classification and shall set forth the owner's alternatives and time limits for compliance.~~

~~(c) **Service of Order.** The order shall be in writing and may be given either by personal delivery thereof to the owner or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the owner as shown on the last equalized~~

~~assessment roll. Service by mail shall be deemed to have been completed at the time of deposit in the U.S. mail. The failure of any owner to receive such notice shall not affect in any manner the validity of any of the proceedings taken thereunder. Proof of giving notice may be made by an affidavit of any employee of the City which shows service in conformity with this Section. Building and Fire Life Safety Commission action, Nuisance Abatement Board action, Building Officer administrative action, other correspondence between the City and the building owner or building owner's representative, or other evidence of knowledge of notification shall also be deemed as proof of giving notice.~~

~~(d) **Recordation.** At the time that the Building Officer serves the aforementioned order, the Building Officer shall file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Chapter. The certificate shall also state that the owner thereof has been ordered to structurally analyze the building and to structurally alter it when the Building Officer determines the building is not in compliance with this Chapter.~~

~~If the building is either demolished, found not to be within the scope of this Chapter, or is structurally capable of resisting minimum seismic forces required by this Chapter as a result of structural alterations or an analysis, the Building Officer shall file with the Office of the County Recorder a certificate terminating the status of the subject building as being classified within the scope of this Chapter.~~

#### **8.72.080 Analysis and design.**

~~(a) **General.** Every building within the scope of this Chapter shall be analyzed, designed and constructed in conformance with the Building Code except as modified~~

~~herein. No alteration of the existing lateral force-resisting or vertical load-carrying system shall reduce the strength or stiffness of the existing structure.~~

~~When any portion of a building within the scope of this Chapter is constructed on or into a slope steeper than one unit vertical in three units horizontal, the lateral force-resisting system at and below the base level diaphragm shall also comply with the provisions of Chapter 8.20 of this Code.~~

~~When the portion of the building that requires strengthening is limited to the underfloor area of the first floor and that area is used only as an uninhabited crawl space, strengthening requirements shall also comply with the provisions of Chapter 8.68 of this Code.~~

~~(b) **Scope of Load Path.** This Chapter requires the alteration, repair, replacement or addition of structural elements and their connections to meet the strength and stiffness requirements herein. The lateral load path analysis shall include the resisting elements and connections from the wood diaphragm above any soft, weak or open front wall lines to the foundation soil interface or reinforced concrete slab or masonry wall supporting elements below. The lateral load path analysis for added structural elements shall also include evaluation of the allowable soil bearing and lateral pressures in accordance with the Building Code.~~

~~When an open front, weak or soft wall line exists due to parking at the ground level of a two-level building and the parking area is less than twenty percent of the ground floor level, then only the wall lines in the open, weak or soft directions of the enclosed parking area, need comply with the provisions of this Chapter.~~

~~(c) **Design Base Shear.** The design base shear in a given direction shall be equal to the base shear that the Building Code requires for new buildings.~~

~~(d) **Vertical Distribution of Forces.** The total seismic force shall be distributed over the height of the structure in accordance with the Building Code except that distribution of force by story weight shall be permitted for two-story buildings. The value of R used in the design of any story shall be less than or equal to the value of R used in the given direction for the story above.~~

~~(e) **Weak Story Limitation.** The structure shall not exceed thirty feet in height or two levels if the lower level strength is less than sixty-five percent of the story above. Existing walls shall be strengthened as required to comply with this provision unless the weak level can resist a total lateral seismic force of three times the design force prescribed in subsection (c) of this Section.~~

~~The story strength for each level of all other structures shall be a minimum of eighty percent of the story above.~~

~~(f) **Story Drift Limitation.** The calculated story drift for each retrofitted level shall not exceed the allowable deformation compatible with all vertical load resisting elements and the story drift limitations of the Building Code. The calculated story drift shall not be reduced by the effects of horizontal diaphragm stiffness but shall be increased when these effects produce rotation.~~

~~The effects of rotation and soil stiffness shall be included in the calculated story drift when lateral loads are resisted by vertical elements whose required depth of embedment based on the requirements of Section 1807.3 of the California Building Code. The coefficient of variation of subgrade reaction used in the deflection calculations shall~~

~~be provided from an approved geotechnical engineering report or other approved methods.~~

~~(g) **PA Effects.** The requirements of the Building Code shall apply except as modified herein. All framing elements not required by the design to be part of the lateral force resisting system shall be investigated and shown to be adequate for vertical load carrying capacity when displaced three times the displacements resulting from the required lateral force. The stress analysis of cantilever columns shall use a buckling factor of 2.1 for the direction normal to the axis of the beam.~~

~~(h) **Ties and Continuity.** All parts of the structure included in the scope of subsection (b) of this Section shall be interconnected and the connection shall be capable of resisting the seismic force created by the parts being connected. Any smaller portion of a building shall be tied to the remainder of the building with elements having a minimum strength equal to one-fifth of the tributary dead load of the smaller portion. A positive connection for resisting a horizontal force acting parallel to the member shall be provided for each beam, girder or truss included in the lateral load path. This force shall not be less than one-tenth of the combined tributary dead and live loads or as required by the lateral load path transfer, whichever is greater.~~

~~(i) **Collector Elements.** Collector elements shall be provided that can transfer the seismic forces originating in other portions of the building to the elements within the scope of subsection (b) of this Section that provide resistance to those forces.~~

~~(j) **Horizontal Diaphragms.** The analysis of shear demand or capacity of an existing plywood or diagonally sheathed horizontal diaphragm need not be investigated unless the diaphragm is required to transfer lateral forces from the lateral resisting~~

~~elements above the diaphragm to other lateral resisting elements below the diaphragm due to offset in placement of the elements.~~

~~Wood diaphragms in structures that support floors or roofs above shall not be allowed to transmit lateral forces by rotation or cantilever. However, rotational effects shall be accounted for when unsymmetric wall stiffness increases shear demands.~~

~~Exception: Diaphragms that cantilever twenty-five percent or less of the distance between lines of lateral load resisting elements from which the diaphragm cantilevers may transmit their shears by cantilever provided that rotational effects on shear walls parallel and perpendicular to the load are accounted for.~~

~~(k) **Shear Walls.** Shear walls shall have sufficient strength and stiffness to resist the tributary seismic loads and shall conform to the special requirements of this Section.~~

~~(l) **Gypsum or Plaster Products.** Gypsum or plaster products shall not be used to provide lateral resistance.~~

~~(m) **Wood Structural Panels.** Shear walls sheathed with wood structural panels may be used to resist horizontal forces that do not exceed the allowable shear values and story drift limitations of the Building Code.~~

~~Openings are permitted in shear walls if they do not exceed fifty percent of the height or width of the shear wall. The remaining portion of the shear wall shall be strengthened for the transfer and increase of all shearing forces caused by the opening. The resulting shear wall shall be analyzed as a mosaic of shear resisting elements. Blocking and steel strapping shall be employed at the corners of the opening to transfer forces from discontinuous boundary elements into adjoining panel elements.~~

~~The effect of openings on the stiffness of the shear wall shall be demonstrated to comply with the story drift limitations of the Building Code. The stiffness shall be calculated using the properties of the different shear elements making up the shear wall or it shall be demonstrated by approved testing. When shear walls cannot be made to conform to the requirements of this Section because of existing openings, the openings shall be relocated or reduced in width to meet the strength and stiffness requirements of the lateral loads.~~

~~Relocated and altered openings shall comply with the emergency escape and rescue requirements of the Building Code. Relocated and altered openings shall comply with the light and ventilation requirements for residential occupancies unless otherwise approved by the Building Officer.~~

~~(n) **Wood Species of Framing Members.** Allowable shear values for wood structural panels shall consider the species of the framing members. When the allowable shear values are based on douglas fir-larch framing members and framing members are constructed of other species of lumber, the allowable shear values shall be multiplied by the following factors: 0.82 for species with specific gravities greater than or equal to 0.42 but less than 0.49, and 0.65 for species with specific gravities less than 0.42. Redwood shall use 0.65 and hem fir shall use 0.82 unless otherwise approved.~~

~~(o) **Mechanical Penetrations.** Mechanical penetrations in shear walls shall be accounted for in the design or the shear wall shall be analyzed as two separate walls on each side of the penetration.~~

~~(p) **Substitution for Three-Inch Nominal Width Framing Members.** Double two-inch nominal width framing members shall be permitted in lieu of any required three-inch~~

~~nominal width framing member when the existing and new framing member are of equal dimensions, are connected as required to transfer the in-plane shear between them and the sheathing for the shear wall is equally fastened between them.~~

~~(g) **Hold Down Connectors.** Expansion anchors that provide tension strength by friction resistance shall not be used to connect hold down devices to existing concrete or masonry elements. Expansion anchors shall be permitted to provide tension strength by bearing.~~

~~The required depth of embedment or edge distance for the anchor used in the hold down connector shall be provided in the concrete or masonry below any plain concrete slab unless satisfactory evidence is submitted to the Building Officer that shows that the concrete slab and footings are of monolithic construction.~~

~~Bolted hold down connectors shall be pre-loaded to reduce slippage of the connector. Pre-loading shall consist of tightening the nut on the tension anchor after the placement but before the tightening of the shear bolts in the panel flange member. The tension anchor shall be tightened until the shear bolts are in firm contact with the edge of the hole nearest the direction of the tension anchor. Hold down connectors with self-jigging bolt standoffs shall be installed in a manner to permit pre-loading.~~

~~Deformation of hold down connectors at ultimate loads shall be compatible with adjoining elements and shall be verified by approved testing.~~

#### **8.72.090 Materials of construction.**

~~(a) **New Materials.** All materials approved by the Building Code, including their appropriate allowable stresses and minimum aspect ratios, shall be permitted to meet the requirements of this Chapter.~~



~~(b) **Allowable Foundation and Lateral Pressures.** Allowable foundation and lateral pressures shall be permitted to use the values from the Building Code. The coefficient of variation of subgrade reaction shall be established by an approved geotechnical engineering report or other approved methods when used in the deflection calculations of embedded vertical elements as required in Section 8.72.080(f).~~

~~(c) **Existing Materials.** All existing materials shall be in sound condition and constructed in conformance to the Building Code before they can be used to resist the lateral loads prescribed in this Chapter. The verification of existing material conditions and their conformance to these requirements, shall be made by physical observation reports, material testing or record drawings as determined by the structural designer and approved by the Building Officer.~~

~~(d) **Wood Structural Panel Shear Walls.**~~

~~(1) **Allowable Nail Slip Values.** When the required drift calculations of Section 8.72.080(f) rely on the lower slip values for common nails or surfaced dry lumber, their use in construction shall be verified by exposure. The use of box nails and unseasoned lumber may be assumed without exposure. The verification of surfaced dry lumber shall be by identification conforming to the Building Code.~~

~~(2) **Reduction for Clipped Nail Heads.** When exposed nails do not meet the nominal head sizes required for hand driven nails in the Building Code, the allowable shear capacity for shear walls sheathed with wood structural panels shall be reduced. Allowable shear values for sheathing nailed with clipped nail heads shall be equal to sheathing fastened with casing heads in the Building Code.~~

~~(3) **Plywood Panel Construction.** When verification of the existing plywood materials is by use of record drawings alone, the panel construction for plywood shall be assumed to be of three plies.~~

~~(4) **Framing Members of Other Species.** When verification of the existing wood material is by use of record drawings, the allowable shear capacity shall be multiplied by the reduction factor of 0.82 for buildings built on or after 1960. Buildings built before this period shall use the reduction factor 0.65. When verification of the existing wood material is by identification in conformance to the Building Code, the allowable shear capacity in the Building Code may be used.~~

~~(e) **Lumber.** When the existing dimensioned lumber is not identified in conformance to the Building Code, the allowable stresses for lumber shall be permitted for the structural elements specified below.~~

<del>Posts and beams</del>	<del>Douglas Fir-larch No. 1</del>
<del>Joists and rafters</del>	<del>Douglas Fir-larch No. 2</del>
<del>Studs, blocking</del>	<del>Hem Fir Stud.</del>

~~(f) **Structural Steel.** All existing structural steel shall be permitted to use the allowable stresses for Grade A36. Existing pipe or tube columns shall be assumed to be of minimum wall thickness unless verified by testing or exposure.~~

~~(g) **Strength of Concrete.** All existing concrete footings shall be permitted to use the allowable stresses for plain concrete with a compressive strength of two thousand psi. The strength of existing concrete with a record compressive strength greater than two thousand psi shall be verified by testing, record drawings or records of the enforcement agency.~~

~~(h) **Existing Sill Plate Anchorage.** Existing cast-in-place anchor bolts shall be permitted to use the allowable service loads for bolts with proper embedment when used for shear resistance to lateral loads and provided with plate washers as required in the Building Code.~~

#### ~~8.72.100 Required information on plans.~~

~~(a) **General.** The plans shall show all necessary dimensions and materials for plan review and construction and shall accurately reflect the results of the engineering investigation and design.~~

~~(b) **Existing Construction.** The plans shall show the existing diaphragm and shear wall sheathing and framing materials, fastener type and spacing, diaphragm and shear wall connections, continuity ties, and collector elements. The plans shall also show the portion of the existing materials that needs verification during construction.~~

#### ~~(c) **New Construction.**~~

~~(1) **Foundation Plan Elements.** The foundation plan shall include the size, type, location and spacing of all anchor bolts with the required depth of embedment, edge and end distance; the location and size of all columns for braced or moment frames; referenced details for the connection of braced or moment frames to their footing and referenced Sections for any grade beams and footings.~~

~~(2) **Framing Plan Elements.** The framing plan shall include the width, location and material of shear walls; the width, location and material of frames; references on details for the column to beam connectors, beam to wall connections, and shear transfers at floor and roof diaphragms; and the required nailing and length for wall top plate splices.~~

~~(3) **Shear Wall Schedule, Notes and Details.** Shear walls shall have a referenced schedule on the plans that includes the correct shear wall capacity in pounds per foot; the required fastener type, length, gauge and head size; and a complete specification for the sheathing material and its thickness. The schedule shall also show the required location of three-inch nominal or double two-inch nominal edge members; the spacing of shear transfer elements such as framing anchors or added sill plate nails; the required hold-down with its bolt, screw or nail sizes; and the dimensions, lumber grade and species of the attached framing member.~~

~~Notes shall show required edge distance for fasteners on structural wood panels and framing members; required flush nailing at the plywood surface; limits of mechanical penetrations; and the sill plate material assumed in the design. The limits of mechanical penetrations shall also be detailed showing the maximum notching and drilled hole sizes.~~

~~(4) **Quality Control and Assurance Requirements.** General notes shall show the requirements for material testing, special inspection, structural observation and the proper installation of newly added materials.~~

#### ~~**8.72.110 Quality assurance.**~~

~~(a) **Structural Observation.** All structures regulated by this Chapter require structural observation during construction. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer or architect responsible for the structural design, to perform structural observation as defined in the Building Code~~

SECTION 6. Chapter 8.76 of the Santa Monica Municipal Code is hereby amended to read as follows:

**Chapter 8.76 Mandatory Seismic Retrofit Requirements for Existing Welded Steel Moment Frame Structures** ~~SEISMIC STRENGTHENING PROVISIONS FOR EXISTING WELDED STEEL MOMENT FRAME STRUCTURES~~

**8.76.010 Purpose.**

~~The provisions of this Chapter are intended to promote the public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on Existing Welded Steel Moment Frame Buildings. The welded connections and non-ductility of the steel connecting elements introduce poor performance of these buildings in seismic events. The deficiencies in the lateral force resisting system beam-column connections could experience damage and possible connection failures. This Chapter creates minimum standards intended to improve the performance of these buildings during earthquakes and reduce, but not necessarily prevent, the loss of life, injury or earthquake-related damage.~~

~~The purpose of this Chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on welded steel moment frame structures.~~

**8.76.020 Scope and Applicability.**

(a) The provisions of this Chapter shall apply to any building utilizing a Welded Steel Moment Frames that was built under building code standards enacted before January 1, 1996.

(b) Buildings described in subsection (a) above that have completed all required seismic retrofit work, with a lateral load resisting analysis and structural design

plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of this Ordinance, are exempt from the requirements this Chapter.

(c) An owner of any buildings within the scope of this Chapter shall demonstrate compliance with the mandatory seismic retrofit requirements of this Chapter, as set forth in Section 8.76.050, consistent with the time limits set forth in this Chapter.

(d) Welded steel moment frames in existing unreinforced masonry buildings or in soft story buildings are exempt from the requirements of this Chapter.

~~The provisions of this Chapter shall apply to all buildings that were designed under building codes in effect prior to December 12, 1995, or built with building permits issued prior to December 12, 1996 and said buildings are welded steel moment frame structures as defined herein.~~

~~Buildings designated as historically or architecturally significant landmarks on national, state or local historical registers shall also comply with the provisions of this Chapter. At the Building Officer's discretion, modifications to the standards set forth in this Chapter may be permitted when such modifications are consistent with the provisions of the State Historical Building Code.~~

~~Seismic strengthening in place prior to the effective date of the ordinance codified in this Chapter shall be evaluated according to the provisions of this Chapter and modified if deemed necessary by the Building Officer.~~

### **8.76.030 Definitions.**

ASCE 41-13 (2014 Edition) is a standards publication by the American Society of Civil Engineer entitled "Seismic Evaluation and Retrofit of Existing Buildings" and describes deficiency-based and systematic procedures to evaluate and retrofit existing

buildings to withstand the effects of earthquakes. This publication is referenced in Chapter 35 of the California Building Code.

**Load path deficiency** occurs when the structure does not contain a complete, well defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation.

**Steel moment frame** is a frame capable of resisting horizontal forces caused by the steel members (beams and column) and joints resisting forces primarily caused by flexure.

~~For purposes of this Chapter, the applicable definitions in the Building Code and the following shall apply:~~

~~**Building Code** is the Building Code of the City of Santa Monica.~~

~~**Commenced construction** is construction pursuant to a valid building permit which has progressed to the point that one of the called inspections as required by the Building Officer has been made and the work for which the inspection has been called has been judged by the Building Officer to be substantial and has been approved by the Building Officer.~~

~~**Date of engineering report submittal** is either that date upon which the report was due to be submitted to the City, or the date of actual submittal to the City, whichever is earlier.~~

~~**Type I building** is any welded steel moment frame structure that must be usable in the event of an emergency, and shall include hospitals, police and fire stations and disaster recovery centers.~~

~~**Type II building** is any welded steel moment frame structure with one hundred or more occupants.~~

~~**Type III building** is any welded steel moment frame structure with at least twenty but fewer than one hundred occupants.~~

~~**Type IV building** is any welded steel moment frame structure with fewer than twenty occupants.~~

~~**Welded steel moment frame structure** is any building whose primary lateral-force-resisting system is either a special moment-resisting frame or ordinary resisting frame constructed of steel with fully welded connections or connections which are partially welded and partially bolted.~~

**8.76.040 Compliance requirementsGeneral requirements.**

The structural evaluation, structural analysis report, and structural design plans for the seismic strengthening and retrofit for Welded Steel Moment Frame buildings shall be conducted by a State of California licensed civil or structural engineer, or a State of California registered architect.

For Welded Steel Moment Frame buildings over 55 feet in height as described by Section 8.44.090 of the Santa Monica Municipal Code, the structural evaluation, structural analysis report, and structural design plans shall be conducted by a State of California licensed structural engineer.

Plans and associated documents shall bear the seal and signature of the design professional.

~~(a) The owner of each building within the scope of the Chapter shall cause an investigation of the existing construction and a structural analysis to be made of the~~



~~building by a structural engineer licensed by the State of California, and if the building does not meet the minimum standards specified in this Chapter, the owner shall cause it to be structurally altered to conform to such standards.~~

~~(b) The owner of each building within the scope of this Chapter, which has been analyzed to demonstrate compliance or structurally altered to comply with the minimum earthquake standards in this Chapter, shall maintain such building in conformity with the requirements of this Chapter in effect at the time of such analysis or structural alteration.~~

~~(c) Buildings within the scope of the Chapter may not be added to or structurally altered or otherwise remodeled without first complying with the provisions of this Chapter unless the Building Officer determines that the alterations are minor in nature.~~

~~(d) Notwithstanding any other provisions of this Code to the contrary, it is unlawful for any person, firm or corporation to maintain, use or occupy any building within the scope of this Chapter which does not meet the minimum earthquake standards specified in this Chapter within any of the time periods established.~~

~~This provision shall not apply if alteration or repair work has commenced to bring the building into compliance with requirements of this Chapter, and such work is proceeding in accordance with the time limits set forth in any order of the Building Officer or determination of the Nuisance Abatement Board.~~

**8.76.050 Engineering analysis and designDemolition.**

**(a) Evaluation, analysis and engineering report.** This Chapter requires the alteration, repair, retrofit, replacement or addition of structural elements and their connections to meet the strength and stiffness requirements set forth in this Chapter, except as modified herein. The structural evaluation required by Section 8.58.030 shall

analyze and identify all structural deficiencies in accordance with ASCE 41-13. The engineering report, containing the required structural evaluation, shall further identify major deficiencies observed in the analysis of the building including: deficient load path, weak or soft story conditions, horizontal or vertical irregularities.

**(b) Major deficiencies.** Any of the major deficiencies described in 8.76.050(a) shall cause the building to be retrofitted. Retrofit work to mitigate the major deficiencies shall not impact the existing lateral load elements by increasing any demand-to-capacity ratio by more than ten-percent unless the existing elements are shown to be capable of resisting the increased demand. The mitigation of the major deficiencies shall also not create additional structural deficiencies or make the existing structural deficiencies more severe.

**(c) Advance analysis.** The engineering report may show that the major deficiencies meet the requirements of ASCE 41-13 by advanced analysis.

**(d) Structural analysis, design and evaluation.** The building shall meet or exceed the structural performance level for the associate earthquake hazard levels based on Risk Category as defined in ASCE 41-13 as follows:

<u>Risk Category</u>	<u>Hazard Level 1</u>	<u>Hazard Level 2</u>
<u>I &amp; II</u>	<u>BSE-1E, S-3</u>	<u>BSE-2E, S-5</u>
<u>III &amp; IV</u>	<u>BSE-1E, S-2</u>	<u>BSE-2E, S-5</u>

~~An owner desiring to demolish a building must nevertheless comply with the strengthening provisions of this Code within the time allowed unless such owner receives~~

~~permission to demolish the building prior to the time limits set forth in Section 8.76.060 for the filing of a permit and the submitting of plans to the Building Officer.~~

~~Such an owner shall submit a demolition permit application to the Building Officer and shall meet all of the requirements for demolition imposed by this Code, including but not limited to those requirements set forth in Section 9.04.10.16.010 of this Code, before such a demolition shall be permitted. Nothing in this Chapter shall be deemed to relieve a building owner of meeting the requirements for demolition of a building imposed by any other applicable law or regulation.~~

~~**8.76.060 Time period for compliance.**~~

~~(a) — **Engineering Report.** Within two hundred seventy-five days of the date of notice to the owner by the City, the owner of any welded steel frame structure shall submit to the Building and Safety Department an engineering evaluation report prepared by a California registered structural engineer based upon an inspection of a representative sample of connections of the building (“structural report”).~~

~~(b) — **Strengthening and Repair Requirements.** If the structural report concludes that the building does not conform with approved standards and analysis, or if other significant damage is found in the inspection, the building shall be repaired to fully conform with the referenced standards within the time periods shown in Table 8.76-A below.~~

~~**Table 8.76-A**~~

~~**Time Limits for Owner**~~

<del>Building Type</del>	<del>File for Permit/Submit Plans</del>	<del>Commence Construction</del>	<del>Complete Construction</del>
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I	<del>60 days from date of engineering report submittal</del>	<del>150 days from date of engineering report submittal</del>	<del>1 year from date of engineering report submittal</del>
II	<del>180 days from date of engineering report submittal</del>	<del>270 days from date of engineering report submittal</del>	<del>3 years from date of engineering report submittal</del>
III	<del>1 1/2 years from date of engineering report submittal</del>	<del>1 year 8 months from date of engineering report submittal</del>	<del>3 years from date of engineering report submittal</del>
IV	<del>2 years 5 months from date of engineering report submittal</del>	<del>2 years 8 months from date of engineering report submittal</del>	<del>4 years from date of engineering report submittal</del>

**8.76.070 Administration.**

~~(a) **Building Classification.** The Building Officer shall determine the occupant load and classification of building type. The occupant load shall be determined in accordance with the Building Code and shall include the entire building plus the occupant load of any adjacent building that interconnects with the subject building or uses the subject building for exiting purposes.~~

~~(b) **Contents of Order.** When the Building Officer determines that a building is within the scope of this Chapter, the Building Officer shall issue an order as provided herein.~~

~~The order shall specify that the building has been determined by the Building Officer to be within the scope of this Chapter and, therefore, is required to meet the~~

~~seismic strengthening provisions of this Chapter. The order shall specify the building type classification and shall set forth the owner's alternatives and time limits for compliance.~~

~~(c) **Service of Order.** The order shall be in writing and may be given either by personal delivery thereof to the owner or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the owner as shown on the last equalized assessment roll. Service by mail shall be deemed to have been completed at the time of deposit in the U.S. mail. The failure of any owner to receive such notice shall not affect in any manner the validity of any of the proceedings taken thereunder. Proof of giving notice may be made by an affidavit of any employee of the City which shows service in conformity with this Section. Building and Fire Life Safety Commission action, Nuisance Abatement Board action, Building Officer administrative action, other correspondence between the City and the building owner or building owner's representative, or other evidence of knowledge of notification shall also be deemed as proof of giving notice.~~

~~(d) **Recordation.** At the time that the Building Officer serves the aforementioned order, the Building Officer shall file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Chapter. The certificate shall also state that the building owner has been ordered to structurally analyze the building and to structurally alter it when the Building Officer determines the building is not in compliance with this Chapter.~~

~~If the building is demolished, found not to be within the scope of this Chapter, or is structurally capable of resisting minimum seismic forces required by this Chapter as a result of structural alterations or an analysis, the Building Officer shall file with the Office~~

of the County Recorder a certificate terminating the status of the subject building as being classified within the scope of this Chapter.

**8.76.080 Time limits for compliance.**

The owner of any building covered by this Chapter shall comply with the following time limits.

<u>Action by Building Owner</u>	<u>Time Limits from Date of Service of Order</u>
<u>Structural Evaluation Report</u>	<u>3 Years or 36 Months</u>
<u>Application for Building Permit and Submission of Plans</u>	<u>12 Years or 144 Months</u>
<u>Final Approval</u>	<u>20 ears or 240 Months</u>

SECTION 7. Chapter 8.80 of the Santa Monica Municipal Code is hereby amended to read as follows:

**Chapter 8.80 Mandatory Seismic Retrofit Requirements for Existing Non-Ductile Concrete Buildings ~~SEISMIC STRENGTHENING PROVISIONS FOR EXISTING NON-DUCTILE CONCRETE BUILDINGS~~**

**8.80.010 Purpose.**

The purpose of this Chapter is to promote the public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing concrete buildings. Older concrete buildings are typically vulnerable in seismic events due to deficiencies in the lateral force resisting system (beams, columns and joints) that render the building incapable of sustaining gravity loads when the building is subjected to

earthquake-induced lateral displacements. This Chapter creates minimum standards to mitigate hazards from these structural deficiencies. Adherence to these minimum standards will improve the performance of these buildings during earthquakes and reduce, but not necessarily prevent, the loss of life, injury or earthquake-related damage.

~~The purpose of this Chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on concrete buildings and concrete frame buildings with masonry infills.~~

8.80.020 Scope and Applicability.

(a) The provisions of this Chapter shall apply to any concrete building built under building code standards enacted before January 11, 1977.

(b) Buildings described in subsection (a) above that have completed all required seismic retrofit with a lateral load resisting analysis and structural design plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of this Ordinance, are exempt from the requirements this Chapter.

(c) An owner of any buildings within the scope of this Chapter shall demonstrate compliance with the mandatory seismic retrofit requirements of this Chapter, as set forth in Section 8.80.050, consistent with the time limits set forth in this Chapter.

~~The provisions of this Chapter shall apply to all buildings that were designed under building codes in effect prior to January 11, 1976, or built with building permits issued prior to January 11, 1978, and said buildings have concrete floors or roofs supported by reinforced concrete walls or concrete frames and columns, or said buildings have concrete frames with masonry infills.~~

~~Buildings designated as historically or architecturally significant landmarks on national, State or local historical registers shall also comply with the provisions of this Chapter. At the Building Officer's discretion, modifications to the standards set forth in this Chapter may be permitted when such modifications are consistent with the provisions of the State Historical Building Code.~~

~~Seismic strengthening in place prior to the effective date of the ordinance codified in this Chapter shall be evaluated according to the provisions of this Chapter and modified if deemed necessary by the Building Officer.~~

#### **8.80.030 Definitions.**

ASCE 41-13 (2014 Edition) is a standards publication by the American Society of Civil Engineer entitled "Seismic Evaluation and Retrofit of Existing Buildings" and describes deficiency-based and systematic procedures to evaluate and retrofit existing buildings to withstand the effects of earthquakes. This publication is referenced in Chapter 35 of the California Building Code.

Concrete building is a building having concrete floors and/or roofs, either with or without beams, supported by concrete walls and/or concrete columns, and/or concrete frames with or without masonry infills, or any combination thereof.

Masonry infill is the unreinforced or reinforced masonry wall construction within a reinforced concrete frame.

~~For purposes of this Chapter, the applicable definitions in the Building Code and the following shall apply:~~

~~**Building Code** is the Building Code of the City of Santa Monica.~~



~~**Commenced construction** is construction pursuant to a valid building permit which has progressed to the point that one of the called inspections as required by the Building Officer has been made and the work for which the inspection has been called has been judged by the Building Officer to be substantial and has been approved by the Building Officer.~~

~~**Date of engineering report submittal** is either that date upon which the report was due to be submitted to the City, or the date of actual submittal to the City, whichever is earlier.~~

~~**Masonry infill** is masonry, both unreinforced and reinforced, constructed within reinforced concrete frame members.~~

~~**Type I building** is any non-ductile concrete building that must be usable in the event of an emergency, and shall include hospitals, police and fire stations and disaster recovery centers.~~

~~**Type II building** is any non-ductile concrete building with one hundred or more occupants.~~

~~**Type III building** is any non-ductile concrete building with at least twenty but fewer than one hundred occupants.~~

~~**Type IV building** is any non-ductile concrete building with fewer than twenty occupants.~~

**8.80.040 Compliance requirementsGeneral requirements.**

The structural evaluation, structural analysis report, and structural design plans for the seismic strengthening and retrofit for Non-Ductile Concrete buildings shall be

conducted by a State of California licensed civil or structural engineer, or a State of California registered architect.

For Non-Ductile Concrete buildings over 55 feet in height as described by Section 8.44.090 of the Santa Monica Municipal Code, the structural evaluation, structural analysis report, and structural design plans shall be conducted by a State of California licensed structural engineer.

Plans and associated documents shall bear the seal and signature of the design professional.

~~(a) The owner of each building within the scope of this Chapter shall cause an investigation of the existing construction and a structural analysis to be made of the building by a civil or structural engineer or architect licensed by the State of California. If the building does not meet the minimum standards specified in this Chapter, the owner shall cause it to be structurally altered to conform to such standards.~~

~~(b) The owner of each building within the scope of this Chapter, which has been analyzed to demonstrate compliance or structurally altered to comply with the minimum earthquake standards in this Chapter, shall maintain such building in conformity with the requirements of this Chapter in effect at the time of such analysis or structural alteration.~~

~~(c) Buildings within the scope of this Chapter may not be added to or structurally altered or otherwise remodeled without first complying with the provisions of this Chapter unless the Building Officer determines that the alterations are minor in nature.~~

~~(d) Notwithstanding any other provisions of this Code to the contrary, it is unlawful for any person, firm or corporation to maintain, use or occupy any building within the~~

~~scope of this Chapter which does not meet the minimum earthquake standards specified in this Chapter within any of the time periods established.~~

~~This provision shall not apply if alteration or repair work has commenced to bring the building into compliance with requirements of this Chapter, and such work is proceeding in accordance with the time limits set forth in any order of the Building Officer or determination of the Nuisance Abatement Board.~~

**8.80.050 Engineering analysis and designDemolition.**

(a) Scope of analysis. This Chapter requires the alteration, repair, retrofit, replacement or addition of structural elements and their connections to meet the following requirements in this section.

(b) Building structural analysis, design and evaluation. The building shall meet one of the following criteria:

1. Strength of the lateral-force resisting system shall meet or exceed seventy-five percent (75%) of the base shear specified in the California Building Code seismic provisions. Elements not designated to be part of the lateral-force resisting system shall be adequate for gravity load effects and seismic displacement due to the full (100%) of the design story drift specified in the California Building Code seismic provisions.

2. Meet or exceed the requirements specified for “Basic Safety Objectives” from ASCE 41-13 using ground motions and procedures established by the City based on ASCE 41-13.

~~An owner desiring to demolish a building must nevertheless comply with the strengthening provisions of this Code within the time allowed unless the owner receives~~

~~permission to demolish the building prior to the time limits set forth in Section 8.80.060 for the filing of a permit and the submitting of plans to the Building Officer.~~

~~The owner shall submit a demolition permit application to the Building Officer and shall meet all of the requirements for demolition imposed by this Code, including but not limited to, those requirements set forth in Section 9.04.10.16.010 of this Code, before a demolition shall be permitted. Nothing in this Chapter shall be deemed to relieve a building owner of meeting the requirements for demolition of a building imposed by any other applicable law or regulation.~~

**8.80.060 Time limits for compliance~~Time period for compliance.~~**

The owner of any building covered by this Chapter shall comply with the following time limits.

<u>Action by Building Owner</u>	<u>Time Limits from Date of Service of Order</u>
<u>Structural Evaluation Report</u>	<u>3 Years or 36 Months</u>
<u>Application for Building Permit and Submission of Plans</u>	<u>4 Years, 6 Months or 54 Months</u>
<u>Final Approval</u>	<u>10 Years or 120 Months</u>

~~(a) — **Engineering Report.** Within two hundred seventy-five days of the date of notice to the owner by the City, the owner of any building subject to the provisions of this Chapter shall submit an engineering report to the Building and Safety Division. For structures over three stories in height, the report shall be based upon a dynamic lateral-force analysis except for structures where resistance to all lateral loads is provided only by either new or existing shear walls that will be upgraded to the current Code, in which~~

case the report may be based upon a static lateral force analysis. For structures three stories or less, the report shall be based upon a static lateral load analysis.

(b) The report shall demonstrate whether the structure conforms to the earthquake design provisions contained in Appendix 8 of the Uniform Code for Building Conservation, 2000 Edition or the Building Code in effect at the time the report is submitted to the City. If the report concludes the structure does not comply with either of these standards, the structure shall be strengthened to comply with the standards within the time periods shown in Table 8.80-A below.

**Table 8.80-A**

**Time Limits for Owner**

Building Type	File for Permit/Submit Plans	Commence Construction	Complete Construction
I	<del>60 days from date of engineering report submittal</del>	<del>150 days from date of engineering report submittal</del>	<del>1 year from date of engineering report submittal</del>
II	<del>180 days from date of engineering report submittal</del>	<del>270 days from date of engineering report submittal</del>	<del>3 years from date of engineering report submittal</del>
III	<del>1 1/2 years from date of engineering report submittal</del>	<del>1 year 8 months from date of engineering report submittal</del>	<del>3 years from date of engineering report submittal</del>
IV	<del>2 years 5 months from date of engineering report submittal</del>	<del>2 years 8 months from date of engineering report submittal</del>	<del>4 years from date of engineering report submittal</del>

### **8.80.070 Administration.**

~~(a) **Building Classification.** The Building Officer shall determine the occupant load and classification of building type. The occupant load shall be determined in accordance with the Building Code and shall include the entire building plus the occupant load of any adjacent building that interconnects with the subject building or uses the subject building for exiting purposes.~~

~~(b) **Contents of Order.** When the Building Officer determines that a building is within the scope of this Chapter, the Building Officer shall issue an order as provided herein.~~

~~The order shall specify that the building has been determined by the Building Officer to be within the scope of this Chapter and, therefore, is required to meet the seismic strengthening provisions of this Chapter. The order shall specify the building type classification and shall set forth the owner's alternatives and time limits for compliance.~~

~~(c) **Service of Order.** The order shall be in writing and may be given either by personal delivery thereof to the owner or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the owner as shown on the last equalized assessment roll. Service by mail shall be deemed to have been completed at the time of deposit in the U.S. mail. The failure of any owner to receive such notice shall not affect in any manner the validity of any of the proceedings taken thereunder. Proof of giving notice may be made by an affidavit of any employee of the City which shows service in conformity with this Section. Building and Fire Life Safety Commission action, Nuisance Abatement Board action, Building Officer administrative action, other correspondence~~

~~between the City and the building owner or building owner's representative, or other evidence of knowledge of notification shall also be deemed as proof of giving notice.~~

~~(d) **Recordation.** At the time that the Building Officer serves the aforementioned order, the Building Officer shall file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Chapter. The certificate shall also state that the building owner has been ordered to structurally analyze the building and to structurally alter it when the Building Officer determines the building is not in compliance with this Chapter.~~

~~If the building is either demolished, found not to be within the scope of this Chapter, or is structurally capable of resisting minimum seismic forces required by this Chapter as a result of structural alterations or an analysis, the Building Officer shall file with the Office of the County Recorder a certificate terminating the status of the subject building as being classified within the scope of this Chapter.~~

#### **8.80.080 Strengthening provisions.**

~~(a) **Essential and Hazardous Facilities.** Essential and hazardous facilities, shall be strengthened to meet the requirements of the Building Code of the City of Santa Monica for new buildings of the same occupancy category.~~

~~(b) **All Other Buildings.** All buildings, other than essential or hazardous facilities, shall be strengthened to meet the requirements of Appendix Chapter 8 of the Uniform Code of Building Conservation, 2000 Edition published by the International Conference of Building Officers, adopted herein by reference, or the Building Code. The earthquake loading used for determination of demand on elements and the structure, shall correspond to that required by the Building Code for new buildings.~~

SECTION 8. Chapter 4.36 of the Santa Monica Municipal Code is hereby amended to read as follows:

### **Chapter 4.36 TENANT RELOCATION ASSISTANCE**

#### **4.36.010 Definitions.**

For purposes of this Chapter, the following words and phrases shall have the following meaning:

(a) **Comparable Housing.** A replacement unit shall be comparable to the existing unit if both units are reasonably comparable in size, number of bedrooms and bathrooms, accessibility, price, location (which may be in either Santa Monica or Los Angeles), proximity to services and institutions upon which the displaced tenant depends, and amenities, including the allowance for pets should the tenant have pets.

(b) **Person with DisabilitiesDisabled Person.** Any person who is receiving benefits from a Federal, State, or local government, or from a private entity on account of a permanent disability that prevents the person from engaging in regular, full-time employment.

(c) **Displaced Tenant.** Any tenant who vacates a rental housing unit in the City for any of the reasons set forth in Section 4.36.020 or 4.36.100(a).

(d) **Landlord.** Any owner, lessor, sublessor, or any other person entitled to receive rent for the use and occupancy of a rental housing unit, or any agent, representative or successor of any of the foregoing.

(e) **Minor Child.** Any person younger than eighteen years of age.

(f) **Permanent Relocation.** The relocation of a tenant due to permanent termination of tenancy, in which case the tenant will not reoccupy the unit.



(g) **Rental Housing Unit.** A housing unit in the City of Santa Monica including a room in a single-family home, hotel or motel, rooming house or apartment, single-family home, mobile home or mobile home space, trailer or trailer space, offered for rent. A dwelling unit lawfully registered with the City's Rent Control Board also constitutes a "Rental Housing Unit." "Rental housing unit" does not include any unit occupied pursuant to an innkeeper-guest relationship.

(h) **Senior Citizen.** Any person sixty-two years of age or older.

(i) **Temporary Relocation.** The relocation of a tenant temporarily and where tenancy has not been terminated.

(j) **Tenant.** Any tenant, subtenant, lessee, sublessee, or any other person occupying a rental housing unit pursuant to a written or oral rental housing agreement.

#### **4.36.020 When permanent relocation fee required.**

(a) A relocation fee shall be paid in accordance with the provisions of this Chapter by any landlord who terminates or causes the termination of a tenancy for any of the following reasons:

(1) The landlord seeks to withdraw all rental housing units from the rental housing market as provided in Government Code Sections 7060 et seq.

(2) The landlord seeks to recover possession of a rental housing unit pursuant to Section 1806(a)(8), 1806(a)(9), 2304(a)(8), or 2304(a)(9) of the City Charter.

(3) The landlord seeks to recover possession to demolish or otherwise withdraw a rental housing unit from residential rental housing use, including units that were illegally converted to residential use, after having obtained all proper permits from the City, if any such permits are required.

(b) A relocation fee shall be paid in accordance with the provisions of this Chapter to a displaced tenant who serves a landlord with a notice to terminate tenancy after having received written notice from either the landlord or the Santa Monica Rent Control Board that the landlord has filed a notice of intent to withdraw residential rental units pursuant to Government Code Section 7060.4 and Santa Monica Rent Control Board Regulation 16002(a) or an application for removal permit pursuant to Santa Monica Charter Section 1803(t).

(c) The fee required by this Chapter shall be due and payable to a displaced tenant whether or not the landlord actually utilizes the rental housing unit for the purposes stated in the notice of eviction.

**4.36.030 Notice to tenants being displaced.**

(a) Any notice to terminate a tenancy which is served upon tenants for any of the reasons set forth in Section 4.36.020 shall be accompanied by the following on the form provided by the City:

(1) A written statement of the rights and obligations of tenants and landlords under this Chapter;

(2) A written statement informing the tenants that the required relocation fee has been placed in an escrow account or other account approved by the City;

(3) A written statement that the landlord has complied with Section 4.36.050. If the landlord has complied with Section 4.36.050 by obtaining City approval of a Displacement Plan, a copy of the Displacement Plan shall accompany the written statement.

(b) A landlord shall comply with the provisions of this Section within two working days after receiving a tenant's notice to terminate tenancy as set forth in Section 4.36.020(b).

**4.36.040 Amount of relocation fee—Permanent relocation.**

The amount of the permanent relocation fee payable pursuant to the provisions of this Chapter shall be established in accordance with the following formula: 2011 relocation fee adjusted for inflation by the percentage change in the rent of primary residence component of the CPI-W Index for the Los Angeles/Riverside/Orange County area, as published by the United States Department of Labor, Bureau of Labor Statistics, between November 2011 and the July 1st preceding the date of vacancy rounded to the nearest fifty dollars. This amount shall be updated annually commencing on July 1, 2012 and on July 1st of each year thereafter.

(a) The 2011 permanent relocation fee established pursuant to Ordinance 2383CCS and determined according to the size of the rental housing unit, was as follows:

Apartment Size	2011 Relocation Amount	2011 Augmented Amount
<b>Single or studio</b>	<b>\$ 7,800</b>	<b>\$ 8,900</b>
<b>One bedroom</b>	<b>12,050</b>	<b>13,850</b>
<b>Two or more bedrooms</b>	<b>16,300</b>	<b>18,750</b>

(b) If a tenant is evicted from more than one rental housing unit on a property, the tenant shall not be entitled to receive separate permanent relocation fees for each rental housing unit. The tenant shall receive a single relocation fee based on the combined total number of bedrooms in the rental housing units from which the tenant is

being evicted. If one of the rental housing units is a bachelor or single unit, it shall be counted as a one bedroom unit for purposes of determining the amount of the relocation fee (e.g., a tenant who is evicted from a bachelor rental housing unit and a one bedroom rental housing unit would receive relocation benefits for a two bedroom unit).

(c) If the rental housing unit from which the tenant is being evicted is furnished, two hundred fifty dollars shall be deducted from the amount set forth in subsection (a) of this Section. For purposes of this subsection, a rental housing unit shall be considered to be furnished if the landlord has provided substantial furnishings in each occupied room of the rental housing unit.

(d) If one or more of the displaced tenants is a senior citizen or disabled person, or is a tenant with whom a minor child resides, an augmented amount shall be paid as set forth in subsection (a) of this Section. The amount added pursuant to this subsection shall be adjusted annually pursuant to the formula specified above commencing on July 1, 2012, and each July 1st thereafter.

(e) Any tenant still in possession of a rental unit after the permanent relocation amounts have been updated pursuant to this Section, shall be entitled to the updated relocation amounts even if the landlord commenced the termination of the tenancy prior to the update. In the event that a landlord has already complied with the provisions of Section 4.36.060 based on the relocation amounts previously in effect, but has not yet received a written request from a tenant for distribution of the fee pursuant to Section 4.36.070, the landlord shall place in escrow the additional amount of relocation fee required by this Section within five working days of the effective date of the updated amount.

**4.36.050 Additional fee for required counseling.**

(a) For each rental housing unit from which tenants are displaced for any of the reasons set forth in Section 4.36.020(a), prior to service of a notice to terminate tenancy, the landlord shall pay a fee to the City in the amount of two hundred fifty dollars to be used by the City to pay for counseling or other assistance required by displaced tenants as a result of displacement.

(b) In lieu of the fee required by subsection (a) of this Section, a landlord may prepare a Displacement Plan which must be approved by the Housing and Economic Development Department prior to service of a notice to terminate tenancy. The Displacement Plan shall identify the special needs of the displaced tenants, identify the types of assistance that will be provided and include a commitment to pay for any such assistance. At the time of submitting the Displacement Plan to the City for review and approval, the landlord shall pay a fee to the City for such review and approval in the amount of one hundred dollars for each rental housing unit.

**4.36.060 Deposit of relocation fee into escrow for permanent relocation.**

(a) The permanent relocation fee required by this Chapter shall be placed in an escrow account prior to service by a landlord upon any tenant of a notice to terminate tenancy for one of the reasons set forth in Section 4.36.020(a) or within two working days of service by a tenant upon a landlord of notice to terminate tenancy as set forth in Section 4.36.020(b). All costs of an escrow opened pursuant to the provisions of this Section shall be borne by the landlord. Escrow instructions shall be approved by the City.

(b) The escrow instructions shall provide that monies deposited in the escrow account shall only be distributed to displaced tenant in accordance with the instructions

of the landlord and that no monies deposited in escrow may be returned to the landlord without the written approval of the City.

(c) In lieu of deposit of the permanent relocation fee in an escrow account, a landlord may deposit the fee in another account approved by the City.

**4.36.070 Payment to displaced tenants of permanent relocation fee.**

(a) Within two working days of the written request by the tenant, the landlord shall deliver written instructions to the escrow holder to distribute all or a portion of the permanent relocation fee to a third party providing moving or replacement housing to the tenant. The instructions shall direct the escrow holder to make the distribution within three working days of delivery of the instructions.

(b) Within two working days of the vacation of the rental housing unit, the landlord shall deliver written instruction to the escrow holder to distribute the amount of the remaining relocation fee to the displaced tenant or displaced tenants of such rental housing unit. The instruction shall direct the escrow holder to make the distribution within three working days of delivery of the instructions.

(c) The entire fee shall be paid to a tenant who is the only displaced tenant in a rental housing unit. If a rental housing unit is occupied by two or more displaced tenants, the permanent relocation fee shall be paid to all displaced tenants jointly. In no event shall a landlord be liable to pay a total amount more than the fee required by Section 4.36.040 of this Chapter for one rental housing unit, and the landlord shall have no responsibility or liability for disputes between displaced tenants over allocation of the relocation fee between such displaced tenants.

(d) In the event the landlord has been required to commence a legal action to recover possession of the rental housing unit and a decision is rendered or a judgment has been entered in favor of the landlord prior to the tenant's vacation of the unit, the landlord may instruct the escrow holder to withhold from distribution to the displaced tenant or displaced tenants of such rental housing units any unsatisfied monetary award provided in such decision or judgment in favor of the landlord. Upon the judgment becoming final, the City shall authorize the escrow holder to return to the landlord the amount withheld. If no decision has been rendered or no judgment has been entered for a monetary award in favor of the landlord prior to the tenant's vacation of the unit, the landlord must authorize the distribution of the entire relocation fee in accordance with Section 4.36.070.

**4.36.080 Physical relocation in lieu of fee.**

(a) In lieu of the permanent relocation fee required by Sections 4.36.040 and 4.36.050, the landlord may, at the landlord's option, relocate the displaced tenant into a comparable replacement housing unit satisfactory to the tenant, in which event the landlord shall be liable only for the actual costs of relocating the tenant, except that this Section shall not abrogate any rights already created by Section 1806(a)(8)(ii) of the City Charter. A tenant shall not unreasonably withhold approval of a comparable replacement rental housing unit offered by the landlord.

(b) If a tenant displaced for the reason set forth in Section 4.36.020(a)(2) elects to occupy a noncomparable vacant unit on the same property from which that tenant is being displaced, pursuant to the terms set forth in Section 1806(a)(8) of the City Charter,

in lieu of the permanent relocation fee required by Sections 4.36.040 and 4.36.050, the landlord shall only be liable for the actual costs of relocating the tenant.

**4.36.085 Prohibition against agreements limiting public participation.**

No landlord shall, with respect to property used as rental housing, any rental housing agreement or other tenancy or estate at will, however created, do any of the following:

(a) Enter into an agreement with a tenant which prohibits or limits the tenant from participating in the City's public process, including speaking at a meeting of the City Council or any City Commission, submitting written comments to the City, or otherwise communicating with City elected officials, appointed officials, and employees on any subject.

(b) Attempt to enforce an agreement such as described in subsection (a).

(c) Withhold deposit of relocation fees into escrow or withhold payment of such fees or other payments otherwise owed to the tenant in an attempt to induce a tenant to enter into an agreement such as described in subsection (a).

**4.36.090 Remedies.**

(a) In any action by a landlord to recover possession of a rental housing unit for one of the reasons set forth in Section 4.36.020, the landlord shall allege and prove compliance with this Chapter.

(b) Any landlord who fails to provide relocation assistance as required by Sections 4.36.040, 4.36.050, 4.36.070 and 4.36.100 or who violates Section 4.36.085 of this Chapter shall be subject to injunctive relief and be liable in a civil action to the tenant to whom such assistance is due for damages in the amount of the relocation fee the landlord



has failed to pay, a civil penalty in the amount of five hundred dollars and reasonable attorneys' fees and costs as determined by the court. The court may also award punitive damages in a proper case as defined by Civil Code Section 3294. Any person, including the City, may enforce the provisions of this Chapter by means of a civil action.

(c) Any person violating any of the provisions of or failing to comply with the requirements of this Chapter, including failure to comply with a relocation order issued by the Building Officer pursuant to Section 4.36.100, shall be guilty of an infraction which shall be punishable by a fine not exceeding \$250.00, or a misdemeanor and upon conviction shall be punished by a fine of not greater than \$500.00 or by imprisonment in the County Jail for not more than six months, or by both such fine and imprisonment.

(d) Failure to comply with a relocation order shall be considered a strict liability offense; accordingly, the prosecution shall not be required to prove criminal intent or that the violator meant to violate any provision of this Chapter.

(e) Any person convicted of violating any provision of this Chapter shall be required to reimburse the City its full investigative costs.

(f) If a landlord fails or refuses to provide relocation benefits required by this Chapter, and the City chooses to pay such benefits to tenants in the landlord's place, the City shall have the right to recover such monetary outlays, plus any administrative fees incurred by the City, from the landlord as restitution in any criminal case filed pursuant to this Chapter or in any appropriate civil or administrative proceeding.

(g) Unless otherwise specifically authorized, no landlord shall attempt to secure from a tenant any waiver of any provision of this Chapter. Any agreement, whether written

or oral, whereby any provision of this Chapter is waived, shall be deemed against public policy and shall be void.

(h) Any contractual term which violates Section 4.36.085 of this Chapter, whether written or oral, shall be deemed against public policy and shall be void.

(i) Nonexclusive Remedies and Penalties. The remedies provided in this Chapter are not exclusive, and nothing in this Chapter shall preclude any person from seeking any other remedies, penalties or procedures provided by law.

**4.36.100 Temporary relocation mandated by code compliance or by government order.**

(a) A landlord is required to provide temporary relocation benefits to tenants as required by this Section when:

(1) The landlord is required to temporarily recover possession of a rental housing unit in order to comply with housing, health, building, fire or safety laws of the State of California or the City of Santa Monica, or

(2) A rental housing unit has been rendered uninhabitable, necessitating the tenant(s) of the housing unit to no longer dwell within that unit, or

(3) A tenant is required to vacate a rental housing unit upon the order of any government officer or agency.

A landlord's obligations under this subsection shall be self-executing; nonetheless, the Building Officer may issue a relocation order to the landlord to compel performance under this Section. No person shall fail to comply with any such relocation order.

(b) These relocation benefits shall include both temporary housing as provided in subsection (c) of this Section and moving costs as provided in subsection (d) of this

Section and shall be paid until such time temporary relocation benefits are no longer required by law, such as when legal tenancy is terminated or the tenant is returned to his/her dwelling unit which has been made habitable. Provision of temporary relocation benefits does not relieve the Landlord's obligation to provide permanent relocation benefits as required by this Chapter.

(c) The type of temporary housing, required by this Section is dependent on the duration of the tenant's displacement. When the Building Officer or landlord determines the need for a tenant to vacate, he or she shall estimate the projected duration of the vacancy. That estimate will determine whether subsection (c)(1) or (c)(2) of this Section must be followed. If the Building Officer orders relocation, he or she shall provide notice to the landlord and all affected tenants of the relocation requirements and responsibilities pursuant to this Section. This notice may include a copy of this Section and the City Council's resolution regarding per diem rates. The landlord shall facilitate the Building Officer's provision of tenant notification by providing forwarding contact information for affected tenants if the tenants vacated the premises prior to the Building Officer's Order. If the landlord determines that the provisions of this code require a tenant to vacate, the landlord shall provide notice of the estimated relocation period to affected tenants and relocation benefit requirements and responsibilities established by this Section.

(1) Relocation Less Than 30 days. If it is anticipated that a tenant will be displaced for a period less than thirty days, the landlord shall pay the tenant relocation costs in the per diem amounts set by the City Council pursuant to subsection (e). The per diem amount shall be calculated to include compensation for the following:

- (A) Temporary relocation to a motel or hotel accommodation which is safe, sanitary, located in Santa Monica and contains standard amenities such as a telephone;
- (B) Meals, if the temporary accommodation lacks cooking facilities;
- (C) Laundry, if the rental property included laundry facilities; and
- (D) Accommodations for lawful pets if the temporary accommodation does not accept pets.

The landlord shall have the option, in lieu of providing tenant relocation costs in accordance with this subsection, of providing the tenant with comparable housing pursuant to subsection (c)(2) for the period of the displacement or temporary placement in a safe and sanitary hotel/motel if the relocation is estimated to be five (5) days or less. If the relocation extends beyond five (5) days, the tenant shall be entitled to the per diem or comparable housing, unless the tenant explicitly agrees to extend his/her stay in the hotel/motel. The tenant shall remain responsible to pay to the landlord rent which falls due for the tenant's existing unit during the period of displacement.

(2) Relocation 30 days or Greater. If it is anticipated that the displacement will be for a period of thirty days or greater, the landlord shall provide either temporary rental housing or per diem payments in accordance with Subsection (c)(1) of this Section, prepaid by the landlord in weekly increments. If the landlord elects temporary rental housing, such housing shall be comparable to the tenant's existing housing, as determined by the Building Officer. However, a landlord's election of temporary rental housing shall not be revocable by the landlord, once the tenant moves into the temporary housing. In cases where the landlord elects temporary rental housing, the landlord must provide per diem payments in accordance with Subsection (c)(1) of this Section until such

time the displaced tenant is housed in temporary rental housing. The landlord shall pay all costs associated with the temporary housing, including rent, even if the temporary housing is more expensive than the tenant's existing unit. The tenant shall remain responsible to pay rent to the landlord for the tenant's existing unit during the period of displacement.

(3) The relocation benefits required by this Section shall be paid within twenty-four hours of when any condition outlined in Subsection (a) of this Section arises, or at least twenty days prior to the vacation date set forth in any order or notice to vacate, whichever is later.

(4) If the landlord or the Building Officer determines that the actual relocation period will be longer than a landlord has paid for, or than projected by the landlord or the Building Officer, the landlord must notify the affected tenant as soon as the determination is made and promptly pay the tenant the amount owed and remain current on such payments. If a tenant's actual vacancy period is shorter than the period the landlord has paid for, the tenant must repay any overpaid amount to the landlord within thirty days of receiving written notice from the landlord of the overpayment. The landlord must make a good faith effort to monitor the necessity of the tenant's continued displacement and provide the tenant with advance notice of any changes to the anticipated relocation period.

(5) The landlord shall ensure that temporary relocation of a tenant does not exceed the estimated relocation period as determined by the Building Officer pursuant to this Section. Should a longer period be necessary, the landlord shall request an extension from the Building Officer and demonstrate good cause for such an extension.

(56) The landlord and the tenant may mutually agree upon a housing type or relocation benefit other than what is required by this Section. The landlord may not coerce any tenant into such an agreement. Any such coercion may constitute unlawful tenant harassment, subject to the remedies set forth in Chapter 4.56 of this Code.

(d) Moving costs shall consist of all actual reasonable costs of moving, including transportation of personal property, packing and unpacking, insurance of personal property while in transit, compensation for any damage occurring during moving, necessary storage of personal property, disconnection and reconnection of utility services related to the move and any other additional costs attributable to a tenant's special needs, including needs resulting from disability or age.

(e) The City Council shall periodically establish by resolution reasonable per diem rates for the following items of temporary relocation expenses required under this Section. These rates shall be adjusted annually for inflation by the percentage change in the Consumer Price Index ("CPI") commencing on July 1, 2007 and on July 1st of each year thereafter.

- (1) Hotel accommodations;
- (2) Meal allowance;
- (3) Laundry allowance;
- (4) Pet accommodations.

(f) The displacement and relocation of a tenant pursuant to this Section or Section 8.100.030 shall not terminate the tenancy of the displaced tenant. The displaced tenant shall have the right to reoccupy his or her unit upon the completion of the work necessary for the unit to comply with housing, health, building or safety laws, any governmental

order, or the unit is otherwise restored to a habitable condition, the tenant shall retain all rights of tenancy that existed prior to the displacement.

(g) Upon receiving a relocation order from the City, the landlord is required to promptly obtain any required permits and/or approvals from the City and/or other regulatory agency who has jurisdiction over the required work, promptly commence the necessary work to restore the affected unit(s) to a habitable condition, diligently work towards completion of the work and return all affected tenants to their units.

(gh) If a displaced tenant's behavior causes the tenant to be removed or evicted, for cause, from his/her temporary housing accommodations, the landlord may request and the Building Officer may grant early termination of temporary relocation obligations with respect to that tenant. The Building Officer may develop criteria that would aid in reviewing such requests.

(hi) A landlord or tenant who disputes a notice or order regarding temporary relocation benefits may request a hearing pursuant to the procedures set forth in Chapter 6.16. Any such hearing request shall be filed with the Building Officer within two business days of the notice or order on a form provided by the Building Officer.

(ij) An appeal shall not automatically stay the underlying relocation order. However, the Building Officer or the Hearing Examiner on appeal may grant a written request to stay the relocation order. Any such request to stay the relocation order shall be considered as soon as practicable. The Hearing Examiner may choose to make any preliminary inquiries necessary, including holding a preliminary in-person or telephonic hearing, to receive preliminary facts. However, if the Building Officer rejects a landlord's written request to stay a relocation order pending an appeal and the landlord ultimately

prevails in overturning the Building Officer's relocation order, the City shall reimburse the landlord any actual reasonable housing, moving and storage costs incurred by the landlord as required by Section 4.36.100, which shall begin to accrue on the first business day after the date the City receives a written stay request. The landlord may not recover other costs, such as attorney's fees or court costs, from the City.

**4.36.110 Applicability of relocation assistance requirements as provided in this Chapter.**

(a) A tenant shall be entitled to the relocation benefits established by this Chapter pursuant to Section 4.36.100.

(b) The landlord shall comply with the requirements contained in Sections 4.36.030, 4.36.040, 4.36.050 and 4.36.060 within five days of the effective date of any ordinance codified in this Chapter or any update of the fee amount pursuant to Section 4.36.040 in the event that a notice to terminate tenancy for one of the reasons set forth in Section 4.36.020(a) has already been served on a tenant or a notice to terminate tenancy pursuant to Section 4.36.020(b) has already been served on a landlord. In the event that on the effective date of any such amendment or update, a landlord has complied with the provisions of Section 4.36.060 previously in effect, but has not yet received a written request from a tenant for distribution of the fee pursuant to Section 4.36.070, the landlord shall place in escrow the additional amount of relocation fee required by Section 4.36.040 within five working days of the effective date of the amendment or update.

(c) Nothing in this Chapter shall limit the amount of the relocation fee that the City Council may require under Government Code Section 65863.7.



(d) An administrative citation's fine amount shall be doubled, when the citation is issued in connection with a landlord's commencement of construction work without first obtaining all necessary governmental permits and that the work necessitated the relocation of a tenant.

**4.36.120 Applicability of Chapter to certain situations.**

(a) Notwithstanding Section 4.36.110 and 4.36.100 (c), the requirements set forth in this Chapter shall not apply to any tenant whose tenancy is terminated pursuant to a lawful notice to terminate tenancy pursuant to Section 1806(a) of the City Charter served on or before June 10, 1986.

(b) No landlord shall be required to pay temporary relocation benefits pursuant to Section 4.36.100 if the displacement and relocation of the tenant is the result of an earthquake or other natural disaster, terrorist attack, or other incident occurring or substantially initiated off of the property from which relocation is required, but not caused by the landlord, as determined by the Fire Marshal or Building Officer (such as vehicle accident, criminal activity, public utility failure or adjacent building failure). However, to the extent that any person, other than the landlord, causes tenant relocation pursuant to Section 4.36.100, such person shall be responsible for the provision of temporary relocation benefits, as required by Section 4.36.100.

(ec) The displacement and relocation of a tenant for repair and retrofitting pursuant to Municipal Code Chapters 8.60, 8.64, 8.68, 8.72, 8.76, and 8.80 shall not terminate the tenancy of the displaced tenant. The displaced tenant shall have the right to reoccupy the unit upon the completion of the repairs and retrofitting and shall retain all rights of tenancy that existed before the displacement.

~~(c) — Section 4.36.100 shall not be applicable if the displacement and relocation of the tenant is necessary to comply with the repair and retrofitting requirements of Municipal Code Chapters 8.60, 8.64, 8.72, 8.76, and 8.80. However, in the event of such displacement, a landlord shall be responsible to pay the displaced tenant the difference between reasonable rent actually paid for comparable temporary accommodations, and the rent which would have been payable to the landlord had the displacement not occurred, for any period of displacement which exceeds the following limits:~~

~~(1) — For buildings less than five stories in height, one hundred eighty days, or if asbestos removal is required, two hundred seventy days.~~

~~(2) — For buildings five stories or more in height, two hundred seventy days, or if asbestos removal is required, three hundred sixty days.~~

~~(d) — The Building Officer and Director of Planning and Community Development may jointly authorize a longer time period to complete repair and retrofitting if, prior to displacement, they find that due to circumstances unique to the building, the repair and retrofitting will take longer than the preceding time limits. Additionally, after tenant displacement, the Building Officer and Director of Planning and Community Development may jointly grant a reasonable extension of the time limit if they find that the landlord is proceeding diligently and expeditiously with repair and retrofitting, and that the inability to complete the project within the established time limit is due to the occurrence of events that were reasonably unforeseeable by and beyond the control of the landlord; provided, however, that the landlord's inability to finance such repair and retrofitting shall not be grounds for such an extension.~~

(~~fd~~) No landlord shall be required to provide temporary relocation benefits pursuant to Section 4.36.100 to a tenant if that tenant or his or her guest or invitee was entirely or primarily responsible for causing the condition that necessitated the temporary relocation. In such cases, the landlord's responsibility to provide temporary relocation benefits to other non-responsible tenants remains.

(~~ge~~) If a tenant elects to remain in his/her unit (including day, evening, and/or night time hours) following an order directing temporary relocation, said tenant shall not receive relocation benefits. However, the tenant's right to relocation benefits shall not be affected by the tenant's limited access to the unit to retrieve personal belongings.

(f) If a tenant interferes, obstructs or delays an owner's ability to conduct necessary repairs to restore a unit to habitable status, the owner's obligation to provide relocation benefits to that tenant may be lifted by order of the Building Officer.

#### **4.36.130 Coordination with other relocation requirements.**

In the event that a landlord is required by any other governmental body to provide relocation benefits to a tenant who receives a notice to terminate tenancy for one of the reasons set forth in Section 4.36.020, such benefits shall be off-set against the amount of relocation benefits required by Section 4.36.040. This Chapter shall not apply to any relocation plan approved by agreement by the Rent Control Board on or before June 24, 1986.

#### **4.36.140 Security deposit for temporary relocation.**

The Building Officer may require the landlord to furnish security to the City sufficient to ensure the timely and faithful performance of all work included within the scope of a permit and the payment of all relocation assistance necessitated by the

temporary displacement of the tenants, if any, based on an analysis of the following factors: size of project, duration of project, potential for impact on tenant safety, and invasiveness of project. If required, any of the following or similar instruments are acceptable forms of security:

(a) A deposit, either with the City or a responsible escrow agent or trust company, at the option of the City, of money or negotiable bonds of the kind approved for securing deposits of public monies;

(b) An instrument of credit from one or more financial institution subject to regulation by the State or Federal government or a letter of credit issued by such a financial institution;

(c) Bond or bonds by one or more duly authorized corporate sureties;

(d) A restricted bank account.

SECTION 9. Chapter 8.100 of the Santa Monica Municipal Code is hereby amended to read as follows:

**Chapter 8.100 TENANT PROTECTION DURING CONSTRUCTION**

**8.100.010 Construction means and method plan required.**

(a) When applying for a permit to alter, repair, or rehabilitate any structure that contains one or more dwelling units or mobilehome park, the applicant shall indicate on a form furnished by the Building Officer whether the property is occupied by tenants.

(b) If the property is tenant-occupied and, as determined by the Building Officer, the construction work could impact the habitability of any unit on the property, prior to obtaining a permit, the applicant shall submit a construction means and method plan to the Building Officer which contains the information required by Section 8.100.020. The

Building Officer may consult all relevant sources of authority, including Health and Safety Code Section 17920.3 or its successor legislation, to guide his/her determination of habitability.

(c) No permit shall be issued until a satisfactory means and method plan is approved by the Building Officer, if required.

(d) If the unit or building was not tenant occupied at the time a permit application was submitted, the applicant shall submit a construction means and method plan prior to any unit in the building being tenant occupied. If the Building Officer determines that the work could impact the habitability of any unit on the property given the manner in which the construction is being undertaken, the requirements of Sections 8.100.020, 8.100.030, 8.100.040, 8.100.050, and 8.100.060 below shall also apply.

(e) The Building Officer may stop construction until all applicable requirements of this Chapter have been met.

**8.100.020 Contents of construction means and method plan.**

The construction means and method plan required by subsection (b) of Section 8.100.010 shall provide the following information:

- (a) A detailed description of the construction process, organized sequentially;
- (b) An explanation of the impact that this construction will have on the occupancy of the units by tenants;
- (c) The owner's plan to address the habitability impacts on the tenants created by the proposed construction project;
- (d) An assessment of whether any or all of the tenants will need to be temporarily relocated during any phase of the work, including relocation intermittently during the project.

~~A tenant will need to be temporarily relocated if the conditions of the property or the repair or rehabilitation thereof will render the premises unsafe for continued occupancy;~~

(e) A description of the construction mitigation measures that the owner will implement to minimize the impacts of noise, dust, vibrations, utility shut-offs, and other construction impacts on tenants;

(f) A description of all related construction projects at the property that would commence concurrent with or immediately after the proposed project is scheduled to end.

#### **8.100.030 Relocation plan.**

(a) If the construction means and method plan demonstrates, as determined by the Building Officer, that the work being performed on the property may require that tenants be temporarily relocated, the applicant shall also prepare and submit a relocation plan on a form provided by the Building Officer for City approval prior to issuance of a permit which shall contain:

(1) The fair and reasonable relocation benefits that will be provided to all displaced tenants as required by Municipal Code Section 4.36.100;

(2) The timing of the displacement will be provided to all tenants who will be displaced;

(3) A copy of the notice required by Section 8.100.040(a) with all information required by Section 8.100.040(b).

(4) Based upon a recent survey and analysis of both the housing needs of persons who will be displaced and the supply of available temporary housing, and considering the competing needs for that housing, verification that sufficient temporary housing of the type required by Section 4.36.100 will be provided;

(5) Verification that the owner has adequate resources to provide the required relocation benefits and adequate provisions have been made for the orderly, timely, and efficient relocation of displaced tenants to comparable replacement housing.

(b) If the Building Officer determined, at the time of permit approval, that temporary relocation was not required and if new construction conditions could potentially impact habitability of any tenant unit, the applicant must submit an amended means and method plan and obtain all required City approvals prior to commencing any work beyond the scope of work originally approved. If the Building Officer determines that the work could impact the habitability of any unit on the property given the manner in which the change in construction is being undertaken, the requirements of this Section and Sections 8.100.040, 8.100.050, and 8.100.060 below shall also apply.

**8.100.040 Tenant noticing requirements.**

(a) Contemporaneous with the submission of a construction means and method plan to the City, the applicant must certify that all affected tenants of the property have received the proposed means and method plan, the proposed relocation plan if required, and information explaining how to contact responsible City officials regarding the processing of such plans. Provision of the above information to the tenants shall be by hand-delivery, with a proof of service, to each affected tenant of the property or sent by certified mail or otherwise delivered in a form of electronic means acceptable to the Building Officer.

(b) Before a permit can be issued for the alteration/repair/rehabilitation of a building or mobilehome park which required an applicant to prepare a construction means and method plan pursuant to Section 8.100.010 of this Chapter, the applicant must certify

that all affected tenants of the property will receive the information required by subsection (b) of this Section, in a form approved by the City within five days following the issuance of the permit and that no work shall commence under the permit until five days after the date all affected tenants were notified. This notice shall be hand-delivered, with a proof of service, to each affected tenant of the property or sent by certified mail or otherwise delivered in a form of electronic means acceptable to the Building Officer.

(c) The notice required by subsection (b) of this Section shall contain the following information:

(1) A detailed description of the nature and type of construction activity that will be undertaken;

(2) Information regarding the scheduling of construction and the periods in which services such as laundry, parking, elevators, water and power, will be unavailable;

(3) A statement that the construction being undertaken at the property will not terminate the tenant's tenancy;

(4) A statement informing the tenants of their right to seek mitigation from the property owner for nuisance conditions at the property, including, but not limited to, noise, dust, vibrations, utility shut-offs and other construction impacts. Mitigation measures may include, but are not limited to, temporary rent reductions, quiet office space for tenants working at home and temporary accommodations;

(5) A statement informing tenants of their right to review and receive free copies of the owner's approved construction means and method plan and how to obtain;

(6) A statement informing tenants of their right to review and receive free copies of the owner's approved relocation plan, if such plan was required and how to obtain;



(7) Information explaining how to contact the project applicant, including the designation of a project manager responsible for responding to tenant inquiries, complaints, and requests for mitigation of nuisance conditions;

(8) A statement informing tenants that they should immediately contact the City regarding any conditions at the property which they consider to be unsafe, unsanitary, in violation of the City's technical or safety codes, or in violation of the applicant's construction means and method plan;

(9) For construction projects that exceed thirty days in duration as measured from the date that construction commences, the applicant shall also inform the affected tenants that the applicant will provide monthly notices to the affected tenants regarding the progress of construction and will schedule meetings periodically, or at the request by order of the Building Officer, to address the construction progress and obtain tenant input and feedback regarding the construction; The Building Officer's order to schedule such tenant meetings is not appealable.

(10) Any other information that the Building Officer determines is necessary due to the unique circumstances of the construction work.

(d) In addition to the information required by subsection (c) of this Section, the tenant notification shall provide the following information if the project will require the temporary relocation of tenants:

A statement that the construction activity may require displacement, but that to the greatest extent practicable, no tenant lawfully occupying the property will be required to move without written notice from the owner in accordance with this Chapter.

(e) In addition to the notice required by subsections (a), (b), (c), and (d) of this Section, the landlord shall post the property with a preprinted sign or signs prepared by the City measuring thirty inches by forty inches in size in a conspicuous location visible to tenants that include the information on where to file a complaint with the landlord or landlord's representative and the City regarding any conditions at the property which any tenant considers to be unsafe, unsanitary, in violation of the City's technical or safety codes, or in violation of the applicant's construction means and method plan.

**8.100.050 Security.**

Before receiving a permit for a project which requires an applicant to prepare a construction means and method plan pursuant to Section 8.100.010 of this Chapter, the applicant shall furnish security to the City in accordance with Section 4.36.140 of this Chapter.

**8.100.060 Compliance with required means and method plan.**

(a) **General.** No person shall erect, construct, enlarge, alter, repair, move, improve, remove, sandblast or convert the use of any building, structure or building service equipment regulated by this Code without complying with all conditions of any required construction means and methods plan.

(b) **Owner's Responsibility.** The property owner shall remain responsible for any violation of the construction means and method plan regardless of the responsibility of any other person for the violation or any contract or agreement the owner entered into with a third party concerning the owner's property or the construction that necessitated the preparation of the means and method plan. A licensed contractor serving as the agent

of the owner or as the applicant for a permit may be held jointly responsible for violations of the means and methods plan.

**8.100.070 Administrative regulations.**

The Building Officer shall have the authority to promulgate and or adopt administrative regulations to implement the provisions of this Chapter.

**8.100.080 Hazardous Materials**

(a) Any owner shall ensure that hazardous materials, such as mold or asbestos, are properly handled and abated during any construction, demolition or modification to any building.

(b) Whenever handling or abatement of hazardous materials, such as mold or asbestos, is undertaken, the owner shall provide proof, to the satisfaction of the Building Officer, that proper handling and/or abatement procedures, performed by appropriately certified experts, were followed, and that the site is safe for its intended occupancies.

(c) The City may reasonably engage the services of qualified experts, at the owner's expense, to assist the City in evaluating the owner's compliance with this section.

SECTION 10. Any provision of the Santa Monica Municipal Code or appendices thereto inconsistent with the provisions of this Ordinance, to the extent of such inconsistencies and no further, is hereby repealed or modified to that extent necessary to effect the provisions of this Ordinance.

SECTION 11. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have passed

this Ordinance and each and every section, subsection, sentence, clause, or phrase not declared invalid or unconstitutional without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

SECTION 12. The Mayor shall sign and the City Clerk shall attest to the passage of this Ordinance. The City Clerk shall cause the same to be published once in the official newspaper within 15 days after its adoption. This Ordinance shall become effective 30 days from its adoption.

APPROVED AS TO FORM:

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JOSEPH LAWRENCE  
Interim City Attorney

RESOLUTION NUMBER \_\_\_\_\_ (CCS)

(City Council Series)

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SANTA MONICA  
MAKING FINDINGS REGARDING LOCAL CLIMATIC, GEOLOGICAL AND  
TOPOGRAPHICAL CONDITIONS RELATED TO LOCAL SEISMIC STRENGTHENING  
PROVISIONS PURSUANT TO HEALTH AND SAFETY CODE SECTIONS 17958.5,  
17958.7 and 18941.5

WHEREAS, the 2016 edition of the California Building Standards Code was effective Statewide on January 1, 2017; and

WHEREAS, Health and Safety Code Sections 17958.7 and 18941.5 provide that the City may make changes or modifications to the building standards contained in the California Building Standards Code based upon express findings that such changes or modifications are reasonably necessary because of local climatic, geological or topographical conditions; and

WHEREAS, on November 3, 2016, the Building and Fire Life Safety Commission met to consider recommendations to the City Council regarding updates to the technical standards of the seismic retrofit provisions and local amendments based on local geological, climatic, and topographical conditions; and

WHEREAS, the City Council finds each of the amendments necessary and applicable to Santa Monica; and

WHEREAS, based upon the findings contained in this Resolution, the City Council will be adopting an ordinance containing certain modifications and additions to the

building standards contained in the California Building Standard Code, which are reasonably necessary based upon local climatic, geological and topographical conditions.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SANTA MONICA DOES RESOLVE AS FOLLOWS:

SECTION 1. The City Council makes the following findings regarding local climatic, geological and topographical conditions related to the local amendments to the California Building Standards Code found in Section 2 below:

General Findings

(a) The Safety Element of the General Plan adopted in January 1995, shows high risk of seismic activity in the City due to the close proximity of the Santa Monica Fault, the Newport-Inglewood Fault and the San Andreas Fault. The close proximity of these faults increases the likelihood of seismic disturbances of substantial magnitude. The Safety Element further discusses the damaging effect local seismic activity would have on potentially seismically hazardous buildings and the related potential demands on emergency service needs (Geological).

(b) The Los Angeles region has a vast and complex network of faults. Some of these faults, like the previously unknown Northridge Fault, are blind thrust faults that earth scientists believe are capable of intense ground shaking similar or greater in size than the January 17, 1994 Northridge Earthquake. The random possible location of these blind thrust faults increases the local seismic risk and poses an increasing threat to public safety (Geological).

(c) The Safety Element also identifies shallow ground water within 50 feet of the ground surface along the beach, near the Industrial corridor and Marine Park areas of the City. This ground water condition, coupled with unconsolidated youthful sedimentary soils, makes these areas susceptible to possible liquefaction during strong or moderately strong earthquakes. Liquefaction is a very destructive secondary effect of strong seismic shaking where a loss of bearing strength occurs along with ground oscillations in the supporting soils (Geological).

(d) This amendment is necessary for administrative clarification. It does not modify a Building Standards pursuant to Sections 17958 and 18941.5 of the California Health and Safety Code and does not require an express finding to be made pursuant to Sections 17958.5 and 17958.7 of the California Health and Safety Code. This amendment established administrative standards for the effective enforcement of building standards and therefore need to be incorporated into the code to assure that seismic retrofit and structural strengthening to existing buildings or structures are evaluated, designed and constructed in accordance with the scope and objectives of the International Building Code (Administrative).

#### Specific Findings

(e) The greater Los Angeles region is a densely populated area having buildings and structures constructed near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed amendment to require analysis and evaluation of tall slender single-story unreinforced masonry buildings with a wall height-to-thickness ratio of thirteen or greater

is intended to improve performance of buildings and structures in accordance with the scope and objectives of the International Building Code (Geological).

(f) The greater Los Angeles region is a densely populated area having buildings and structures constructed near a vast array of fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake. The proposed modification to require special requirements for anchorage of the diaphragm to the wall and clarify special needs for concrete and masonry construction with flexible wood diaphragm to assure that existing buildings or structures are designed and retrofitted in accordance with the scope and objectives of the International Building Code (Geological).

(g) The greater Los Angeles region is a densely populated area having buildings and structures constructed near a vast array of fault systems capable of producing major earthquakes, including but not limited to the 1994 Northridge Earthquake. The proposed amendment to require analysis and evaluation of existing soft-story buildings of three stories or more with irregularities to assure that these buildings are designed and constructed in accordance with the scope and objectives of the International Building Code (Geological).

(h) The greater Los Angeles region is a densely populated area having buildings and structures constructed near a vast array of fault systems capable of producing major earthquakes, including but not limited to the recent 1994 Northridge Earthquake. The proposed modification establishes design parameters to better mitigate and limit property damage that are the results of increased seismic forces which are imparted upon hillside buildings and structures and therefore need to be incorporated into the code to assure that retrofit to existing soft-story buildings are designed and constructed in accordance



with the scope and objectives of the International Building Code (Geological and Topographical).

SECTION 2. The City Council expressly findings that the following modifications and changes to the California Building Standards Code are reasonably necessary because of the local climatic, geological and topographical conditions and that each and every one of the local conditions detailed in Section 1 above apply to the following modifications and changes to the California Building Standards Code, as follows:

No.	Municipal Code Chapter/Section	Amendment Summary	Justification from Section 1 of this Resolution	Local Condition
1	Chapter 8.58	Seismic retrofit requirements Administrative provisions.	Sections (a), (b), (c), (d)	Administrative, Geological
2	8.58.030(a)	Structural analysis required for potentially seismically hazardous buildings.	Sections (a), (b), (c)	Geological
3	8.58.030(d)	Licensed design professional required for structural analysis, structural evaluation report, seismic retrofit design plans.	Section (d)	Administrative
4	Chapter 8.60	Seismic retrofit requirements for Unreinforced Masonry Buildings.	Sections (a), (b), (c)	Geological


5	8.60.030	Applicability of seismic retrofit requirements for Unreinforced Masonry Buildings.	Sections (a), (b), (c)	Geological
6	8.60.030	Applicability of seismic retrofit requirements for single-story, tall-slender wall Unreinforced Masonry Buildings.	Section (e)	Geological
7	Chapter 8.64	Seismic retrofit requirements for Concrete and Reinforced Masonry Wall Buildings with Flexible Diaphragms.	Sections (a), (b), (c)	Geological
8	8.64.050(b)	Special requirements for wall anchorage in Concrete Tilt-Up Buildings.	Section (f)	Geological
9	8.64.050(c)	Anchor loads into the diaphragm in Concrete Tilt-Up Buildings.	Section (f)	Geological
10	8.64.050(d)	Anchorage at pilasters in Concrete Tilt-Up Buildings.	Sections (a), (b), (c)	Geological
11	8.64.050(e)	Symmetry in Concrete Tilt-Up Buildings.	Sections (a), (b), (c)	Geological
12	8.64.050(f)	Combination of anchor types in Concrete Tilt-Up Buildings.	Sections (a), (b), (c)	Geological
13	8.64.050(g)	Anchorage at interior walls in Concrete Tilt-Up Buildings.	Sections (a), (b), (c)	Geological
14	8.64.050(h)	Collectors at reentrant corners in Concrete Tilt-Up Buildings.	Sections (a), (b), (c)	Geological

15	8.64.050(i)	Mezzanines in Concrete Tilt-Up Buildings.	Sections (a), (b), (c)	Geological
16	Chapter 8.68	Voluntary seismic retrofit provisions for Cripple Wall and Sill Plate Anchorage for Single Family Dwellings.	Sections (a), (b), (c)	Geological
17	Chapter 8.72	Seismic retrofit requirements for Soft, Weak or Open Front Walls in Light, Wood-Framed Buildings.	Sections (a), (b), (c)	Geological
18	8.72.030	Analysis and design of Soft Story Buildings.	Sections (a), (b), (c)	Geological
19	8.72.030(d)	Analysis and design of Soft Story Buildings with three or more stories with horizontal irregularities.	Section (g)	Geological
20	8.72.050(f)	Anchorage requirements for hillside Soft Story Buildings.	Section (h)	Geological, Topographical
21	Chapter 8.76	Seismic retrofit requirements for Welded Steel Moment Frame Structures.	Sections (a), (b), (c)	Geological
22	8.76.040	Analysis and design requirement by licensed structural engineer for Steel Moment Frame Buildings greater than 55-feet in height.	Sections (a), (b), (c), (d)	Administrative, Geological
23	8.76.050	Analysis and design of Steel Moment Frame Buildings.	Sections (a), (b), (c)	Geological
24	Chapter 8.80	Seismic retrofit requirements for Non-Ductile Concrete Buildings.	Sections (a), (b), (c)	Geological

25	8.80.040	Analysis and design requirement by licensed structural engineer for Non-Ductile Concrete Buildings greater than 55-feet in height.	Sections (a), (b), (c), (d)	Administrative, Geological
26	8.80.050	Analysis and design of Non-Ductile Concrete Buildings.	Sections (a), (b), (c)	Geological

SECTION 3. The City Clerk shall certify to the adoption of this Resolution and thenceforth and thereafter the same shall be in full force and effect.

APPROVED AS TO FORM:

  
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 JOSEPH LAWRENCE  
 Interim City Attorney

Potentially Seismically Vulnerable Buildings - Unretrofitted

ADDRESS	APN	BUILDING TYPE	# STORIES	# UNITS
603 1ST CT (603 OCEAN AVENUE)	4293015037-058	Steel Moment Frame	4	22
804 2ND ST (122-128 MONTANA AVE)	4292025055-059	Soft Story	3	5
808 2ND ST	4292025002	Soft Story	3	11
834 2ND ST	4292025005	Soft Story	4	15
838 2ND ST	4292025006	Soft Story	2	15
842 2ND ST (842-844 2ND ST)	4292025007	Soft Story	2	6
905 2ND ST	4292023019	Non-Ductile Concrete	2	20
918 2ND ST (918-922)	4292026003	Soft Story	2	3
927 2ND ST	4292023015	Soft Story	3	15
933 2ND ST	4292023014	Soft Story	3	14
1008 2ND ST	4292027003	Soft Story	4	14
1022 2ND ST	4292027006	Soft Story	3	11
1028 2ND ST	4292027007	Soft Story	3	11
1032 2ND ST	4292027008	Soft Story	4	14
1038 2ND ST	4292027009	Soft Story	2	15
1042 2ND ST (1042-1044 2ND ST)	4292027010	Soft Story	2	7
1047 2ND ST	4292022013	Soft Story	2	10
1111 2ND ST	4292021021	Non-Ductile Concrete	17	0
1129 2ND ST	4292021009	Non-Ductile Concrete	8	0
1220 2ND ST	4291001028	Non-Ductile Concrete	2	0
1305 2ND ST	4291013022	Unreinforced Masonry	3	48
1333 2ND ST	4291013024	Steel Moment Frame	6	0
1355 2ND ST	4291013023	Steel Moment Frame	4	0
1410 2ND ST	4291015002	Steel Moment Frame	3	0
1414 2ND ST	4291015003	Unreinforced Masonry	1	0
1418 2ND ST	4291015004	Unreinforced Masonry	2	0
1422 2ND ST	4291015005	Steel Moment Frame	3	0
1520 2ND ST	4291028023	Unreinforced Masonry	2	0
1522 2ND ST (1524)	4291028003	Unreinforced Masonry	4	0
2326 2ND ST	4289015026	Soft Story	2	5
2435 2ND ST	4287009017	Soft Story	2	8
2513 2ND ST	4287010039	Soft Story	2	13
2619 2ND ST	4287010035	Soft Story	2	9
2808 2ND ST	4288003015	Soft Story	2	1
2810 2ND ST	4288003016	Soft Story	2	1
2821 2ND ST	4287023028	Soft Story	2	2
2931 2ND ST	4287024023	Soft Story	2	9
3003 2ND ST	4287024065-068	Soft Story	2	4
807 3RD ST	4292017024	Soft Story	2	10
814 3RD ST	4292024003	Soft Story	2	9
827 3RD ST	4292017020	Soft Story	2	10
831 3RD ST	4292017019	Soft Story	3	14
858 3RD ST	4292024010	Soft Story	2	14
860 3RD ST	4292024011	Soft Story	2	14
914 3RD ST	4292023053-062	Soft Story	3	10
918 3RD ST	4292023052	Soft Story	3	9
927 3RD ST	4292018016	Soft Story	2	10
933 3RD ST	4292018015	Soft Story	2	10
937 3RD ST	4292018027	Soft Story	3	30
1001 3RD ST	4292019015	Unreinforced Masonry	3 w/Penthouse	0
1037 3RD ST	4292019012	Soft Story	4	14
1044 3RD ST	4292022007	Soft Story	2	10
1118 3RD ST	4292021024-066	Non-Ductile Concrete	6	43
1202 3RD ST PROMENADE	4291002001	Non-Ductile Concrete	2	0
1242 3RD ST PROMENADE (1244)	4291002008	Unreinforced Masonry	2	0
1248 3RD ST PROMENADE	4291002009	Unreinforced Masonry	2	0
1318 3RD STREET PROMENADE	4291013003	Unreinforced Masonry	2	0
1319 3RD STREET PROMENADE	4291012016	Unreinforced Masonry	2 or one/w mezz	0



Potentially Seismically Vulnerable Buildings - Unretrofitted

1331 3RD STREET PROMENADE	4291012014	Unreinforced Masonry	1	0
1340 3RD STREET PROMENADE	4291013007	Unreinforced Masonry	2	0
1343 3RD STREET PROMENADE (1349)	4291012012	Unreinforced Masonry	1	0
1344 3RD STREET PROMENADE	4291013008	Unreinforced Masonry	1	0
1348 3RD STREET PROMENADE	4291013009	Unreinforced Masonry	1	0
1351 3RD STREET PROMENADE	4291012011	Unreinforced Masonry	3	0
1410 3RD STREET PROMENADE (1412)	4291016003	Unreinforced Masonry	1	0
1418 3RD STREET PROMENADE (BLDG 1)	4291016005	Unreinforced Masonry	2	0
1424 3RD STREET PROMENADE (BLDG 2)	4291016005	Unreinforced Masonry	2	0
1427 3RD STREET PROMENADE	4291017016	Unreinforced Masonry	2	0
1429 3RD STREET PROMENADE	4291017015	Unreinforced Masonry	1	0
1432 3RD STREET PROMENADE	4291016007	Unreinforced Masonry	1	0
1446 3RD STREET PROMENADE (1450)	4291016010	Unreinforced Masonry	2	0
1452 3RD STREET PROMENADE	4291016011	Unreinforced Masonry	2	0
2103 3RD ST	4289013017	Soft Story	3	15
2214 3RD ST (2210)	4289016027	Soft Story	4	58
2219 3RD ST (2219 3RD ST/311 STRAND ST)	4289014010	Soft Story	2	8
2328 3RD ST	4289015001	Non-Ductile Concrete	4	17
2402 3RD ST	4287009022	Soft Story	3	24
2418 3RD ST	4287009004	Soft Story	2	4
2431 3RD ST	4287008037-047	Soft Story	4	11
2432 3RD ST	4287009006	Soft Story	2	3
2435 3RD ST	4287008012	Soft Story	4	10
2436 3RD ST	4287009013	Soft Story	2	4
2441 3RD ST	4287008013	Soft Story	3	7
2520 3RD ST	4287010005	Soft Story	3	18
2603 3RD ST	4287011021	Soft Story	3	10
2624 3RD ST	4287010026	Soft Story	3	8
2708 3RD ST	4287023002	Soft Story	3	6
2716 3RD ST	4287023030	Soft Story	3	14
2721 3RD ST	4287022007	Soft Story	2	6
2728 3RD ST	4287023009	Soft Story	3	9
2805 3RD ST	4287022010	Soft Story	3	8
2811 3RD ST	4287022013	Soft Story	3	11
2820 3RD ST	4287023014	Soft Story	3	6
2828 3RD ST	4287023031	Soft Story	3	19
2907 3RD ST	4287025011	Soft Story	4	11
2918 3RD ST	4287024005	Soft Story	2	3
3015 3RD ST	4287025019	Soft Story	2	7
3111 3RD ST	4287038025	Soft Story	3	20
227 4TH ST	4293001029	Soft Story	2	5
807 4TH ST	4292016023	Soft Story	3	1
817 4TH ST	4292016025	Soft Story	3	30
820 4TH ST	4292017004	Soft Story	3	7
824 4TH ST	4292017005	Soft Story	3	16
835 4TH ST	4292016018	Soft Story	3	22
908 4TH ST	4292018002	Unreinforced Masonry	2	0
914 4TH ST	4292018029	Soft Story	3	16
918 4TH ST	4292018004	Soft Story	3	14
921 4TH ST	4292015020	Soft Story	2	4
924 4TH ST	4292018005	Soft Story	3	14
928 4TH ST	4292018006	Soft Story	3	14
933 4TH ST	4292015018	Soft Story	3	10
943 4TH ST	4292015016	Soft Story	2	11
953 4TH ST	4292015014	Soft Story	4	14
1014 4TH ST	4292019079-089	Soft Story	3	11
1027 4TH ST	4292014016	Soft Story	2	11
1037 4TH ST	4292014014	Soft Story	2	8
1043 4TH ST	4292014013	Soft Story	2	6
1111 4TH ST	4292013015	Soft Story	2	17



Potentially Seismically Vulnerable Buildings - Unretrofitted

1114 4TH ST	4292020002	Soft Story	2	15
1234 4TH ST	4291003903	Non-Ductile Concrete	4	0
1301 4TH ST	4291011909	Concrete Tilt-Up	1	0
1320 4TH ST	4291012900	Non-Ductile Concrete	4	0
1330 4TH ST (1334)	4291012005	Unreinforced Masonry	1 with mezanine	0
1342 4TH ST (1344)	4291012007	Unreinforced Masonry	2	0
1422 4TH ST	4291017004	Non-Ductile Concrete	2	0
1424 4TH ST	4291017004	Steel Moment Frame	2	0
1437 4TH ST (1433)	4291018026	Unreinforced Masonry	1	0
1443 4TH ST	4291018015	Unreinforced Masonry	2	0
1455 4TH ST	4291018014	Unreinforced Masonry	4	0
1501 4TH ST (1501-1515)	4291025032	Unreinforced Masonry	3	0
1527 4TH ST	4291025900	Steel Moment Frame	2	0
1707 4TH ST	4290006905	Non-Ductile Concrete	8	0
1717 4TH ST	4290006904	Steel Moment Frame	3	0
1905 4TH ST (400 PICO BLVD)	4289011046	Unreinforced Masonry	2	0
2002 4TH ST	4289013049-086	Soft Story	4	38
2015 4TH ST	4289010033	Soft Story	2	15
2110 4TH ST	4289013008	Soft Story	3	27
2120 4TH ST	4289013009	Soft Story	3	27
2216 4TH ST	4289014030-037	Soft Story	3	8
2233 4TH ST	4289008081-086	Soft Story	3	6
2311 4TH ST	4289007039-099	Soft Story	2	61
2407 4TH ST	4287007063	Soft Story	3	10
2417 4TH ST	4287007013	Soft Story	2	1
2423 4TH ST	4287007014	Soft Story	3	8
2427 4TH ST (2434 5TH ST)	4287007038	Soft Story	3	30
2436 4TH ST	4287008009	Soft Story	3	10
2439 4TH ST	4287007025	Soft Story	3	10
2444 4TH ST	4287008098-107	Soft Story	3	10
2454 4TH ST	4287008030-035	Soft Story	4	6
2500 4TH ST	4287008049-058	Soft Story	3	10
2511 4TH ST	4287007004	Soft Story	2	3
2519 4TH ST	4287007047-058	Soft Story	3	12
2520 4TH ST (2518)	4287008023	Soft Story	2	5
2522 4TH ST (2524)	4287008024	Soft Story	2	3
2622 4TH ST	4287011020	Soft Story	2	13
2632 4TH ST (2632-2634 4TH ST)	4287011026	Soft Story	2	6
2637 4TH ST	4287012010	Soft Story	3	4
2638 4TH ST	4287011027	Soft Story	2	6
2641 4TH ST	4287012064-069	Soft Story	3	6
2719 4TH ST	4287021005	Soft Story	2	4
2731 4TH ST (2731 4TH ST/409 RAYMOND AVE)	4287021007	Soft Story	2	5
2709 4TH ST	4287021003	Soft Story	2	0
2928 4TH ST	4287025023	Soft Story	3	43
3104 4TH ST	4287038031	Soft Story	4	17
3111 4TH ST	4287038032	Soft Story	4	60
3120 4TH ST	4287038029	Soft Story	3	24
804 5TH ST	4292016001	Soft Story	2	4
807 5TH ST	4292009025	Soft Story	3	11
808 5TH ST	4292016002	Soft Story	3	10
811 5TH ST	4292009024	Soft Story	2	2
814 5TH ST	4292016041-050	Soft Story	3	10
818 5TH ST	4292016004	Soft Story	2	10
833 5TH ST	4292009027	Soft Story	3	24
834 5TH ST (834-836 5TH ST)	4292016007	Soft Story	2	5
837 5TH ST	4292009019	Soft Story	2	6
838 5TH ST	4292016008	Soft Story	3	11
844 5TH ST	4292016009	Soft Story	2	10



Potentially Seismically Vulnerable Buildings - Unretrofitted

917 5TH ST	4292010020	Soft Story	2	10
924 5TH ST	4292015041-049 4292015051	Soft Story	3	10
937 5TH ST	4292010083-092	Soft Story	2	10
943 5TH ST	4292010015	Soft Story	2	10
947 5TH ST	4292010014	Soft Story	2	6
953 5TH ST	4292010013	Soft Story	2	10
1021 5TH ST	4292011081-101	Soft Story	3	21
1024 5TH ST	4292014029-038	Soft Story	3	10
1030 5TH ST	4292014006	Soft Story	2	7
1055 5TH ST	4292011023	Soft Story	2	9
1110 5TH ST	4292013002	Soft Story	3	20
1342 5TH ST	4291011907	Non-Ductile Concrete	3	0
1407 5TH ST	4291019023	Non-Ductile Concrete	5	0
1530 5TH ST	4291025034	Non-Ductile Concrete	6	126
2011 5TH ST	4289009031	Soft Story	2	5
2201 5TH ST	4289008043	Soft Story	2	16
2209 5TH ST	4289008033	Soft Story	2	2
2309 5TH ST (2309-2317 5TH, 2310-2312 6TH)	4289007101-120	Soft Story	2	20
2322 5TH ST	4289007035	Soft Story	3	20
2402 5TH ST	4287007046	Soft Story	3	6
2424 5TH ST	4287007017	Soft Story	2	3
2438 5TH ST	4287007031	Soft Story	3	3
2616 5TH ST	4287012044-062	Soft Story	2	19
2624 5TH ST	4287012027	Soft Story	2	6
2628 5TH ST	4287012028	Soft Story	2	10
2635 5TH ST	4287013009	Soft Story	2	9
3101 5TH ST	4287037041-053	Soft Story	3	13
3113 5TH ST	4287037004	Soft Story	2	4
801 6TH ST (801 6TH ST/602-612 MONTANA AVE)	4292008021	Soft Story	2	7
808 6TH ST	4292009003	Soft Story	2	10
814 6TH ST	4292009102-109	Soft Story	3	8
828 6TH ST	4292009007	Soft Story	3	10
844 6TH ST	4292009010	Soft Story	4	12
847 6TH ST	4292008013	Soft Story	2	9
852 6TH ST (852 6TH ST/531 IDAHO AVE)	4292009012	Soft Story	2	2
855 6TH ST	4292008012	Soft Story	3	21
913 6TH ST	4292007024	Soft Story	2	10
917 6TH ST	4292007023	Soft Story	3	11
918 6TH ST	4292010003	Soft Story	3	10
927 6TH ST	4292007021	Soft Story	2	10
928 6TH ST	4292010005	Soft Story	4	12
933 6TH ST	4292007020	Soft Story	3	11
943 6TH ST	4292007018	Soft Story	2	10
944 6TH ST	4292010008	Soft Story	3	9
947 6TH ST	4292007017	Soft Story	2	10
952 6TH ST	4292010094-101	Soft Story	2	8
1002 6TH ST (1002 6TH ST/522 WASHINGTON AVE)	4292011001	Soft Story	3	10
1026 6TH ST (1028)	4292011006	Soft Story	2	10
1042 6TH ST	4292011026	Soft Story	3	16
1114 6TH ST	4292012004	Soft Story	4	5
1120 6TH ST	4292012005	Soft Story	2	10
1133 6TH ST	4292005016	Soft Story	2	6
1137 6TH ST	4292005015	Soft Story	3	16
1233 6TH ST	4291006024	Non-Ductile Concrete	13	150
1250 6TH ST	4291005011	Steel Moment Frame	4	0
1332 6TH ST	4291010028	Steel Moment Frame	3	0
1547 6TH ST	4291023011	Soft Story	2	1
1901 6TH ST	4289003026	Soft Story	3	16
1920 6TH ST	4289011044	Non-Ductile Concrete	4	103





Potentially Seismically Vulnerable Buildings - Unretrofitted

2036 6TH ST	4289009006	Soft Story	3	4
2117 6TH ST	4289005036	Soft Story	2	3
2202 6TH ST (2202 6TH ST/520 PACIFIC ST)	4289008021	Soft Story	2	5
2216 6TH ST	4289008024	Soft Story	3	5
2302 6TH ST (2302-06 6TH ST/520 STRAND ST)	4289007122-131	Soft Story	3	10
2319 6TH ST	4289006012	Soft Story	3	10
2321 6TH ST (2321 6TH ST/2414 BEVERLEY AVE)	4289006003	Soft Story	2	3
2411 6TH ST	4287005015	Soft Story	3	1
2613 6TH ST (2613-2615 6TH ST)	4287014027-038	Soft Story	3	12
2616 6TH ST	4287013023	Soft Story	3	8
2621 6TH ST (2625)	4287014044-053	Soft Story	2	10
2628 6TH ST	4287013026	Soft Story	3	10
2647 6TH ST	4287014055-078	Soft Story	3	24
2721 6TH ST	4287019029	Soft Story	3	22
2727 6TH ST	4287019027	Soft Story	3	29
2813 6TH ST	4287019028	Soft Story	2	20
2815 6TH ST	4287019021	Soft Story	3	6
2909 6TH ST (2910 HIGHLAND AVE)	4287026041	Soft Story	2	4
2917 6TH ST	4287026038	Soft Story	2	1
3109 6TH ST	4287037020	Soft Story	2	2
3115 6TH ST	4287037037-040	Soft Story	3	4
3125 6TH ST	4287037024	Soft Story	2	3
3129 6TH ST	4287037025	Soft Story	2	3
817 7TH ST	4292001021	Soft Story	2	6
818 7TH ST	4292008004	Soft Story	3	10
822 7TH ST	4292008005	Soft Story	2	4
827 7TH ST	4292001019	Soft Story	2	11
834 7TH ST	4292008007	Soft Story	3	10
838 7TH ST	4292008008	Soft Story	2	11
848 7TH ST	4292008010	Soft Story	2	10
907 7TH ST	4292002022	Soft Story	3	10
914 7TH ST	4292007004	Soft Story	3	11
915 7TH ST (915-917 7TH ST)	4292002020	Soft Story	2	5
918 7TH ST	4292007005	Soft Story	3	12
921 7TH ST (921-923 7TH ST)	4292002019	Soft Story	2	8
924 7TH ST	4292007006	Soft Story	3	10
933 7TH ST	4292002017	Soft Story	2	10
942 7TH ST	4292007027	Soft Story	3	9
947 7TH ST	4292002014	Soft Story	2	7
948 7TH ST	4292007011	Soft Story	3	11
954 7TH ST	4292007012	Soft Story	3	10
1008 7TH ST	4292006002	Soft Story	3	11
1012 7TH ST	4292006029-048	Soft Story	3	20
1038 7TH ST	4292006008	Soft Story	3	10
1044 7TH ST	4292006009	Soft Story	3	10
1112 7TH ST	4292005027	Non-Ductile Concrete	17	285
1128 7TH ST	4292005005	Soft Story	4	15
1133 7TH ST (BLDG 1)	4292004900	Concrete Tilt-Up	1	0
1133 7TH ST (BLDG 2)	4292004900	Concrete Tilt-Up	1	0
1212 7TH ST	4291006026	Non-Ductile Concrete	4	0
1518 7TH ST	4291023003	Soft Story	2	10
1540 7TH ST	4291023006	Soft Story	3	0
1653 7TH ST	4290002900	Steel Moment Frame	2	0
1660 7TH ST	4290009905	Steel Moment Frame	2	0
1811 7TH ST	4290004003	Soft Story	3	11
1817 7TH ST	4290004004	Soft Story	3	10
1823 7TH ST	4290004005	Soft Story	3	10
1835 7TH ST	4290004031-037	Soft Story	3	7
1843 7TH ST	4290004010	Soft Story	3	11
1851 7TH ST	4290004011	Soft Story	2	11



Potentially Seismically Vulnerable Buildings - Unretrofitted

1857 7TH ST	4290004012	Soft Story	2	7
2111 7TH ST	4289002011	Soft Story	2	10
2418 7TH ST	4287004013	Soft Story	3	7
2518 7TH ST	4287003002	Soft Story	2	1
2534 7TH ST	4287003010	Soft Story	2	4
2602 7TH ST (2602-2614 7TH ST)	4287015047-050	Soft Story	2	4
611 9TH ST	4280023046-050	Soft Story	2	5
627 9TH ST	4280023022	Soft Story	2	5
637 9TH ST	4280023024	Soft Story	2	5
711 9TH ST	4280023026	Soft Story	2	6
813 9TH ST	4281031022	Soft Story	2	10
828 9TH ST	4281032006	Soft Story	2	5
833 9TH ST	4281031018	Soft Story	2	6
837 9TH ST	4281031017	Soft Story	2	6
844 9TH ST	4281032009	Soft Story	3	10
847 9TH ST	4281031015	Soft Story	2	14
854 9TH ST	4281032011	Soft Story	3	10
906 9TH ST	4281033001	Soft Story	3	14
912 9TH ST	4281033003	Soft Story	3	11
919 9TH ST	4281030021	Soft Story	2	10
923 9TH ST	4281030020	Soft Story	2	10
924 9TH ST	4281033005	Soft Story	3	10
928 9TH ST	4281033006	Soft Story	3	10
932 9TH ST	4281033007	Soft Story	3	10
943 9TH ST	4281030045-054	Soft Story	2	10
1018 9TH ST	4281034006	Soft Story	3	10
1024 9TH ST	4281034007	Soft Story	2	11
1034 9TH ST	4281034009	Soft Story	2	10
1035 9TH ST (1033-1037 9TH ST)	4281029039-043	Soft Story	3	10
	4281029046-049			
	4281029066			
1041 9TH ST	4281029015	Soft Story	2	10
1047 9TH ST	4281029014	Soft Story	2	3
1048 9TH ST	4281034065-073	Soft Story	3	9
1117 9TH ST (1115-1117 9TH ST)	4281028031	Soft Story	3	21
1118 9TH ST	4281035004	Soft Story	2	10
1122 9TH ST	4281035005	Soft Story	3	10
1130 9TH ST	4281035045-054	Soft Story	3	10
1142 9TH ST	4281035028	Soft Story	3	20
1217 9TH ST	4282008019	Soft Story	2	10
1218 9TH ST	4282009032-043	Soft Story	3	12
1228 9TH ST	4282009006	Soft Story	3	10
1236 9TH ST	4282009007	Soft Story	3	16
1239 9TH ST	4282008031-037	Soft Story	3	7
1241 9TH ST	4282008014	Soft Story	2	10
1242 9TH ST	4282009045-052	Soft Story	3	8
1249 9TH ST	4282008013	Soft Story	2	10
1254 9TH ST	4282009025	Soft Story	3	11
1257 9TH ST	4282008012	Soft Story	3	5
1264 9TH ST	4282009026	Soft Story	3	11
1303 9TH ST	4282011027	Soft Story	2	3
1307 9TH ST	4282011026	Soft Story	2	11
1313 9TH ST	4282011032	Soft Story	3	22
1324 9TH ST	4282010007	Soft Story	2	10
1325 9TH ST	4282011043-052	Soft Story	3	10
1333 9TH ST	4282011021	Soft Story	2	10
1334 9TH ST	4282010009	Soft Story	2	7
1340 9TH ST	4282010010	Soft Story	2	6
1341 9TH ST	4282011019	Soft Story	2	0
1432 9TH ST	4282027007	Soft Story	2	10
1433 9TH ST	4282026016	Soft Story	2	10

Potentially Seismically Vulnerable Buildings - Unretrofitted

1437 9TH ST	4282026015	Soft Story	2	7
1438 9TH ST	4282027034	Soft Story	2	0
1445 9TH ST	4282026013	Soft Story	2	11
1455 9TH ST	4282026012	Soft Story	2	25
1517 9TH ST	4282029016	Soft Story	2	6
1527 9TH ST	4282029014	Soft Story	3	8
1541 9TH ST	4282029011	Soft Story	2	4
1743 9TH ST	4283018026	Soft Story	2	8
1748 9TH ST	4283019004	Soft Story	2	7
1802 9TH ST	4283020003	Soft Story	2	2
1819 9TH ST	4283021005	Soft Story	2	5
1834 9TH ST	4283020047-051	Soft Story	2	5
1837 9TH ST	4283021009	Soft Story	2	6
1838 9TH ST	4283020027	Soft Story	2	7
1843 9TH ST	4283021020	Soft Story	2	10
1846 9TH ST	4283020053-057	Soft Story	2	5
1855 9TH ST	4283021021	Soft Story	2	11
1860 9TH ST	4283020040	Soft Story	2	15
820 10TH ST	4281031026	Soft Story	2	5
823 10TH ST	4281024021	Soft Story	2	6
824 10TH ST	4281031004	Soft Story	3	10
827 10TH ST	4281024020	Soft Story	3	15
828 10TH ST	4281031005	Soft Story	3	10
833 10TH ST	4281024019	Soft Story	3	10
837 10TH ST	4281024047-056	Soft Story	3	10
848 10TH ST	4281031009	Soft Story	3	10
854 10TH ST (854 10TH ST/929 IDAHO AVE)	4281031010	Soft Story	3	4
912 10TH ST	4281030025	Soft Story	2	7
924 10TH ST	4281030006	Soft Story	3	10
928 10TH ST	4281030007	Soft Story	2	10
931 10TH ST	4281025078-081	Soft Story	3	4
941 10TH ST	4281025015	Soft Story	2	9
942 10TH ST	4281030010	Soft Story	3	11
1009 10TH ST	4281026015	Soft Story	2	5
1017 10TH ST	4281026023	Soft Story	2	13
1027 10TH ST	4281026033-037	Soft Story	3	5
1022 10TH ST	4281029061-065	Soft Story	3	6
1028 10TH ST	4281029006	Soft Story	2	5
1031 10TH ST	4281026010	Soft Story	2	1
1037 10TH ST	4281026009	Soft Story	3	11
1038 10TH ST	4281029008	Soft Story	2	6
1044 10TH ST	4281029033-038	Soft Story	3	6
1048 10TH ST	4281029068-071	Soft Story	2	7
1117 10TH ST	4281027021	Soft Story	2	11
1118 10TH ST	4281028004	Soft Story	2	2
1122 10TH ST	4281028005	Soft Story	2	6
1123 10TH ST	4281027078-085	Soft Story	2	8
1133 10TH ST	4281027032	Soft Story	3	21
1134 10TH ST	4281028007	Soft Story	3	11
1140 10TH ST	4281028008	Soft Story	2	10
1143 10TH ST	4281027016	Soft Story	3	9
1144 10TH ST	4281028096-105	Soft Story	3	10
1221 10TH ST	4282007019	Soft Story	2	10
1250 10TH ST	4282008023	Soft Story	3	22
1258 10TH ST	4282008009	Soft Story	3	11
1310 10TH ST	4282011003	Soft Story	3	10
1314 10TH ST	4282011004	Soft Story	2	6
1328 10TH ST	4282011007	Soft Story	2	1
1330 10TH ST	4282011008	Soft Story	2	5
1428 10TH ST	4282026005	Soft Story	2	7



Potentially Seismically Vulnerable Buildings - Unretrofitted

1437 10TH ST	4282025019	Soft Story	2	5
1444 10TH ST	4282026008	Soft Story	2	4
1450 10TH ST	4282026022	Steel Moment Frame	4	0
1518 10TH ST	4282029003	Soft Story	3	11
1525 10TH ST	4282030027	Soft Story	3	20
1531 10TH ST	4282030017	Soft Story	2	7
1534 10TH ST	4282029006	Soft Story	3	10
1643 10TH ST	4283005009	Non-Ductile Concrete	1	0
1743 10TH ST	4283017024	Soft Story	2	4
1749 10TH ST	4283017021	Soft Story	2	5
1814 10TH ST	4283022004	Soft Story	2	5
1833 10TH ST	4283023023	Soft Story	2	7
1856 10TH ST	4283022012	Soft Story	2	6
2007 10TH ST	4284015001	Soft Story	2	4
2010 10TH ST (2010-2012 10TH ST)	4284002014	Soft Story	2	3
2220 10TH ST (2220-2226 10TH ST)	4284004013	Soft Story	2	4
2306 10TH ST (2302-2306 10TH ST)	4284005014	Soft Story	2	4
2519 10TH ST (2519-2525 10TH ST)	4284009010	Soft Story	2	4
811 11TH ST	4281023024	Soft Story	2	7
818 11TH ST	4281024005	Soft Story	3	10
824 11TH ST	4281024006	Soft Story	2	10
828 11TH ST	4281024007	Soft Story	3	10
832 11TH ST	4281024008	Soft Story	2	12
837 11TH ST	4281023063-072	Soft Story	2	10
843 11TH ST	4281023073-082	Soft Story	2	10
848 11TH ST	4281024011	Soft Story	2	1
908 11TH ST	4281025002	Soft Story	3	6
911 11TH ST	4281022025	Soft Story	2	5
912 11TH ST	4281025003	Soft Story	3	10
918 11TH ST	4281025004	Soft Story	3	10
921 11TH ST	4281022023	Soft Story	2	3
924 11TH ST	4281025005	Soft Story	2	6
933 11TH ST (927-933 11TH ST)	4281022044-063	Soft Story	3	20
937 11TH ST	4281022065-075	Soft Story	2	11
938 11TH ST	4281025008	Soft Story	2	5
944 11TH ST	4281025028-037	Soft Story	3	10
948 11TH ST	4281025010	Soft Story	3	1
953 11TH ST	4281022017	Soft Story	2	7
954 11TH ST	4281025011	Soft Story	2	5
958 11TH ST	4281025012	Soft Story	2	4
1011 11TH ST	4281021022	Soft Story	2	0
1043 11TH ST	4281021061-065	Soft Story	3	5
1047 11TH ST	4281021034	Soft Story	2	10
1103 11TH ST (1103-1107 11TH ST)	4281020022	Soft Story	2	3
1111 11TH ST	4281020021	Soft Story	3	10
1117 11TH ST	4281020020	Soft Story	3	11
1118 11TH ST	4281027005	Soft Story	2	0
1124 11TH ST	4281027006	Soft Story	2	11
1128 11TH ST	4281027058-067	Soft Story	3	10
1134 11TH ST	4281027008	Soft Story	4	11
1137 11TH ST	4281020016	Soft Story	3	11
1138 11TH ST	4281027009	Soft Story	2	10
1215 11TH ST	4282006023	Soft Story	2	7
1218 11TH ST	4282007004	Soft Story	2	3
1221 11TH ST	4282006022	Soft Story	2	4
1227 11TH ST	4282006021	Soft Story	2	10
1234 11TH ST	4282007007	Soft Story	3	11
1244 11TH ST	4282007024	Soft Story	3	20
1247 11TH ST	4282006017	Soft Story	2	9
1253 11TH ST	4282006054-058	Soft Story	3	5

Potentially Seismically Vulnerable Buildings - Unretrofitted

1315 11TH ST	4282013020	Soft Story	2	11
1319 11TH ST	4282013026-036	Soft Story	2	11
1323 11TH ST	4282013018	Soft Story	2	10
1327 11TH ST	4282013017	Soft Story	2	7
1425 11TH ST	4282024028	Soft Story	3	20
1428 11TH ST (1428-1424 11TH ST)	4282025007	Soft Story	2	10
1433 11TH ST	4282024021	Soft Story	2	10
1437 11TH ST	4282024020	Soft Story	2	8
1528 11TH ST	4282030006	Soft Story	2	6
1538 11TH ST	4282030008	Soft Story	3	11
1846 11TH ST (1846-1848 11TH ST)	4283024011	Soft Story	2	3
1908 11TH ST	4283024007	Soft Story	2	6
1917 11TH ST	4283025021-026	Soft Story	2	6
2602 11TH ST (2602-2612 11TH ST)	4285001024	Soft Story	2	6
2626 11TH ST	4285001031	Soft Story	2	7
2630 11TH ST	4285001035-040	Soft Story	3	6
2702 11TH ST (2702-2706 11TH ST)	4285001058-063	Soft Story	2	6
2704 11TH ST	4285001017	Soft Story	2	6
2912 11TH ST	4285027057	Soft Story	2	6
	4285027059-063			
2920 11TH ST	4285027036-041	Soft Story	3	6
723 12TH ST	4280026021	Soft Story	2	4
814 12TH ST	4281023004	Soft Story	3	10
817 12TH ST	4281016017	Soft Story	3	11
818 12TH ST	4281023005	Soft Story	3	10
827 12TH ST	4281016015	Soft Story	2	6
837 12TH ST	4281016013	Soft Story	2	4
838 12TH ST	4281023009	Soft Story	2	4
847 12TH ST	4281016011	Soft Story	2	3
853 12TH ST	4281016054-059	Soft Story	2	6
907 12TH ST	4281017109-116	Soft Story	3	8
908 12TH ST	4281022006	Soft Story	2	4
918 12TH ST	4281022008	Soft Story	3	10
947 12TH ST	4281017015	Soft Story	2	9
1013 12TH ST	4281018022	Soft Story	2	10
1028 12TH ST	4281021006	Soft Story	3	10
1034 12TH ST	4281021007	Soft Story	2	5
1044 12TH ST	4281021009	Soft Story	3	10
1050 12TH ST	4281021010	Soft Story	2	10
1111 12TH ST	4281019018	Soft Story	2	7
1117 12TH ST	4281019017	Soft Story	3	11
1123 12TH ST	4281019016	Soft Story	2	7
1124 12TH ST	4281020005	Soft Story	2	4
1128 12TH ST	4281020006	Soft Story	3	11
1132 12TH ST	4281020007	Soft Story	2	10
1137 12TH ST	4281019013	Soft Story	3	11
1138 12TH ST	4281020044-054	Soft Story	3	11
1144 12TH ST	4281020055	Soft Story	3	17
1224 12TH ST	4282006005	Soft Story	3	10
1225 12TH ST	4282005030	Soft Story	2	10
1229 12TH ST	4282005021	Soft Story	3	12
1239 12TH ST	4282005019	Soft Story	3	11
1243 12TH ST	4282005018	Soft Story	3	10
1247 12TH ST	4282005017	Soft Story	3	10
1257 12TH ST	4282005031	Soft Story	3	16
1304 12TH ST	4282013001	Soft Story	3	3
1317 12TH ST	4282014030-039	Soft Story	3	10
1327 12TH ST	4282014018	Soft Story	2	10
1328 12TH ST	4282013006	Soft Story	2	7
1424 12TH ST (1424-1428 12TH ST)	4282024027	Soft Story	3	20

Potentially Seismically Vulnerable Buildings - Unretrofitted

1434 12TH ST	4282024008	Soft Story	2	10
1438 12TH ST	4282024009	Soft Story	2	1
1457 12TH ST	4282023011	Soft Story	2	3
1507 12TH ST	4282032022	Soft Story	3	13
1511 12TH ST	4282032028	Soft Story	2	4
1511 12TH ST	4282032027	Soft Story	2	2
1518 12TH ST	4282031007	Soft Story	2	6
1519 12TH ST	4282032019	Soft Story	2	10
1521 12TH ST	4282032018	Soft Story	2	10
1524 12TH ST	4282031008	Soft Story	2	6
1528 12TH ST	4282031009	Soft Story	3	11
1549 12TH ST (1545)	4282032032	Unreinforced Masonry	1	0
1801 12TH ST (1801 12TH ST/1210-1212 MICHIGAN AVE)	4283027001	Soft Story	2	6
1804 12TH ST	4283026019	Soft Story	2	6
1807 12TH ST (1807-1809 12TH ST)	4283027002	Soft Story	2	2
1813 12TH ST	4283027003	Soft Story	2	6
1820 12TH ST	4283026016	Soft Story	2	6
1840 12TH ST	4283026012	Soft Story	2	5
1844 12TH ST (1844-1846 12TH ST)	4283026011	Soft Story	2	6
1853 12TH ST	4283027011	Soft Story	2	4
1901 12TH ST	4283027012	Soft Story	2	3
1908 12TH ST	4283026007	Soft Story	2	6
1914 12TH ST	4283026006	Soft Story	2	2
1918 12TH ST	4283026005	Soft Story	2	1
1922 12TH ST	4283026004	Soft Story	2	2
1934 12TH ST	4283026002	Soft Story	2	6
1943 12TH ST	4283027020	Soft Story	2	4
813 14TH ST	4281009021	Soft Story	2	7
814 14TH ST	4281015004	Soft Story	2	4
817 14TH ST	4281009020	Soft Story	2	7
844 14TH ST	4281015009	Soft Story	2	5
848 14TH ST	4281015010	Soft Story	2	8
858 14TH ST	4281015011	Soft Story	3	6
907 14TH ST (907-909 14TH ST)	4281010022	Soft Story	2	6
922 14TH ST	4281014054-074	Soft Story	3	21
925 14TH ST	4281010028-059	Soft Story	3	32
945 14TH ST	4281010015	Soft Story	2	7
948 14TH ST	4281014009	Soft Story	2	10
1008 14TH ST	4281013002	Soft Story	2	4
1014 14TH ST	4281013003	Soft Story	2	10
1024 14TH ST	4281013004	Soft Story	2	4
1026 14TH ST	4281013005	Soft Story	2	5
1028 14TH ST	4281013006	Soft Story	2	10
1034 14TH ST	4281013007	Soft Story	3	10
1048 14TH ST	4281013010	Soft Story	3	10
1114 14TH ST (1114-1120 14TH ST)	4281012002	Soft Story	2	7
1115 14TH ST (1111-1115 14TH ST)	4281011029	Soft Story	2	22
1121 14TH ST	4281011018	Soft Story	2	4
1127 14TH ST	4281011017	Soft Story	2	5
1131 14TH ST	4281011016	Soft Story	3	8
1137 14TH ST	4281011015	Soft Story	2	10
1218 14TH ST	4282004003	Soft Story	3	12
1223 14TH ST	4282003017	Soft Story	2	4
1234 14TH ST	4282004006	Soft Story	2	11
1248 14TH ST	4282004009	Soft Story	2	4
1254 14TH ST	4282004010	Soft Story	2	4
1307 14TH ST	4282016022	Soft Story	2	6
1319 14TH ST	4282016020	Soft Story	2	7
1323 14TH ST	4282016019	Soft Story	3	11
1332 14TH ST	4282015008	Soft Story	2	5



Potentially Seismically Vulnerable Buildings - Unretrofitted

1333 14TH ST	4282016030-040	Soft Story	3	11
1338 14TH ST	4282015009	Soft Story	3	12
1339 14TH ST (1339-1343 14TH ST)	4282016016	Soft Story	2	16
1344 14TH ST	4282015010	Soft Story	2	11
1417 14TH ST	4282021018	Soft Story	3	11
1423 14TH ST (1423-1425 14TH ST)	4282021017	Soft Story	2	6
1424 14TH ST	4282022005	Soft Story	3	10
1427 14TH ST (1427-1429 14TH ST)	4282021016	Soft Story	3	8
1428 14TH ST	4282022006	Soft Story	3	10
1438 14TH ST	4282022008	Soft Story	3	10
1453 14TH ST (1409 BROADWAY)	4282021013	Unreinforced Masonry	1	0
1514 14TH ST (1514-1518 14TH ST)	4282033021	Soft Story	3	36
1557 14TH ST	4282034010	Non-Ductile Concrete	2	0
1750 14TH ST	4283014024	Soft Story	2	0
1847 14TH ST	4283031900	Concrete Tilt-Up	2	0
2020 14TH ST	4284033014	Soft Story	2	26
2028 14TH ST	4284033012	Soft Story	2	8
2219 14TH ST	4284037022	Soft Story	2	1
2315 14TH ST	4284038014	Soft Story	3	11
2319 14TH ST	4284038015	Soft Story	3	13
2323 14TH ST	4284038016	Soft Story	2	11
2505 14TH ST	4284026002	Soft Story	2	3
2511 14TH ST	4284026003	Soft Story	2	3
2525 14TH ST	4284026024-030	Soft Story	2	7
2601 14TH ST (2601 14TH ST/1404 OCEAN PARK BLVD)	4285004011	Soft Story	2	6
2618 14TH ST	4285003013	Soft Story	2	4
827 15TH ST	4281008019	Soft Story	2	6
828 15TH ST	4281009006	Soft Story	2	6
833 15TH ST	4281008018	Soft Story	2	6
907 15TH ST	4281007022	Soft Story	2	9
908 15TH ST	4281010002	Soft Story	2	6
921 15TH ST	4281007020	Soft Story	2	6
934 15TH ST	4281010007	Soft Story	2	6
938 15TH ST	4281010008	Soft Story	2	5
1101 15TH ST (1101-1109 11TH ST)	4281005054-058	Soft Story	2	5
1119 15TH ST	4281005047-052	Soft Story	2	6
1127 15TH ST	4281005035-040	Soft Story	2	6
1132 15TH ST	4281011007	Soft Story	2	6
1228 15TH ST	4282003003	Soft Story	2	10
1232 15TH ST	4282003004	Soft Story	2	17
1304 15TH ST	4282016026	Non-Ductile Concrete	4	0
1307 15TH ST	4282017034	Soft Story	2	11
1423 15TH ST	4282020020	Soft Story	2	11
1424 15TH ST	4282021005	Soft Story	2	10
1427 15TH ST	4282020019	Soft Story	3	10
1428 15TH ST	4282021006	Soft Story	3	11
1438 15TH ST	4282021008	Soft Story	2	7
1444 15TH ST	4282021009	Soft Story	2	7
1530 15TH ST	4282034006	Soft Story	2	5
1754 15TH ST	4283013010	Soft Story	2	6
825 16TH ST	4281001020	Soft Story	2	5
828 16TH ST	4281008006	Soft Story	2	6
833 16TH ST	4281001018	Soft Story	2	6
843 16TH ST	4281001030	Soft Story	2	13
847 16TH ST	4281001015	Soft Story	2	6
848 16TH ST	4281008010	Soft Story	2	5
854 16TH ST	4281008011	Soft Story	2	7
917 16TH ST	4281002022	Soft Story	2	6
921 16TH ST	4281002021	Soft Story	2	6
922 16TH ST	4281007045-050	Soft Story	2	6



Potentially Seismically Vulnerable Buildings - Unretrofitted

928 16TH ST	4281007006	Soft Story	2	7
934 16TH ST	4281007007	Soft Story	2	7
935 16TH ST (931-935 16TH ST)	4281002019	Soft Story	2	5
948 16TH ST	4281007072-076	Soft Story	2	5
952 16TH ST	4281007011	Soft Story	2	6
1009 16TH ST (1007-1009 16TH ST)	4281003020	Soft Story	2	4
1101 16TH ST (1101-1107 16TH ST)	4281004022	Soft Story	2	4
1128 16TH ST	4281005006	Soft Story	2	4
1132 16TH ST	4281005007	Soft Story	2	6
1133 16TH ST	4281004017	Soft Story	2	6
1138 16TH ST	4281005028-033	Soft Story	2	6
1139 16TH ST	4281004016	Soft Story	2	6
1245 16TH ST	4282001033	Steel Moment Frame	3	0
1311 16TH ST	4282018900	Non-Ductile Concrete	4	0
1318 16TH ST	4282017004	Soft Story	4	18
1324 16TH ST	4282017005	Soft Story	2	4
1421 16TH ST (1419-1421 16TH ST)	4282019020	Soft Story	3	8
1432 16TH ST	4282020007	Soft Story	2	10
1528 16TH ST	4282035006	Soft Story	2	3
1651 16TH ST	4283010900	Concrete Tilt-Up	2	0
1748 16TH ST	4283012024	Soft Story	2	4
1753 16TH ST	4283011026	Soft Story	2	2
1753 16TH ST	4283011025	Soft Story	2	2
2318 16TH ST	4284038031	Soft Story	3	12
745 17TH ST	4279016021	Soft Story	2	4
816 17TH ST (816-818 17TH ST)	4281001004	Soft Story	2	6
853 17TH ST	4277008024	Soft Story	2	3
855 17TH ST (1709 IDAHO AVE)	4277008143-149	Soft Story	2	7
912 17TH ST	4281002063-068	Soft Story	2	6
918 17TH ST	4281002056-061	Soft Story	2	6
932 17TH ST (932-934 17TH ST)	4281002026	Soft Story	2	6
944 17TH ST	4281002030-035	Soft Story	2	6
951 17TH ST	4277009024	Soft Story	2	7
952 17TH ST	4281002012	Soft Story	2	5
960 17TH ST	4281002013	Soft Story	3	6
1008 17TH ST	4281003044	Soft Story	2	6
1012 17TH ST	4281003057-062	Soft Story	2	6
1111 17TH ST	4276010013	Soft Story	2	6
1117 17TH ST	4276010014	Soft Story	2	5
1123 17TH ST	4276010015	Soft Story	2	6
1124 17TH ST	4281004005	Soft Story	2	5
1135 17TH ST (1135-1137 17TH ST)	4276010068-072	Soft Story	2	5
1141 17TH ST	4276010049-053	Soft Story	3	5
1144 17TH ST (1144-1148 17TH ST)	4281004040-052	Soft Story	2	13
1234 17TH ST	4282001006	Soft Story	2	5
1242 17TH ST	4282001008	Soft Story	2	6
1247 17TH ST	4276011012	Soft Story	3	6
1412 17TH ST	4282019003	Soft Story	2	12
1417 17TH ST	4275011022	Soft Story	2	6
1427 17TH ST	4275011020	Soft Story	2	5
1524 17TH ST	4282036005	Soft Story	2	7
1753 17TH ST	4274027005	Soft Story	3	8
1813 17TH ST	4274013006	Soft Story	2	6
1836 17TH ST	4283032007	Soft Story	2	7
1927 17TH ST	4284014017	Soft Story	2	2
1943 17TH ST	4274015001	Soft Story	2	7
231 18TH ST	4279011016	Soft Story	2	0
752 18TH ST (748-752 18TH ST)	4279016001	Soft Story	2	4
811 18TH ST (813)	4277008062	Soft Story	2	4
823 18TH ST	4277008064	Soft Story	2	5





Potentially Seismically Vulnerable Buildings - Unretrofitted

824 18TH ST	4277008005	Soft Story	2	6
827 18TH ST	4277008065	Soft Story	2	6
843 18TH ST	4277008068	Soft Story	2	7
847 18TH ST	4277008069	Soft Story	2	6
848 18TH ST	4277008010	Soft Story	2	7
853 18TH ST	4277008070	Soft Story	3	7
907 18TH ST	4277010133	Soft Story	2	5
908 18TH ST	4277009079-084	Soft Story	2	6
914 18TH ST	4277009003	Soft Story	2	4
918 18TH ST (916-918 18TH ST)	4277009004	Soft Story	2	6
923 18TH ST	4277010016	Soft Story	3	6
927 18TH ST	4277010041	Soft Story	2	6
928 18TH ST	4277009006	Soft Story	2	5
941 18TH ST	4277010038	Soft Story	2	6
948 18TH ST	4277009010	Soft Story	2	5
952 18TH ST	4277009011	Soft Story	3	6
953 18TH ST	4277010045	Soft Story	2	4
958 18TH ST	4277009031-037	Soft Story	3	7
1009 18TH ST	4277026027	Soft Story	2	4
1015 18TH ST	4277026015	Soft Story	2	6
1020 18TH ST	4277027018	Soft Story	2	5
1025 18TH ST	4277026017	Soft Story	2	5
1028 18TH ST	4277027016	Soft Story	2	5
1032 18TH ST	4277027015	Soft Story	2	6
1037 18TH ST	4277026078-086	Soft Story	2	9
1040 18TH ST	4277027013	Soft Story	2	5
1048 18TH ST	4277027063-069	Soft Story	2	7
1052 18TH ST (1052-1054 18TH ST/1719 CALIFORNIA AVE)	4277027010	Soft Story	2	15
1111 18TH ST	4276009003	Soft Story	2	4
1122 18TH ST	4276010039	Soft Story	2	21
1127 18TH ST	4276009006	Soft Story	2	7
1130 18TH ST (1130-1132 18TH ST)	4276010008	Soft Story	2	3
1135 18TH ST (1133-1135 18TH ST)	4276009007	Soft Story	2	3
1231 18TH ST	4276012037-042	Soft Story	2	6
1243 18TH ST	4276012014	Soft Story	2	3
1253 18TH ST	4276012051-055	Soft Story	2	5
1310 18TH ST	4276030002	Soft Story	2	6
1313 18TH ST	4276029050-055	Soft Story	2	6
1323 18TH ST	4276029019	Soft Story	2	4
1345 18TH ST	4276029015	Soft Story	2	7
1417 18TH ST	4275010021	Soft Story	3	6
1423 18TH ST	4275010020	Soft Story	3	6
1524 18TH ST	4275012029	Soft Story	2	6
1802 18TH ST	4274013001	Soft Story	2	5
1823 18TH ST	4274012009	Soft Story	2	3
1837 18TH ST	4274012015	Soft Story	2	7
1844 18TH ST	4274013017	Soft Story	2	4
1928 18TH ST	4274014007	Soft Story	2	5
1958 18TH ST	4274015012	Soft Story	2	6
1967 18TH ST	4274017008	Soft Story	2	7
752 19TH ST (1821 MONTANA AVE)	4279015020-026	Soft Story	2	7
814 19TH ST	4277008055	Soft Story	2	7
819 19TH ST	4277006053-058	Soft Story	2	6
822 19TH ST (822-828 19TH ST)	4277008072-081	Soft Story	3	10
823 19TH ST	4277006017	Soft Story	2	6
833 19TH ST	4277006019	Soft Story	2	6
843 19TH ST	4277006021	Soft Story	2	5
847 19TH ST	4277006022	Soft Story	2	5
848 19TH ST	4277008060	Soft Story	3	6
901 19TH ST	4277011013	Soft Story	2	7

Potentially Seismically Vulnerable Buildings - Unretrofitted

909 19TH ST	4277011077-080	Soft Story	2	4
913 19TH ST	4277011015	Soft Story	3	7
918 19TH ST	4277010005	Soft Story	2	4
922 19TH ST	4277010006	Soft Story	2	6
929 19TH ST	4277011018	Soft Story	2	6
937 19TH ST	4277011050-055	Soft Story	2	6
938 19TH ST	4277010009	Soft Story	2	7
943 19TH ST	4277011021	Soft Story	3	6
944 19TH ST	4277010010	Soft Story	2	6
947 19TH ST	4277011022	Soft Story	2	6
953 19TH ST	4277011023	Soft Story	2	6
1001 19TH ST	4277025065-072	Soft Story	2	8
1020 19TH ST	4277026064-070	Soft Story	3	7
1021 19TH ST	4277025058-063	Soft Story	2	6
1024 19TH ST	4277026007	Soft Story	3	7
1025 19TH ST	4277025003	Soft Story	2	5
1029 19TH ST	4277025004	Soft Story	2	4
1044 19TH ST	4277026071-076	Soft Story	3	6
1047 19TH ST	4277025009	Soft Story	2	8
1048 19TH ST	4277026014	Soft Story	2	4
1107 19TH ST	4276008065-070	Soft Story	2	6
1115 19TH ST	4276008025-035	Soft Story	2	11
1122 19TH ST	4276009014	Soft Story	2	7
1125 19TH ST	4276008005	Soft Story	2	4
1128 19TH ST	4276009015	Soft Story	2	7
1141 19TH ST	4276008008	Soft Story	2	6
1221 19TH ST	4276013026	Soft Story	2	6
1234 19TH ST	4276012044-049	Soft Story	2	6
1253 19TH ST	4276013011	Soft Story	2	4
1307 19TH ST	4276028023	Soft Story	2	7
1308 19TH ST	4276029900	Soft Story	2	0
1312 19TH ST	4276029003	Soft Story	2	6
1318 19TH ST	4276029004	Soft Story	2	6
1324 19TH ST	4276029005	Soft Story	2	6
1328 19TH ST	4276029006	Soft Story	2	5
1329 19TH ST	4276028019	Soft Story	2	4
1343 19TH ST	4276028016	Soft Story	2	6
1423 19TH ST	4275009017	Soft Story	2	6
1428 19TH ST	4275010006	Soft Story	2	5
1433 19TH ST	4275009015	Soft Story	2	4
1439 19TH ST	4275009014	Soft Story	2	4
1441 19TH ST	4275009013	Soft Story	2	4
1528 19TH ST	4275013007	Soft Story	2	6
1533 19TH ST	4275014012	Soft Story	2	5
1824 19TH ST	4274012008	Soft Story	2	8
1833 19TH ST	4274011014	Soft Story	2	5
1837 19TH ST	4274011016	Soft Story	2	7
1838 19TH ST	4274012014	Soft Story	2	7
1842 19TH ST (1844)	4274012016	Soft Story	2	5
1904 19TH ST	4274016001	Soft Story	2	4
1908 19TH ST	4274016003	Soft Story	2	6
1912 19TH ST	4274016005	Soft Story	2	3
1918 19TH ST	4274016007	Soft Story	2	4
1944 19TH ST	4274016018	Soft Story	2	4
2009 19TH ST	4274019010	Soft Story	2	7
2023 19TH ST	4274019016	Soft Story	2	5
810 20TH ST	4277006002	Soft Story	3	10
811 20TH ST	4277005017	Soft Story	3	7
817 20TH ST	4277005018	Soft Story	3	7



Potentially Seismically Vulnerable Buildings - Unretrofitted

818 20TH ST	4277006046-050 4277006052	Soft Story	2	6
821 20TH ST	4277005019	Soft Story	2	4
827 20TH ST	4277005020	Soft Story	2	4
840 20TH ST	4277006026-044	Soft Story	3	19
858 20TH ST	4277006011	Soft Story	2	4
907 20TH ST	4277012014	Soft Story	2	6
914 20TH ST	4277011003	Soft Story	2	0
920 20TH ST	4277011004	Soft Story	2	5
924 20TH ST (924-928 20TH ST)	4277011064-075	Soft Story	3	12
942 20TH ST	4277011009	Soft Story	2	3
947 20TH ST	4277012022	Soft Story	2	6
948 20TH ST	4277011082-088	Soft Story	2	7
954 20TH ST (954 20TH ST/1923-1931 WASHINGTON AVE)	4277011039-048	Soft Story	3	10
1004 20TH ST (1002-1004 20TH ST/1922-1932 WASHINGTON AVE)	4277025026-033	Soft Story	3	8
1007 20TH ST	4277024061-070	Soft Story	2	10
1018 20TH ST (1018-1022 20TH ST)	4277025022	Soft Story	2	13
1030 20TH ST	4277025017	Soft Story	2	9
1034 20TH ST	4277025016	Soft Story	2	7
1045 20TH ST	4277024009	Soft Story	2	6
1060 20TH ST	4277025023	Soft Story	2	19
1102 20TH ST	4276008022	Soft Story	2	8
1110 20TH ST	4267008021	Soft Story	2	6
1119 20TH ST	4276007075	Soft Story	2	5
1120 20TH ST	4276008019	Soft Story	2	12
1128 20TH ST	4276008018	Soft Story	2	10
1130 20TH ST	4276008017	Soft Story	2	9
1217 20TH ST	4276014029-040	Soft Story	2	12
1239 20TH ST (1239-1243 20TH ST)	4276014041	Soft Story	2	23
1301 20TH ST	4276027017	Steel Moment Frame	6	0
1339 20TH ST	4276027018	Non-Ductile Concrete	2	0
1674 20TH ST	4275025008	Unreinforced Masonry	1	0
1824 20TH ST	4274011032-038	Soft Story	2	7
1837 20TH ST	4274010013	Soft Story	2	2
1932 20TH ST (1932-1934 20TH ST)	4274019038	Soft Story	2	3
1943 20TH ST	4274020003	Soft Story	2	12
1948 20TH ST	4274019044	Soft Story	2	7
2016 20TH ST	4274019011	Soft Story	2	3
2017 20TH ST	4274026008	Soft Story	2	6
2023 20TH ST	4274026010	Soft Story	2	6
2115 20TH ST	4273003007	Soft Story	2	4
2116 20TH ST	4273002003	Soft Story	2	6
2121 20TH ST	4273003008	Soft Story	2	4
2134 20TH ST	4273002006	Soft Story	2	7
2137 20TH ST	4273003011	Soft Story	2	6
2140 20TH ST	4273002007	Soft Story	2	3
2201 20TH ST	4273003012	Soft Story	2	4
2215 20TH ST	4273003015	Soft Story	2	5
2221 20TH ST	4273003016	Soft Story	2	6
2225 20TH ST	4273003047-052	Soft Story	2	6
2228 20TH ST	4273002012	Soft Story	2	6
2231 20TH ST	4273003068-073	Soft Story	2	6
2242 20TH ST	4273002015	Soft Story	2	6
2247 20TH ST	4273003055-060	Soft Story	3	6
2249 20TH ST	4273003061-066	Soft Story	3	6
2328 20TH ST	4273021013	Soft Story	2	5
2331 20TH ST	4273018008	Soft Story	2	6
2332 20TH ST	4273021014	Soft Story	2	6
2336 20TH ST	4273021015	Soft Story	2	7
2401 20TH ST	4273018012	Soft Story	2	5



Potentially Seismically Vulnerable Buildings - Unretrofitted

2407 20TH ST (2405-2409 20TH ST)	4273018013	Soft Story	2	4
2411 20TH ST	4273018014	Soft Story	2	6
2419 20TH ST	4273018015	Soft Story	2	0
2420 20TH ST	4273021022	Soft Story	2	5
2430 20TH ST	4273020013	Soft Story	2	5
2431 20TH ST	4273019002	Soft Story	2	4
2441 20TH ST	4273019004	Soft Story	2	5
2446 20TH ST	4273020025-030	Soft Story	2	6
2450 20TH ST	4273020017	Soft Story	2	6
2451 20TH ST	4273019006	Soft Story	2	6
2506 20TH ST	4273020019	Soft Story	2	2
2513 20TH ST	4273019009	Soft Story	2	5
2517 20TH ST	4273019010	Soft Story	2	5
755 21ST ST (2107 MONTANA AVE/755 21ST ST)	4278030020	Soft Story	2	7
812 21ST ST	4277005004	Soft Story	2	10
822 21ST ST	4277005006	Soft Story	2	4
828 21ST ST	4277005031-037	Soft Story	2	7
832 21ST ST	4277005008	Soft Story	2	5
839 21ST ST (837)	4277004017	Soft Story	2	5
840 21ST ST	4277005009	Soft Story	2	4
843 21ST ST	4277004045-050	Soft Story	2	6
844 21ST ST	4277005010	Soft Story	2	6
847 21ST ST	4277004019	Soft Story	2	4
852 21ST ST	4277005038-043	Soft Story	2	6
921 21ST ST	4277013017	Soft Story	2	6
924 21ST ST	4277012005	Soft Story	2	6
927 21ST ST	4277013054-060	Soft Story	2	7
928 21ST ST	4277012006	Soft Story	2	6
933 21ST ST	4277013040-052	Soft Story	3	13
948 21ST ST	4277012010	Soft Story	2	6
954 21ST ST	4277012011	Soft Story	2	5
1010 21ST ST	4277024022	Soft Story	2	5
1018 21ST ST	4277024017	Soft Story	2	5
1020 21ST ST	4277024018	Soft Story	2	5
1022 21ST ST	4277024019	Soft Story	2	5
1023 21ST ST	4277023008	Soft Story	2	4
1047 21ST ST	4277023019	Soft Story	2	4
1049 21ST ST	4277023020	Soft Story	2	4
1107 21ST ST	4276006005	Soft Story	2	4
1128 21ST ST	4276007007	Soft Story	2	3
1224 21ST ST	4276014005	Soft Story	2	4
1241 21ST ST	4276015006	Soft Story	2	6
1244 21ST ST	4276014009	Soft Story	2	5
1441 21ST ST	4275007010	Non-Ductile Concrete	9	100
1847 21ST ST (2109 DELAWARE AVE)	4274009020	Soft Story	2	5
2024 21ST ST	4274026009	Soft Story	2	6
2522 21ST ST	4273019026	Soft Story	2	4
753 22ND ST (753 22ND ST/2221 MONTANA AVE)	4278020011	Soft Story	2	3
1102 22ND ST (1102 22ND ST/2120 CALIFORNIA AVE)	4276006001	Soft Story	2	5
1115 22ND ST	4276005020	Soft Story	2	5
1130 22ND ST	4276006010	Soft Story	2	3
1133 22ND ST	4276005035	Soft Story	3	10
1143 22ND ST	4276005026	Soft Story	2	5
1223 22ND ST	4276016026	Soft Story	2	2
1228 22ND ST	4276015021	Soft Story	2	3
1237 22ND ST	4276016037-040	Soft Story	2	4
1242 22ND ST	4276015013	Soft Story	2	4
1700 22ND ST (1704)	4275030010	Concrete Tilt-Up	1	0
1721 22ND ST	4275032805	Concrete Tilt-Up	2	0
1730 22ND ST (1728)	4275031018	Concrete Tilt-Up	1	0



Potentially Seismically Vulnerable Buildings - Unretrofitted

1909 22ND ST	4274022003	Soft Story	2	4
1939 22ND ST	4274022010	Soft Story	2	6
1951 22ND ST	4274022012	Soft Story	2	6
805 23RD ST	4277002011	Soft Story	2	14
840 23RD ST	4277003007	Soft Story	2	1
1120 23RD ST	4276005037-041	Soft Story	2	5
1123 23RD ST	4276004025	Soft Story	2	4
1126 23RD ST	4276005034	Soft Story	2	5
1128 23RD ST	4276005033	Soft Story	2	5
1129 23RD ST	4276004026	Soft Story	2	5
1131 23RD ST	4276004027	Soft Story	2	5
1134 23RD ST	4276005010	Soft Story	3	5
1137 23RD ST	4276004028	Soft Story	2	4
1139 23RD ST	4276004029	Soft Story	2	5
1140 23RD ST	4276005008	Soft Story	2	4
1142 23RD ST	4276005007	Soft Story	2	5
1223 23RD ST	4276017029	Soft Story	2	4
1248 23RD ST	4276016033-036	Soft Story	2	4
1249 23RD ST	4276017022	Soft Story	2	4
1252 23RD ST	4276016013	Soft Story	2	4
1303 23RD ST (2304-2308 ARIZONA AVE)	4276024023-026	Soft Story	2	4
1319 23RD ST	4276024016	Soft Story	2	2
1323 23RD ST	4276024015	Soft Story	2	3
1335 23RD ST	4276024012	Soft Story	2	3
2636 23RD ST	4272008024	Soft Story	2	8
2648 23RD ST	4272008018	Soft Story	2	8
1018 24TH ST	4277021013	Soft Story	2	1
1117 24TH ST	4276003019	Soft Story	2	5
1147 24TH ST	4276003057-061	Soft Story	2	5
1220 24TH ST	4276017007	Soft Story	2	4
1224 24TH ST	4276017008	Soft Story	2	3
1227 24TH ST	4276017082-085	Soft Story	2	4
1228 24TH ST	4276017009	Soft Story	2	4
1230 24TH ST	4276017010	Soft Story	2	4
1231 24TH ST	4276017086-089	Soft Story	2	4
1235 24TH ST	4276017102-105	Soft Story	2	4
1455 24TH ST	4275003013	Soft Story	3	16
2210 24TH ST	4273007002	Soft Story	2	4
921 25TH ST	4277017018	Soft Story	2	1
959 25TH ST	4277017025	Soft Story	2	1
1115 25TH ST	4276001007	Soft Story	2	5
1221 25TH ST	4276020026	Soft Story	2	3
1225 25TH ST	4276020025	Soft Story	2	4
1243 25TH ST	4276020021	Soft Story	2	4
1250 25TH ST	4276019016	Soft Story	2	3
1256 25TH ST (1254-1256 25TH ST)	4276019017	Soft Story	2	3
1428 25TH ST	4275002006	Soft Story	2	7
1434 25TH ST	4275002007	Soft Story	2	6
1118 26TH ST	4276001008	Soft Story	2	3
1222 26TH ST	4276020007	Soft Story	2	4
1231 26TH ST	4267007026	Soft Story	2	5
1234 26TH ST	4276020010	Soft Story	2	4
1242 26TH ST	4276020012	Soft Story	2	8
1243 26TH ST	4267007023	Soft Story	2	4
1252 26TH ST	4276020013	Soft Story	2	4
1254 26TH ST	4276020014	Soft Story	2	2
1255 26TH ST	4267007020	Soft Story	2	3
1333 26TH ST	4267008012	Soft Story	2	3
1335 26TH ST	4267008011	Soft Story	2	5
1425 26TH ST	4267021009	Soft Story	2	2



Potentially Seismically Vulnerable Buildings - Unretrofitted

1432 26TH ST	4275001006	Soft Story	2	3
1445 26TH ST	4267021012	Soft Story	2	7
1620 26TH ST	4268018046	Steel Moment Frame	6	0
1655 26TH ST	4268001033	Non-Ductile Concrete	2	0
1681 26TH ST	4268001040	Concrete Tilt-Up	2	0
2006 27TH ST	4274004056	Soft Story	3	24
2251 28TH ST	4270004004	Soft Story	2	4
2305 28TH ST (2305-2315 28TH ST)	4270004045	Soft Story	3	22
2306 28TH ST	4270003009	Soft Story	2	7
2312 28TH ST	4270003007	Soft Story	2	4
2344 28TH ST	4270003003	Soft Story	2	4
2401 28TH ST	4270004063	Soft Story	2	4
2428 28TH ST	4270014061-072	Soft Story	2	12
2502 28TH ST	4270014057	Soft Story	2	5
2507 28TH ST	4270015130-034	Soft Story	3	4
2525 28TH ST	4270015053	Soft Story	2	5
2604 28TH ST	4270014052	Soft Story	2	7
2607 28TH ST (2607-2609A 28TH ST)	4270015056	Soft Story	2	4
2621 28TH ST	4270015060	Soft Story	2	4
2622 28TH ST	4270014050	Soft Story	2	8
2636 28TH ST	4270014049	Soft Story	2	14
2638 28TH ST	4270014048	Soft Story	2	14
2645 28TH ST	4270015063	Soft Story	2	7
2800 28TH ST	4272031005	Steel Moment Frame	3	0
2901 28TH ST	4272029023	Steel Moment Frame	3	0
2268 29TH ST	4270004039	Soft Story	2	4
2250 30TH ST	4270005045	Soft Story	2	3
2254 30TH ST	4270005044	Soft Story	2	6
2653 30TH ST (2653-2655 30TH ST)	4270021072	Soft Story	2	7
2305 31ST ST	4270007005	Soft Story	2	5
2666 31ST ST	4270021065	Soft Story	3	10
	4270021073-081			
2950 31ST ST	4272031001	Steel Moment Frame	3	0
2308 32ND ST	4270007043	Soft Story	2	7
2665 32ND ST (2665-2667 32ND ST)	4270019051	Soft Story	2	6
2329 33RD ST (2331)	4270009006	Soft Story	2	3
2334 34TH ST	4270009036	Soft Story	2	4
2410 34TH ST	4270009031	Soft Story	2	4
2429 34TH ST	4270010008	Soft Story	2	4
130 ALTA AVE	4293015004	Soft Story	2	9
1661 APPIAN WAY	4290018007	Soft Story	3	6
1665 APPIAN WAY	4290018018	Soft Story	2	4
26 ARCADIA TER	4290018016	Soft Story	3	1
28 ARCADIA TER	4290018015	Soft Story	2	6
36 ARCADIA TER	4290018014	Soft Story	3	12
225 ARIZONA AVE	4291002011	Steel Moment Frame	3	0
301 ARIZONA AVE (301-303)	4291003009	Steel Moment Frame	4	0
510 ARIZONA AVE	4291010021	Soft Story	2	9
604 ARIZONA AVE (1301 6TH ST)	4291009011	Concrete Tilt-Up	2	0
605 ARIZONA AVE	4291006029	Unreinforced Masonry	2	0
725 ARIZONA AVE	4291007008	Steel Moment Frame	4	0
828 ARIZONA AVE	4282010001	Soft Story	2	11
914 ARIZONA AVE	4282011029	Soft Story	3	10
915 ARIZONA AVE	4282008010	Soft Story	2	7
1120 ARIZONA AVE (1120 ARIZONA AVE/1310-1312 12TH ST)	4282013023	Soft Story	3	20
1303 ARIZONA AVE (1301-1303 ARIZONA AVE)	4282004013	Soft Story	2	3
1306 ARIZONA AVE	4282015025	Soft Story	2	12
1508 ARIZONA AVE	4282017026	Non-Ductile Concrete	3	0
1713 ARIZONA AVE (1707-1713 ARIZONA AVE)	4276011010	Soft Story	2	8
1902 ARIZONA AVE	4276028024	Soft Story	2	8



Potentially Seismically Vulnerable Buildings - Unretrofitted

1916 ARIZONA AVE	4276028001	Soft Story	2	9
2219 ARIZONA AVE (2219 ARIZONA AVE/1260 23RD ST)	4276016015	Soft Story	2	4
2441 ARIZONA AVE	4276019019	Soft Story	2	3
2448 ARIZONA AVE	4276022027	Soft Story	2	4
2519 ARIZONA AVE (2519 ARIZONA AVE/1260 26TH ST)	4276020015	Soft Story	2	3
2618 ARIZONA AVE	4267008020	Soft Story	2	4
2705 ARIZONA AVE (2705 ARIZONA AVE/1263 PRINCETON ST)	4267006003	Soft Story	3	5
2711 ARIZONA AVE	4267006004	Soft Story	3	1
2728 ARIZONA AVE	4267009006	Soft Story	2	6
2803 ARIZONA AVE	4267005016	Soft Story	2	13
2816 ARIZONA AVE	4267010026	Soft Story	2	6
2921 ARIZONA AVE	4267004023	Soft Story	2	10
2927 ARIZONA AVE	4267004002	Soft Story	2	5
3003 ARIZONA AVE (3003-3009 ARIZONA AVE)	4267003021	Soft Story	2	18
3015 ARIZONA AVE	4267003020	Soft Story	2	5
3101 ARIZONA AVE	4267002023	Soft Story	2	6
301 ASHLAND AVE	4287022017	Soft Story	3	9
508 ASHLAND AVE	4287026045	Soft Story	3	16
523 ASHLAND AVE	4287020025	Soft Story	3	7
602 ASHLAND AVE	4287026042	Soft Story	3	12
724 ASHLAND AVE	4287030023	Soft Story	3	4
730 ASHLAND AVE	4287030025	Soft Story	2	4
734 ASHLAND AVE	4287030027	Soft Story	2	4
835 ASHLAND AVE	4285012013	Soft Story	2	9
1000 ASHLAND AVE	4285027001	Soft Story	2	7
1003 ASHLAND AVE (1005)	4285012014	Soft Story	2	8
1015 ASHLAND AVE	4285012016	Soft Story	2	7
1023 ASHLAND AVE	4285012018	Soft Story	2	6
2450 ASHLAND AVE	4272031908	Soft Story	1	0
3355 BARNARD WAY	4288027024	Non-Ductile Concrete	4	0
225 BAY ST	4289019009	Soft Story	2	7
230 BAY ST	4289018007	Soft Story	2	12
236 BAY ST	4289018006	Soft Story	2	12
300 BAY ST	4289013025	Soft Story	3	26
325 BAY ST	4289012016	Soft Story	2	48
419 BAY ST	4289011025	Soft Story	2	4
443 BAY ST	4289011027	Soft Story	2	6
511 BAY ST	4289011031	Soft Story	2	2
609 BAY ST (609 BAY ST/1933 6TH ST)	4289003016	Soft Story	2	4
820 BAY ST	4284002007	Soft Story	3	5
827 BAY ST	4284001042-050	Soft Story	2	9
1009 BAY ST	4284016019	Soft Story	2	4
1035 BAY ST (1033-1035 BAY ST)	4284016014	Soft Story	2	4
1114 BAY ST	4284018010	Soft Story	2	3
1118 BAY ST	4284018009	Soft Story	2	3
1204 BAY ST	4284018005	Soft Story	2	5
1209 BAY ST	4284017001	Soft Story	2	4
1047 BERKELEY ST	4266006046	Soft Story	2	1
1223 BERKELEY ST	4267002016	Soft Story	2	6
1228 BERKELEY ST	4267003005	Soft Story	2	9
1233 BERKELEY ST	4267002028-034	Soft Story	2	7
1237 BERKELEY ST	4267002019	Soft Story	2	6
1247 BERKELEY ST	4267002021	Soft Story	2	6
1253 BERKELEY ST	4267002035-041	Soft Story	2	7
1307 BERKELEY ST	4267013023	Soft Story	2	4
1323 BERKELEY ST	4267013016	Soft Story	2	4
1324 BERKELEY ST	4267012017	Soft Story	2	7
1327 BERKELEY ST	4267013014	Soft Story	2	6
1328 BERKELEY ST	4267012049-055	Soft Story	3	7



Potentially Seismically Vulnerable Buildings - Unretrofitted

1341 BERKELEY ST	4267013008	Soft Story	2	7
1419 BERKELEY ST	4267016008	Soft Story	2	2
1437 BERKELEY ST	4267016030-035	Soft Story	2	6
1448 BERKELEY ST	4267017021	Soft Story	2	7
1453 BERKELEY ST	4267016023	Soft Story	2	7
1458 BERKELEY ST	4267017025	Soft Story	2	6
1507 BERKELEY ST	4267027003	Soft Story	2	7
1518 BERKELEY ST	4267026008	Soft Story	2	7
1528 BERKELEY ST	4267026068-074	Soft Story	2	7
1532 BERKELEY ST	4267026061-067	Soft Story	2	7
1533 BERKELEY ST	4267027014	Soft Story	2	7
1537 BERKELEY ST	4267027016	Soft Story	3	7
1633 BERKELEY ST	4268005024	Soft Story	2	4
1634 BERKELEY ST	4268004012	Soft Story	2	3
1637 BERKELEY ST	4268005023	Soft Story	2	4
1642 BERKELEY ST	4268004014	Soft Story	3	4
1649 BERKELEY ST	4268005020	Soft Story	2	3
1653 BERKELEY ST	4268005019	Soft Story	2	4
1660 BERKELEY ST	4268004018	Soft Story	2	6
2428 BEVERLEY AVE	4287005012	Soft Story	2	4
2441 BEVERLEY AVE	4287004022	Soft Story	3	19
2450 BEVERLEY AVE	4287005017	Soft Story	2	6
2525 BEVERLEY AVE	4287003008	Soft Story	3	10
2534 BEVERLEY AVE	4287005007	Soft Story	2	4
2545 BEVERLEY AVE (2535-2545 BEVERLEY AVE)	4287003009	Soft Story	2	26
208 BICKNELL AVE	4289017003	Unreinforced Masonry	1	2
217 BICKNELL AVE	4289018013	Soft Story	2	6
225 BICKNELL AVE (223-225 BICKNELL AVE)	4289018012	Soft Story	2	7
229 BICKNELL AVE	4289018027-053	Soft Story	4	27
236 BICKNELL AVE	4289017009	Soft Story	2	12
246 BICKNELL AVE	4289017019	Soft Story	2	7
323 BICKNELL AVE	4289013026	Soft Story	3	11
101 BROADWAY	4291015017	Unreinforced Masonry	3	0
127 BROADWAY (119 BROADWAY)	4291015027	Unreinforced Masonry	2	0
201 BROADWAY	4291016013	Unreinforced Masonry	4	0
227 BROADWAY	4291016012	Unreinforced Masonry	3	0
309 BROADWAY	4291017025	Steel Moment Frame	5	0
420 BROADWAY	4291025033	Unreinforced Masonry	1	0
520 BROADWAY	4291019028	Steel Moment Frame	6	0
719 BROADWAY	4291021015	Unreinforced Masonry	1	0
804 BROADWAY (802)	4282028017	Unreinforced Masonry	1	0
1721 BROADWAY (1721-31)	4275011027	Unreinforced Masonry	1	0
1827 BROADWAY (1819)	4275010012	Unreinforced Masonry	1	0
2001 BROADWAY	4275008808	Concrete Tilt-Up	3	0
2500 BROADWAY	4275017014	Steel Moment Frame	5	0
2601 BROADWAY (2601-2609 BROADWAY)	4267021015	Soft Story	2	5
2702 BROADWAY	4267023025	Soft Story	2	4
2719 BROADWAY (2719-2727 BROADWAY)	4267020014	Soft Story	2	4
2814 BROADWAY (2818)	4267024002	Soft Story	2	3
2905 BROADWAY (2911)	4267018024	Soft Story	2	5
3201 BROADWAY (3201 BROADWAY/1457 FRANKLIN ST)	4267015024	Soft Story	2	2
101 CALIFORNIA AVE	4292027023-113	Steel Moment Frame	13	91
210 CALIFORNIA AVE	4292021020	Soft Story	3	10
220 CALIFORNIA AVE	4292021015	Soft Story	3	36
300 CALIFORNIA AVE	4292020010	Soft Story	3	35
320 CALIFORNIA AVE	4292020009	Soft Story	2	1
329 CALIFORNIA AVE	4292019016	Soft Story	3	20
330 CALIFORNIA AVE	4292020001	Unreinforced Masonry	5 w/basement and sub- parking	45
414 CALIFORNIA AVE	4292013019	Soft Story	2	7





Potentially Seismically Vulnerable Buildings - Unretrofitted

420 CALIFORNIA AVE	4292013022	Soft Story	3	20
507 CALIFORNIA AVE	4292011029	Soft Story	3	20
519 CALIFORNIA AVE	4292011066-079	Soft Story	3	14
520 CALIFORNIA AVE	4292012022	Soft Story	3	7
621 CALIFORNIA AVE	4292006054-059	Soft Story	3	6
715 CALIFORNIA	4292003028	Unreinforced Masonry	2	0
819 CALIFORNIA AVE	4281034026	Soft Story	2	12
901 CALIFORNIA AVE (901-909 CALIFORNIA AVE)	4281029051-059	Soft Story	2	9
902 CALIFORNIA AVE	4281028023	Soft Story	2	4
911 CALIFORNIA AVE	4281029020	Soft Story	2	4
914 CALIFORNIA AVE	4281028027	Soft Story	3	7
919 CALIFORNIA AVE	4281029023	Soft Story	2	6
1015 CALIFORNIA AVE	4281026021	Non-Ductile Concrete	2	0
1107 CALIFORNIA AVE	4281021013	Soft Story	2	4
1121 CALIFORNIA AVE	4281021026	Soft Story	3	7
1204 CALIFORNIA AVE	4281019019	Soft Story	2	7
1208 CALIFORNIA AVE	4281019020	Soft Story	3	4
1219 CALIFORNIA AVE	4281018025	Soft Story	2	4
1220 CALIFORNIA AVE	4281019025	Soft Story	2	14
1311 CALIFORNIA AVE	4281013025	Soft Story	3	7
1321 CALIFORNIA AVE	4281013024	Soft Story	3	5
1422 CALIFORNIA AVE	4281011043-047	Soft Story	3	5
1601 CALIFORNIA AVE	4281003023	Soft Story	2	7
1610 CALIFORNIA AVE	4281004023	Soft Story	2	4
1614 CALIFORNIA AVE (1612-1614 CALIFORNIA AVE)	4281004025	Soft Story	3	2
1701 CALIFORNIA AVE (1701-1707 CALIFORNIA AVE)	4277027023	Soft Story	2	2
1710 CALIFORNIA AVE	4276010011	Soft Story	2	6
1730 CALIFORNIA AVE	4276010041-047	Soft Story	3	7
1811 CALIFORNIA AVE	4277026023	Soft Story	2	1
1903 CALIFORNIA AVE	4277025011	Soft Story	2	4
2021 CALIFORNIA AVE	4277024026-048	Soft Story	3	23
2101 CALIFORNIA AVE	4277023021	Soft Story	3	9
711 CEDAR ST	4287001016	Soft Story	2	4
717 CEDAR ST (717-723 CEDAR ST)	4287001033-042	Soft Story	2	10
722 CEDAR ST	4287001020	Soft Story	2	6
734 CEDAR ST	4287001019	Soft Story	2	10
835 CEDAR ST	4284005002	Soft Story	2	4
1031 CEDAR ST	4284012005	Soft Story	2	1
1321 CENTINELA AVE	4267014025	Soft Story	2	9
1333 CENTINELA AVE	4267014023	Soft Story	2	7
1341 CENTINELA AVE	4267014035-041	Soft Story	3	7
1415 CENTINELA AVE	4267015009	Soft Story	2	5
1453 CENTINELA AVE	4267015023	Soft Story	2	4
1521 CENTINELA AVE	4267028004	Soft Story	2	5
1537 CENTINELA AVE	4267028007	Soft Story	2	7
1615 CENTINELA AVE	4268006008	Soft Story	2	4
1625 CENTINELA AVE (1621)	4268006057-0066	Soft Story	2	10
1645 CENTINELA AVE	4268006015	Soft Story	2	6
1715 CENTINELA AVE	4268007004	Soft Story	2	5
1723 CENTINELA AVE	4268007033	Soft Story	2	5
1725 CENTINELA AVE	4268007007	Soft Story	2	5
1733 CENTINELA AVE	4268007035	Soft Story	2	10
1741 CENTINELA AVE	4268007010	Soft Story	2	5
1743 CENTINELA AVE	4268007011	Soft Story	2	5
1759 CENTINELA AVE (1759 CENTINELA AVE/3221 NEBRASKA AVE)	4268007015	Soft Story	2	4
2621 CENTINELA AVE	4270017120-141	Soft Story	3	22
2633 CENTINELA AVE	4270017108-119	Soft Story	3	12
2637 CENTINELA AVE	4270017030	Soft Story	2	30
2643 CENTINELA AVE	4270017028	Soft Story	3	48



Potentially Seismically Vulnerable Buildings - Unretrofitted

1116 CHELSEA AVE	4276003011	Soft Story	2	5
1120 CHELSEA AVE	4276003010	Soft Story	2	5
1124 CHELSEA AVE	4276003009	Soft Story	2	4
1134 CHELSEA AVE (1130-1134 CHELSEA AVE)	4276003008	Soft Story	2	8
1226 CHELSEA AVE	4276017050	Soft Story	2	4
1251 CHELSEA AVE	4276019020	Soft Story	2	4
2439 CHELSEA PL	4276022018	Soft Story	2	4
2440 CHELSEA PL	4276022012	Soft Story	2	4
2445 CHELSEA PL	4276022019	Soft Story	2	1
2447 CHELSEA PL	4276022020	Soft Story	2	4
2453 CHELSEA PL	4276022051	Soft Story	2	4
1411 CLOVERFIELD BLVD	4275004015	Soft Story	2	2
1413 CLOVERFIELD BLVD	4275004016	Soft Story	2	0
1419 CLOVERFIELD BLVD	4275004017	Soft Story	2	2
1423 CLOVERFIELD BLVD	4275004018	Soft Story	2	3
1644 CLOVERFIELD BLVD	4275020033	Non-Ductile Concrete	7	0
1707 CLOVERFIELD BLVD	4268014013	Concrete Tilt-Up	2	0
1919 CLOVERFIELD BLVD	4274001034	Soft Story	2	7
1925 CLOVERFIELD BLVD	4274001036	Soft Story	2	7
2014 CLOVERFIELD BLVD	4274024013	Soft Story	3	11
2029 CLOVERFIELD BLVD (2023-2033 CLOVERFIELD BLVD)	4274005035-056	Soft Story	2	22
2041 CLOVERFIELD BLVD	4274005022	Soft Story	2	7
2206 CLOVERFIELD BLVD	4273006029	Soft Story	2	4
2207 CLOVERFIELD BLVD	4273007024	Soft Story	2	3
2621 CLOVERFIELD BLVD (2621-2627 CLOVERFIELD BLVD)	4273011020	Soft Story	2	4
2626 CLOVERFIELD BLVD	4273012016	Soft Story	2	10
120 COLORADO AVE	4290015026	Non-Ductile Concrete	9	0
302 COLORADO AVE	4290012003	Non-Ductile Concrete	3	0
407 COLORADO AVE	4291025012	Steel Moment Frame	1	0
700 COLORADO AVE (702)	4290001016	Concrete Tilt-Up	1	0
716 COLORADO AVE	4290001016	Unreinforced Masonry	2	0
902-926 COLORADO AVE	4283002900	Concrete Tilt-Up	1	0
1101 COLORADO AVE	4282031016	Concrete Tilt-Up	2	0
1431 COLORADO AVE	4282034009	Concrete Tilt-Up	1	0
1920 COLORADO AVE	4275021007	Concrete Tilt-Up	2	0
2100 COLORADO AVE	4275020015	Steel Moment Frame	3	0
2150 COLORADO AVE	4275020025	Steel Moment Frame	4	0
2600 COLORADO AVE	4268001050	Non-Ductile Concrete	5	0
2815 COLORADO AVE	4267024032	Soft Story	2	3
2821 COLORADO AVE	4267024027	Soft Story	2	6
2917 COLORADO AVE	4267025023	Soft Story	2	5
2929 COLORADO AVE	4267025028	Soft Story	2	18
3010 COLORADO AVE	4268004003	Soft Story	2	4
3014 COLORADO AVE	4268004004	Soft Story	2	5
3022 COLORADO AVE	4268004006	Soft Story	2	4
3116 COLORADO AVE	4268005004	Soft Story	2	4
3120 COLORADO AVE	4268005005	Soft Story	2	4
3124 COLORADO AVE	4268005006	Soft Story	2	4
3219 COLORADO AVE	4267028026-036	Soft Story	2	11
654 COPELAND CT	4287015010	Soft Story	3	1
1723 DELAWARE AVE (1723-1727 DELAWARE AVE)	4274013019	Soft Story	2	5
1802 DELAWARE AVE	4274016002	Soft Story	2	5
2801 DELAWARE AVE	4268019041	Soft Story	2	3
2951 DONALD DOUGLAS LOOP N	4272031002	Steel Moment Frame	3	0
3223 DONALD DOUGLAS LOOP S	4272026902	Steel Moment Frame	2	0
811 EUCLID ST	4281015021	Soft Story	3	10
817 EUCLID ST	4281015020	Soft Story	2	8
818 EUCLID ST	4281016003	Soft Story	2	5
825 EUCLID ST	4281015019	Soft Story	3	11
829 EUCLID ST	4281015018	Soft Story	3	10



Potentially Seismically Vulnerable Buildings - Unretrofitted

832 EUCLID ST	4281016033-053	Soft Story	3	21
833 EUCLID ST (831-833 EUCLID ST)	4281015017	Soft Story	2	5
837 EUCLID ST	4281015016	Soft Story	2	6
842 EUCLID ST	4281016006	Soft Story	2	5
901 EUCLID ST	4281014024	Soft Story	2	6
909 EUCLID ST	4281014023	Soft Story	2	6
943 EUCLID ST	4281014014	Soft Story	2	8
948 EUCLID ST (948-950 EUCLID ST)	4281017010	Soft Story	2	5
949 EUCLID ST	4281014013	Soft Story	3	16
952 EUCLID ST (952-956 EUCLID ST)	4281017011	Soft Story	2	8
1018 EUCLID ST	4281018005	Soft Story	3	11
1027 EUCLID ST	4281013018	Soft Story	2	6
1033 EUCLID ST	4281013017	Soft Story	3	8
1034 EUCLID ST	4281018008	Soft Story	2	3
1040 EUCLID ST	4281018009	Soft Story	3	11
1041 EUCLID ST	4281013015	Soft Story	2	10
1044 EUCLID ST	4281018010	Soft Story	3	11
1050 EUCLID ST	4281018011	Soft Story	4	11
1101 EUCLID ST	4281012015	Soft Story	2	5
1102 EUCLID ST	4281019001	Soft Story	3	7
1111 EUCLID ST	4281012036-046	Soft Story	4	11
1114 EUCLID ST	4281019003	Soft Story	3	21
1115 EUCLID ST (1115-1117 EUCLID ST)	4281012013	Soft Story	2	8
1122 EUCLID ST	4281019005	Soft Story	2	4
1128 EUCLID ST	4281019006	Soft Story	2	7
1138 EUCLID ST	4281019008	Soft Story	3	11
1227 EUCLID ST	4282004019	Soft Story	3	10
1228 EUCLID ST	4282005005	Soft Story	3	10
1236 EUCLID ST	4282005007	Soft Story	3	10
1244 EUCLID ST	4282005008	Soft Story	3	12
1246 EUCLID ST	4282005009	Soft Story	3	11
1251 EUCLID ST	4282004014	Soft Story	3	7
1302 EUCLID ST	4282014028	Soft Story	3	18
1307 EUCLID ST	4282015024	Soft Story	3	10
1311 EUCLID ST	4282015023	Soft Story	3	11
1314 EUCLID ST (1304-1314 EUCLID ST)	4282014003	Soft Story	3	11
1318 EUCLID ST	4282014004	Soft Story	3	11
1321 EUCLID ST	4282015021	Soft Story	3	11
1322 EUCLID ST	4282014005	Soft Story	2	11
1328 EUCLID ST	4282014006	Soft Story	2	11
1334 EUCLID ST	4282014007	Soft Story	2	10
1423 EUCLID ST	4282022021	Soft Story	3	11
1433 EUCLID ST	4282022019	Soft Story	2	11
1437 EUCLID ST	4282022018	Soft Story	2	11
1518 EUCLID ST (1518-1522 EUCLID ST)	4282032031	Soft Story	3	20
1525 EUCLID ST	4282033900	Unreinforced Masonry	2	0
1534 EUCLID ST	4282032007	Soft Story	2	10
1538 EUCLID ST	4282032008	Soft Story	2	11
1543 EUCLID ST	4282033015	Soft Story	2	10
1550 EUCLID ST	4282032010	Unreinforced Masonry	1	0
1754 EUCLID ST	4283015002	Soft Story	2	6
1817 EUCLID ST	4283029003	Soft Story	2	5
1827 EUCLID ST	4283029006	Soft Story	2	6
1840 EUCLID ST	4283028014	Soft Story	2	5
1844 EUCLID ST	4283028013	Soft Story	2	4
1851 EUCLID ST (1847-1853 EUCLID ST)	4283029026	Soft Story	2	7
1911 EUCLID ST	4283029013	Soft Story	2	6
1934 EUCLID ST	4283028004	Soft Story	2	6
1938 EUCLID ST	4283028003	Soft Story	2	8
1942 EUCLID ST	4283028002	Soft Story	3	15



Potentially Seismically Vulnerable Buildings - Unretrofitted

2019 EUCLID ST	4284033006	Soft Story	2	5
2521 EUCLID ST (2521 EUCLID ST/1307 OCEAN PARK BLVD)	4284025001	Soft Story	2	7
2612 EUCLID ST	4285002001	Soft Story	2	7
2711 EUCLID ST	4285010008	Soft Story	2	3
2860 EXPOSITION BLVD	4268019029	Soft Story	2	4
2900 EXPOSITION BLVD	4268022001	Soft Story	2	3
2918 EXPOSITION BLVD (2918-2920 EXPOSITION BLVD)	4268022004	Soft Story	2	3
2958 EXPOSITION BLVD	4268022012	Soft Story	2	3
1957 FRANK ST (1951-1957 FRANK ST/2519 VIRGINIA AVE)	4274003032	Soft Story	3	20
1249 FRANKLIN ST	4267001010	Soft Story	2	8
1301 FRANKLIN ST (1301-1317 FRANKLIN ST)	4267014057-080	Soft Story	2	24
1302 FRANKLIN ST	4267013022	Soft Story	3	33
1328 FRANKLIN ST	4267013042-048	Soft Story	2	7
1332 FRANKLIN ST	4267013013	Soft Story	2	6
1335 FRANKLIN ST	4267014032	Soft Story	2	11
1419 FRANKLIN ST	4267015008	Soft Story	2	3
1434 FRANKLIN ST	4267016016	Soft Story	2	4
1447 FRANKLIN ST	4267015037-042	Soft Story	2	6
1510 FRANKLIN ST	4267027057	Soft Story	2	3
1601 FRANKLIN ST	4268006001	Soft Story	2	5
1621 FRANKLIN ST	4268006067	Soft Story	2	4
1622 FRANKLIN ST	4268005008	Soft Story	2	2
1629 FRANKLIN ST	4268006033-037	Soft Story	2	5
1646 FRANKLIN ST	4268005014	Soft Story	2	4
1653 FRANKLIN ST	4268006020	Soft Story	2	4
1712 FRANKLIN ST (1710-1712 FRANKLIN ST)	4268008003	Soft Story	2	4
1716 FRANKLIN ST	4268008004	Soft Story	2	1
1735 FRANKLIN ST	4268007022	Soft Story	2	5
1736 FRANKLIN ST	4268008009	Soft Story	2	3
1744 FRANKLIN ST	4268008011	Soft Story	2	3
1748 FRANKLIN ST	4268008012	Soft Story	2	4
1755 FRANKLIN ST	4268007034	Soft Story	2	10
123 FRASER AVE	4288018032	Soft Story	2	5
701 GRANT ST	4289002029-040	Soft Story	2	12
707 GRANT ST	4289002041-046	Soft Story	2	6
825 GRANT ST (825-829 GRANT ST)	4284002019	Soft Story	2	10
909 GRANT ST	4284002042-046	Soft Story	2	5
1007 GRANT ST	4284015020	Soft Story	2	4
1011 GRANT ST	4284015019	Soft Story	2	4
1018 GRANT ST	4284014003	Soft Story	2	5
1022 GRANT ST	4284014004	Soft Story	2	5
1038 GRANT ST (1038-1040 GRANT ST)	4284014007	Soft Story	3	3
1043 GRANT ST	4284015013	Soft Story	2	4
1044 GRANT ST	4284014009	Soft Story	2	3
121 HART AVE	4288017030	Soft Story	3	1
156 HART AVE	4288018042-045	Soft Story	4	4
1143 HARVARD ST	4266009059	Soft Story	2	6
1240 HARVARD ST	4267006018	Soft Story	2	6
1242 HARVARD ST	4267006019	Soft Story	2	8
1321 HARVARD ST	4267010019	Soft Story	2	6
1323 HARVARD ST	4267010017	Soft Story	2	6
1338 HARVARD ST	4267009036-039	Soft Story	2	4
1342 HARVARD ST	4267009056	Soft Story	3	10
1452 HARVARD ST	4267020013	Soft Story	2	5
1505 HARVARD ST (1505-1507 HARVARD ST)	4267024005	Soft Story	2	8
1508 HARVARD ST	4267023045-046	Soft Story	2	2
1517 HARVARD ST	4267024051-059	Soft Story	2	9
1518 HARVARD ST	4267023005	Soft Story	2	6
1522 HARVARD ST	4267023006	Soft Story	2	6
1527 HARVARD ST	4267024013	Soft Story	2	8



Potentially Seismically Vulnerable Buildings - Unretrofitted

1530 HARVARD ST	4267023007	Soft Story	2	5
1536 HARVARD ST	4267023008	Soft Story	2	6
1548 HARVARD ST	4267023011	Soft Story	2	4
2627 HIGHLAND AVE	4287015037	Soft Story	3	10
2660 HIGHLAND AVE	4287019026	Soft Story	3	6
3001 HIGHLAND AVE	4287029002	Soft Story	3	3
3110 HIGHLAND AVE	4287037029	Soft Story	3	3
240 HILL ST (240 HILL ST/2704 3RD ST)	4287023001	Soft Story	3	4
420 HILL ST	4287021009	Soft Story	2	7
422 HILL ST	4287021010	Soft Story	2	11
423 HILL ST	4287012003	Soft Story	3	6
428 HILL ST	4287021042-063	Soft Story	3	22
500 HILL ST	4287021013	Soft Story	2	9
507 HILL ST	4287013007	Soft Story	2	5
508 HILL ST	4287021015	Soft Story	2	6
511 HILL ST	4287013031	Soft Story	3	13
519 HILL ST (519-523 HILL ST)	4287013030	Soft Story	3	15
639 HILL ST	4287015030	Soft Story	2	6
643 HILL ST	4287015031	Soft Story	2	6
647 HILL ST	4287015032	Soft Story	2	5
648 HILL ST	4287018025	Soft Story	2	4
701 HILL ST	4287016034	Soft Story	2	4
711 HILL ST	4287016036	Soft Story	2	4
721 HILL ST	4287016044	Soft Story	2	11
733 HILL ST	4287016040	Soft Story	2	5
817 HILL ST	4285001033	Soft Story	2	14
825 HILL ST	4285001003	Soft Story	2	5
829 HILL ST	4285001004	Soft Story	2	6
1021 HILL ST	4285001050-056	Soft Story	2	7
1028 HILL ST	4285012026	Soft Story	2	4
1518 HILL ST	4285015003	Soft Story	2	1
2019 HILL ST	4272002013	Soft Story	2	1
2437 HILL ST	4272020008	Soft Story	2	2
136 HOLLISTER AVE	4288016040	Soft Story	3	1
423 HOLLISTER AVE (421-423 HOLLISTER AVE/2332 5TH ST)	4289007006	Soft Story	2	3
601 HOLLISTER AVE	4289006005	Soft Story	2	5
124 IDAHO AVE	4292026044-064	Non-Ductile Concrete	6	21
325 IDAHO AVE	4292017013	Soft Story	3	12
425 IDAHO AVE	4292016052-061	Soft Story	3	10
505 IDAHO AVE	4292009016	Soft Story	3	21
519 IDAHO AVE	4292009014	Soft Story	3	7
525 IDAHO AVE	4292009013	Soft Story	2	5
608 IDAHO AVE	4292007030-040	Soft Story	3	11
629 IDAHO AVE	4292008032-054	Soft Story	3	23
806 IDAHO AVE (802-812 IDAHO AVE/903 LINCOLN)	4281033023	Soft Story	3	6
929 IDAHO AVE	4281031011	Soft Story	3	10
1025 IDAHO AVE	4281024057	Soft Story	3	11
1105 IDAHO AVE	4281023032-041	Soft Story	3	10
1201 IDAHO AVE	4281016009	Soft Story	2	10
1214 IDAHO AVE	4281017023	Soft Story	3	10
1315 IDAHO AVE	4281015025	Soft Story	3	7
1324 IDAHO AVE	4281014001	Soft Story	2	6
1325 IDAHO AVE	4281015012	Soft Story	2	6
1509 IDAHO AVE (1501-1509 IDAHO AVE)	4281008013	Soft Story	2	4
1527 IDAHO AVE (1527 IDAHO AVE/858 16TH ST)	4281008012	Soft Story	2	3
1606 IDAHO AVE (1604-1606 IDAHO AVE)	4281002025	Soft Story	2	6
1720 IDAHO AVE (902 18TH ST)	4277009001	Soft Story	2	1
1810 IDAHO AVE (1810-1816)	4277010012	Soft Story	2	4
1820 IDAHO AVE	4277010070-076	Soft Story	3	7
1903 IDAHO AVE (1903-1913 IDAHO AVE)	4277006024	Soft Story	2	6



Potentially Seismically Vulnerable Buildings - Unretrofitted

2315 KANSAS AVE	4274005023	Soft Story	2	5
2345 KANSAS AVE	4274005030	Soft Story	2	22
2351 KANSAS AVE	4274005031	Soft Story	2	9
2428 KANSAS AVE	4274007010	Soft Story	2	7
2434 KANSAS AVE	4274007011	Soft Story	2	7
2512 KANSAS AVE	4274007014	Soft Story	2	7
2519 KANSAS AVE	4274004061-070	Soft Story	3	10
2546 KANSAS AVE	4274007018	Soft Story	2	13
2624 KANSAS AVE (2624-2628 KANSAS AVE)	4274008046-076	Soft Story	2	31
2625 KANSAS AVE	4274004043	Soft Story	2	16
2633 KANSAS AVE	4274004044	Soft Story	2	11
2801 KANSAS AVE (2801-2809 KANSAS AVE)	4274028011	Soft Story	2	5
650 KENSINGTON RD	4287004010	Soft Story	3	4
608 LINCOLN BLVD	4293011034-039	Soft Story	2	6
632 LINCOLN BLVD	4293011052-056	Soft Story	2	5
638 LINCOLN BLVD	4293011008	Soft Story	2	5
702 LINCOLN BLVD	4293011009	Soft Story	2	6
714 LINCOLN BLVD	4293011011	Soft Story	2	5
728 LINCOLN BLVD (728-730 LINCOLN BLVD)	4293011047-050	Soft Story	2	4
823 LINCOLN BLVD	4281032019	Soft Story	2	10
824 LINCOLN BLVD	4292001006	Soft Story	2	10
828 LINCOLN BLVD	4292001007	Soft Story	3	11
838 LINCOLN BLVD	4292001009	Soft Story	3	10
841 LINCOLN BLVD	4281032015	Soft Story	2	10
844 LINCOLN BLVD	4292001010	Soft Story	2	10
847 LINCOLN BLVD	4281032014	Soft Story	2	6
858 LINCOLN BLVD (721-727 IDAHO AVE)	4292001013	Soft Story	2	14
917 LINCOLN BLVD	4281033020	Soft Story	2	6
927 LINCOLN BLVD (927-929 LINCOLN BLVD)	4281033018	Soft Story	2	2
942 LINCOLN BLVD	4292002009	Soft Story	2	3
943 LINCOLN BLVD	4281033056-061	Soft Story	3	6
948 LINCOLN BLVD	4292002010	Soft Story	1	2
1007 LINCOLN BLVD	4281034024	Soft Story	3	11
1041 LINCOLN BLVD	4281034040-046	Soft Story	3	7
1111 LINCOLN BLVD	4281035019	Soft Story	3	10
1123 LINCOLN BLVD	4281035017	Soft Story	3	10
1130 LINCOLN BLVD	4292004900	Unreinforced Masonry	2	0
1143 LINCOLN BLVD	4281035013	Soft Story	3	8
1147 LINCOLN BLVD	4281035026	Soft Story	3	10
1231 LINCOLN BLVD (1233)	4282009017	Unreinforced Masonry	2	0
1448 LINCOLN BLVD	4291021011	Unreinforced Masonry	1	0
1452 LINCOLN BLVD	4291021012	Unreinforced Masonry	1	0
1637 LINCOLN BLVD	4283002006	Concrete Tilt-Up	1	0
1661 LINCOLN BLVD	4283003012	Non-Ductile Concrete	4	0
1824 LINCOLN BLVD (1822)	4290004023	Unreinforced Masonry	1	0
1836 LINCOLN BLVD	4290004028	Soft Story	2	0
1900 LINCOLN BLVD (1900-1916)	4289003045	Unreinforced Masonry	1	0
2316 LINCOLN BLVD	4289001007	Unreinforced Masonry	1	0
2323 LINCOLN BLVD	4284005021	Unreinforced Masonry	1	0
1855 MAIN ST	4290013901	Non-Ductile Concrete	3	0
1901 MAIN ST	4289019024	Steel Moment Frame	3	0
1918 MAIN ST	4289020005	Steel Moment Frame	3	0
1918 MAIN ST	4289020005	Soft Story	3	0
1921 MAIN ST (1921-29)	4289019006	Unreinforced Masonry	1	0
2003 MAIN ST (2001-2011)	4289018001	Unreinforced Masonry	1	0
2015 MAIN ST	4289018003	Unreinforced Masonry	1	0
2403 MAIN ST	4288001040	Unreinforced Masonry	1	0
2409 MAIN ST	4288001020	Unreinforced Masonry	2	0
2411 MAIN ST	4288001021	Unreinforced Masonry	1	0
2515 MAIN ST	4288001035	Concrete Tilt-Up	2	0



Potentially Seismically Vulnerable Buildings - Unretrofitted

2525 MAIN ST	4288001036	Unreinforced Masonry	3	0
2601 MAIN ST	4288002902	Unreinforced Masonry	1	0
2633 MAIN ST	4288002027	Unreinforced Masonry	1	0
2654 MAIN ST	4288012001	Unreinforced Masonry	2	0
2701 MAIN ST (2703) (210 HILL ST)	4288003043	Unreinforced Masonry	1	0
2702 MAIN ST	4288011016	Unreinforced Masonry	1	0
2709 MAIN ST	4288003042	Unreinforced Masonry	1	0
2711 MAIN ST	4288003041	Unreinforced Masonry	1	0
2724 MAIN ST	4288011017	Unreinforced Masonry	1	0
2804 MAIN ST (2802-2808)	4288010005	Unreinforced Masonry	2	0
2807 MAIN ST	4288003029	Unreinforced Masonry	1	0
2821 MAIN ST (2815-2821)	4288003023	Unreinforced Masonry	2	0
2900 MAIN ST	4288009001	Unreinforced Masonry	2	0
2905 MAIN ST (2901)	4288004024	Unreinforced Masonry	1	0
2909 MAIN ST (2907-2915)	4288004023	Unreinforced Masonry	1	0
2934 MAIN ST (2936)	4288008005	Unreinforced Masonry	1 with mezanine	0
2941 MAIN ST	4288004027	Unreinforced Masonry	2	0
2942 MAIN ST (181 PIER AVE)	4288008007	Unreinforced Masonry	2 w/tower	0
3005 MAIN ST	4288005015	Steel Moment Frame	5	0
3015 MAIN ST	4288005015	Steel Moment Frame	4	0
818 MAPLE ST	4284008010	Soft Story	2	3
824 MAPLE ST	4284008011	Soft Story	2	6
1503 MAPLE ST	4284038022	Soft Story	2	2
323 MARINE ST	4287025022	Soft Story	4	24
425 MARINE ST	4287027059-064	Soft Story	4	6
431 MARINE ST	4287027022	Soft Story	2	6
607 MARINE ST	4287027034	Soft Story	3	8
642 MARINE ST	4287035023	Soft Story	2	4
653 MARINE ST (653 MARINE ST/3025 GOLDSMITH ST)	4287028008	Soft Story	2	3
668 MARINE ST (666-672)	4287035001	Unreinforced Masonry	2	0
728 MARINE ST	4287034033	Soft Story	3	1
730 MARINE ST	4287034032	Soft Story	3	1
929 MARINE ST	4285029015	Soft Story	2	3
820 MICHIGAN AVE	4283020002	Soft Story	2	3
1220 MICHIGAN AVE (1222) (1802 EUCLID ST)	4283028021	Soft Story	2	3
1358 MICHIGAN AVE (1804 14TH ST)	4283030025	Unreinforced Masonry	2	0
1513 MICHIGAN AVE	4283012022	Soft Story	2	5
1811 MICHIGAN AVE (1801-1823 MICHIGAN AVE)	4274027015	Soft Story	2	7
2211 MICHIGAN AVE	4275032009	Concrete Tilt-Up	1	0
135 MONTANA AVE	4293014027	Soft Story	2	18
219 MONTANA AVE	4293014088-103	Soft Story	3	16
311 MONTANA AVE	4293014019	Soft Story	3	16
402 MONTANA AVE	4292016024	Soft Story	3	12
427 MONTANA AVE	4293013027	Soft Story	2	24
511 MONTANA AVE	4293013024	Soft Story	3	8
724 MONTANA AVE	4292001002	Unreinforced Masonry	1	0
1013 MONTANA AVE (1007 MONTANA AVE)	4280024018	Unreinforced Masonry	1	0
1112 MONTANA AVE	4281023026	Soft Story	2	0
1401 MONTANA AVE	4279033036	Unreinforced Masonry	1	0
1412 MONTANA AVE	4281009024	Steel Moment Frame	2	0
1421 MONTANA AVE	4279033031	Unreinforced Masonry	1	0
1426 MONTANA AVE	4281009068	Steel Moment Frame	2	0
1505 MONTANA AVE	4279026029	Steel Moment Frame	1	0
1523 MONTANA AVE	4279026002	Soft Story	2	0
1611 MONTANA AVE	4279025020	Unreinforced Masonry	1, 2 in rear	0
1711 MONTANA AVE (1711 MONTANA AVE/749 17TH ST)	4279016020	Soft Story	2	4
1717 MONTANA AVE	4279016002	Soft Story	2	1
1724 MONTANA AVE	4277008029	Soft Story	3	17
1807 MONTANA AVE (1807 MONTANA AVE/751 18TH ST)	4279015018	Soft Story	2	8



Potentially Seismically Vulnerable Buildings - Unretrofitted

1902 MONTANA AVE (1902-1904 MONTANA AVE)	4277006014	Soft Story	2	4
1920 MONTANA AVE	4277006067	Soft Story	2	7
1925 MONTANA AVE	4279006020-026	Soft Story	3	7
2002-2010 MONTANA AVE	4277005015	Soft Story	2	6
2028 MONTANA AVE	4277005001	Unreinforced Masonry	1	0
2107 MONTANA AVE (755 21ST ST)	4278030021-026	Soft Story	2	7
2121 MONTANA AVE (2117)	4278030001	Soft Story	2	7
2153 MONTANA AVE	4278021003	Soft Story	2	5
2209 MONTANA AVE	4278021001	Soft Story	2	6
2214 MONTANA AVE	4277003012	Soft Story	2	2
2227 MONTANA AVE (2225-2227 MONTANA AVE)	4278020010	Soft Story	2	3
2309 MONTANA AVE	4278011018	Soft Story	2	1
2512 MONTANA AVE	4277001013	Soft Story	2	12
2522 MONTANA AVE (2520, 2524)	4277001002	Soft Story	2	0
				3
2618 MONTANA AVE	4266013081-083	Soft Story	2	3
2622 MONTANA AVE	4266013057	Soft Story	2	5
2626 MONTANA AVE	4266013058	Soft Story	2	5
2632 MONTANA AVE	4266013059	Soft Story	3	6
2712 MONTANA AVE	4266013002	Soft Story	2	10
2812 MONTANA AVE	4266012002	Soft Story	2	5
631 NAVY ST	4287035021	Soft Story	2	4
639 NAVY ST	4287035012	Soft Story	2	3
3030 NEBRASKA AVE	4268010008	Steel Moment Frame	2	0
2700 NEILSON WAY	4288020036	Non-Ductile Concrete	16	266
2720 NEILSON WAY	4288020036	Non-Ductile Concrete	16	266
1320 OAK ST	4285010007	Soft Story	2	2
1343 OAK ST (1343-1345 OAK ST)	4285003015	Soft Story	2	3
1802 OAK ST	4272002001	Soft Story	2	7
1809 OAK ST (1807-1809 OAK ST)	4272001007	Soft Story	2	5
1817 OAK ST (1817-1819 OAK ST)	4272001009	Soft Story	2	3
2004 OAK ST	4272002005	Soft Story	2	4
2005 OAK ST	4272001010	Soft Story	2	4
2026 OAK ST	4272002019	Soft Story	2	6
2107 OAK ST	4272008016	Soft Story	2	5
2117 OAK ST	4272008014	Soft Story	2	4
2120 OAK ST	4272009004	Soft Story	2	3
2127 OAK ST	4272008012	Soft Story	2	5
2128 OAK ST (2130)	4272009006	Soft Story	2	4
2134 OAK ST	4272009029-033	Soft Story	2	5
2206 OAK ST	4272009008	Soft Story	2	6
2211 OAK ST	4272008020	Soft Story	2	5
2224 OAK ST	4272009022	Soft Story	2	5
2301 OAK ST	4272022019	Soft Story	2	6
2329 OAK ST	4272022014	Soft Story	2	2
2343 OAK ST (2345)	4272022034-039	Soft Story	2	6
2347 OAK ST	4272022010	Soft Story	2	6
2401 OAK ST	4272023001	Soft Story	2	4
2402 OAK ST	4272020028	Soft Story	2	5
2414 OAK ST	4272020026	Soft Story	2	6
2418 OAK ST	4272020025	Soft Story	2	6
2424 OAK ST (2424-2428 OAK ST)	4272020030-041	Soft Story	2	12
2443 OAK ST	4272023009	Soft Story	2	6
2462 OAK ST	4272020016	Soft Story	2	3
201 OCEAN AVE	4293019001-157	Non-Ductile Concrete	16	157
301 OCEAN AVE	4293003021	Soft Story	3	47
433 OCEAN AVE	4293007018	Soft Story	3	20
515 OCEAN AVE	4293008051-138, 4293008220	Steel Moment Frame	6	87
603 OCEAN AVE	4293015037-058	Unreinforced Masonry	6	22
633 OCEAN AVE	4293015001	Soft Story	3	31



Potentially Seismically Vulnerable Buildings - Unretrofitted

701 OCEAN AVE	4293014169-188 4293014191-202 4293014207-210	Steel Moment Frame	4	36
757 OCEAN AVE	4293014036-086	Soft Story	4	51
801 OCEAN AVE	4292025022-053	Non-Ductile Concrete	6	32
849 OCEAN AVE	4292025010	Soft Story	4	63
915 OCEAN AVE	4292026026	Soft Story	3	21
923 OCEAN AVE	4292026019	Soft Story	2	8
933 OCEAN AVE	4292026017	Soft Story	2	12
1007 OCEAN AVE	4292027116-133	Non-Ductile Concrete	5	18
1299 OCEAN AVE	4291001034	Steel Moment Frame	11	0
1301 OCEAN AVE	4291014026	Non-Ductile Concrete	6	0
1401 OCEAN AVE	4291015030	Steel Moment Frame	3	0
1415 OCEAN AVE	4291015023	Steel Moment Frame	8	0
1431 OCEAN AVE	4291015026	Non-Ductile Concrete	15	288
1501 OCEAN AVE	4291028024	Steel Moment Frame	5	0
1535 OCEAN AVE (1537)	4291028025	Unreinforced Masonry	1	0
1541 OCEAN AVE	4291028017	Steel Moment Frame	3	0
1551 OCEAN AVE	4291028017	Steel Moment Frame	2	0
1646 OCEAN AVE (1646-1654 OCEAN AVE)	4290018001	Soft Story	1	0
1660 OCEAN AVE	4290018012	Soft Story	3	18
1667 OCEAN AVE	4290015005	Soft Story	2	17
1670 OCEAN AVE	4290018013	Soft Story	3	12
1740 OCEAN AVE	4290019010	Non-Ductile Concrete	5	0
1760 OCEAN AVE	4290020039	Soft Story	3	17
1819 OCEAN AVE	4290020042	Non-Ductile Concrete	8	0
2101 OCEAN AVE	4289021053-069	Soft Story	3	17
2211 OCEAN AVE (2211-2217)	4289022002	Soft Story	2	9
2221 OCEAN AVE	4289022056-077	Soft Story	4	22
2301 OCEAN AVE	4289023009	Soft Story	3	36
1633 OCEAN FRONT WALK	4290023900	Unreinforced Masonry	1	0
1647 OCEAN FRONT WALK	4290022007	Soft Story	3	18
1659 OCEAN FRONT WALK	4290022005	Soft Story	4	28
1910 OCEAN FRONT WALK	4289025001	Unreinforced Masonry	6	0
161 OCEAN PARK BLVD	4288019018	Soft Story	2	6
243 OCEAN PARK BLVD (243-251 OCEAN PARK BLVD)	4287010048-052	Soft Story	3	5
611 OCEAN PARK BLVD (611 OCEAN PARK BLVD/2550 BEVERLEY AVE)	4287005003	Soft Story	2	8
632 OCEAN PARK BLVD	4287015022	Soft Story	3	12
646 OCEAN PARK BLVD (646-648 OCEAN PARK BLVD)	4287015024	Soft Story	2	6
649 OCEAN PARK BLVD	4287003012	Soft Story	2	7
702 OCEAN PARK BLVD	4287016018	Soft Story	2	4
710 OCEAN PARK BLVD	4287016020	Soft Story	2	3
1007 OCEAN PARK BLVD	4284009009	Soft Story	2	6
1013 OCEAN PARK BLVD	4284009008	Soft Story	2	11
1017 OCEAN PARK BLVD	4284009007	Soft Story	2	7
1023 OCEAN PARK BLVD	4284009021	Soft Story	2	18
1047 OCEAN PARK BLVD	4284009001	Soft Story	2	4
1112 OCEAN PARK BLVD (1112-1114 OCEAN PARK BLVD)	4285002007	Soft Story	2	6
1302 OCEAN PARK BLVD	4285003001	Soft Story	3	18
1515 OCEAN PARK BLVD	4284026804	Concrete Tilt-Up	2	0
1520 OCEAN PARK BLVD	4285004002	Soft Story	2	4
1711 OCEAN PARK BLVD	4273023031	Soft Story	2	0
1717 OCEAN PARK BLVD	4273023030	Soft Story	3	10
1723 OCEAN PARK BLVD	4273023029	Soft Story	3	10
1801 OCEAN PARK BLVD	4273020011	Soft Story	3	23
1802 OCEAN PARK BLVD	4272001001	Soft Story	2	7
2010 OCEAN PARK BLVD (2010-2016 OCEAN PARK BLVD)	4272001016	Soft Story	2	12
2015 OCEAN PARK BLVD	4273019014	Soft Story	2	4
2021 OCEAN PARK BLVD (2021-2023 OCEAN PARK BLVD)	4273019015	Soft Story	2	4
2121 OCEAN PARK BLVD	4273016012	Soft Story	3	6

Potentially Seismically Vulnerable Buildings - Unretrofitted

2122 OCEAN PARK BLVD	4272008025	Soft Story	2	16
2125 OCEAN PARK BLVD (2125 OCEAN PARK BLVD/2610 22ND ST)	4273016013	Soft Story	2	3
2310 OCEAN PARK BLVD	4272022002	Soft Story	2	5
2408 OCEAN PARK BLVD	4272023031	Soft Story	2	10
2410 OCEAN PARK BLVD	4272023036	Soft Story	3	7
2470 OCEAN PARK BLVD	4272023015	Soft Story	2	5
2525 OCEAN PARK BLVD	4270012048	Steel Moment Frame	2	0
2601 OCEAN PARK BLVD	4270012051	Steel Moment Frame	3	0
2601 OCEAN PARK BLVD	4270012051	Non-Ductile Concrete	2	0
2701 OCEAN PARK BLVD	4270014046	Steel Moment Frame	2	0
2716 OCEAN PARK BLVD	4272029005	Steel Moment Frame	3	0
2850 OCEAN PARK BLVD	4272029008	Steel Moment Frame	3	0
2900 OCEAN PARK BLVD	4272029008	Steel Moment Frame	2	0
3000 OCEAN PARK BLVD	4272029020	Steel Moment Frame	3	0
3000 OCEAN PARK BLVD	4272029020	Non-Ductile Concrete	4	0
3007 OCEAN PARK BLVD	4270021051	Unreinforced Masonry	1	0
3011 OCEAN PARK BLVD (3013)	4270021051	Unreinforced Masonry	1	0
3100 OCEAN PARK BLVD	4272029019	Steel Moment Frame	3	0
3250 OCEAN PARK BLVD	4272029017	Concrete Tilt-Up	3	0
3340 OCEAN PARK BLVD	4272029027	Steel Moment Frame	3	0
3401 OCEAN PARK BLVD	4289008011	Soft Story	2	5
3420 OCEAN PARK BLVD	4272029015	Steel Moment Frame	3	0
929 OLYMPIC BLVD	4283004002	Concrete Tilt-Up	2	0
1131 OLYMPIC BLVD	4283006002	Concrete Tilt-Up	2	0
1301 OLYMPIC BLVD	4283008017	Unreinforced Masonry	1	0
1401 OLYMPIC BLVD (BLDG 1)	4283010901	Concrete Tilt-Up	1	0
1401 OLYMPIC BLVD (BLDG 2)	4283010901	Concrete Tilt-Up	1	0
1601 OLYMPIC BLVD	4283010004	Concrete Tilt-Up	1	0
2425 OLYMPIC BLVD	4268018047	Steel Moment Frame	6	0
3030 OLYMPIC BLVD	4268013021	Non-Ductile Concrete	4	0
402 PACIFIC ST	4289005038	Soft Story	3	7
612 PACIFIC ST	4289005087-090	Soft Story	2	4
631 PACIFIC ST	4289005009	Soft Story	2	6
643 PACIFIC ST	4289005008	Soft Story	2	5
649 PACIFIC ST	4289002049-052	Soft Story	2	4
707 PACIFIC ST	4284003015	Soft Story	2	9
835 PACIFIC ST	4284013001	Soft Story	2	1
1004 PACIFIC ST	4284013003	Soft Story	2	3
1012 PACIFIC ST	4284013004	Soft Story	2	5
1018 PACIFIC ST	4284013005	Soft Story	2	5
1022 PACIFIC ST	4284014012	Soft Story	2	4
1043 PACIFIC ST	4284013009	Soft Story	2	5
1044 PACIFIC ST	4293015030	Soft Story	3	12
125 PALISADES AVE	4291031035-037	Soft Story	2	3
1362 PALISADES BEACH ROAD (1362-1366 PALISADES BEACH ROAD)	4284004021	Soft Story	2	5
821 PEARL ST	4284005010	Soft Story	2	12
822 PEARL ST (820-822 PEARL ST)	4284005011	Soft Story	2	3
830 PEARL ST	4284004014	Soft Story	2	2
837 PEARL ST	4284013026-030	Soft Story	2	5
1017 PEARL ST	4284013018	Soft Story	2	3
1027 PEARL ST	4284012021	Soft Story	2	3
1033 PEARL ST	4284013017	Soft Story	2	4
1042 PEARL ST	4284013015	Soft Story	2	2
1043 PEARL ST	4284037018	Soft Story	2	6
1417 PEARL ST	4273021010	Soft Story	2	3
1826 PEARL ST	4273002900	Soft Story	2	4
1827 PEARL ST (1825-1827 PEARL ST)	4273002020	Soft Story	2	5
1831 PEARL ST	4273018002	Soft Story	2	2
2008 PEARL ST	4270010011	Soft Story	2	2



Potentially Seismically Vulnerable Buildings - Unretrofitted

3403 PEARL ST (3401-3403 PEARL ST)	4268005018	Soft Story	2	6
2100 PENNSYLVANIA AVE (1701 21ST ST)	4275030011	Concrete Tilt-Up	2	0
3107 PENNSYLVANIA AVE	4289026008	Soft Story	3	68
1 PICO BLVD	4290021007	Non-Ductile Concrete	7	0
110 PICO BLVD	4289003029	Soft Story	2	10
150 PICO BLVD (154) (144)	4289020004	Unreinforced Masonry	1	0
530 PICO BLVD	4289011043	Non-Ductile Concrete	12	0
612 PICO BLVD	4289003028	Soft Story	2	10
618 PICO BLVD	4284001012	Soft Story	2	6
701 PICO BLVD	4290004013	Unreinforced Masonry	1	0
826 PICO BLVD	4284001008	Unreinforced Masonry	2	0
828 PICO BLVD	4284001040	Unreinforced Masonry	1	0
844 PICO BLVD	4283021017	Soft Story	2	0
901 PICO BLVD	4283021019	Unreinforced Masonry	1	0
913 PICO BLVD	4284016004	Soft Story	2	1
1020 PICO BLVD	4283027023	Soft Story	3	20
1211 PICO BLVD	4284033003-004	Soft Story	2	11
1320 PICO BLVD	4274019022	Soft Story	2	27
1905 PICO BLVD	4273003006	Soft Story	2	0
2028 PICO BLVD (2028-2030 PICO BLVD)	4274032016	Soft Story	2	0
2115 PICO BLVD	4274024907	Concrete Tilt-Up	1	0
2828 PICO BLVD	4270004043	Unreinforced Masonry	1	0
2917 PICO BLVD	4274033015	Soft Story	2	4
3021 PICO BLVD	4274033024	Soft Story	2	0
3105 PICO BLVD (3105-3107 PICO BLVD)	4289003024	Soft Story	2	1
608 PICO PL	4289003041	Soft Story	2	2
615 PICO PL	4289003043	Soft Story	2	3
625 PICO PL	4287026017	Soft Story	3	8
171 PIER AVE (169-177)	4288008008	Unreinforced Masonry	2	0
511 PIER AVE	4287027029	Soft Story	3	6
521 PIER AVE	4287027030	Soft Story	3	6
538 PIER AVE	4287026062-066	Soft Story	3	5
602 PIER AVE	4287029033-036	Soft Story	3	4
631 PIER AVE	4287029016	Soft Story	2	4
638 PIER AVE	4287029024	Soft Story	3	5
653 PIER AVE	4287030050-053	Soft Story	3	4
720 PIER AVE	4287030026	Soft Story	2	4
733 PIER AVE	4285029027-028	Soft Story	3	7
820 PIER AVE	4285028016	Soft Story	2	2
823 PIER AVE	4285028018	Soft Story	2	3
831 PIER AVE	4285028019	Soft Story	2	3
1001 PIER AVE	4285029022	Soft Story	3	3
1004 PIER AVE	4285029021	Soft Story	2	2
1014 PIER AVE	4287001026	Soft Story	2	3
727 PINE ST	4284006005	Soft Story	2	5
817 PINE ST	4284011008	Soft Story	2	1
1017 PINE ST	4284011002	Soft Story	2	1
1043 PINE ST	4266014021	Soft Story	2	1
924 PRINCETON ST	4266016043	Soft Story	2	4
1123 PRINCETON ST	4267007039-057	Soft Story	2	19
1222 PRINCETON ST	4267006029	Soft Story	3	6
1229 PRINCETON ST	4267007031	Soft Story	3	10
1230 PRINCETON ST	4267007013	Soft Story	2	1
1240 PRINCETON ST	4267007017	Soft Story	2	6
1256 PRINCETON ST	4267008023	Soft Story	2	3
1258 PRINCETON ST (2623-29 ARIZONA AVE)	4267007033-037	Soft Story	2	5
1306 PRINCETON ST	4267008072-093	Soft Story	3	22
1320 PRINCETON ST	4267020015	Soft Story	2	4
1421 PRINCETON ST	4267020016	Soft Story	2	6
1425 PRINCETON ST	4267021024	Soft Story	2	6



Potentially Seismically Vulnerable Buildings - Unretrofitted

1426 PRINCETON ST	4267021022	Soft Story	2	6
1434 PRINCETON ST	4267020020	Soft Story	2	5
1441 PRINCETON ST	4267020019	Soft Story	2	6
1443 PRINCETON ST	4267021020	Soft Story	2	3
1444 PRINCETON ST	4267021018	Soft Story	2	6
1449 PRINCETON ST	4267020021	Soft Story	2	6
1451 PRINCETON ST	4267020022	Soft Story	2	6
1454 PRINCETON ST	4267021027	Soft Story	2	2
1458 PRINCETON ST	4267023024	Soft Story	2	6
1507 PRINCETON ST	4267023022	Soft Story	2	6
1517 PRINCETON ST	4267023021	Soft Story	2	6
1523 PRINCETON ST	4267022036-043	Soft Story	2	8
1528 PRINCETON ST (1528-1530 PRINCETON ST)	4267023054-059	Soft Story	2	6
1533 PRINCETON ST	4287020005	Soft Story	2	6
436 RAYMOND AVE	4287020031	Soft Story	3	20
440 RAYMOND AVE	4287021066-075	Soft Story	3	10
441 RAYMOND AVE	4287021024	Soft Story	3	11
501 RAYMOND AVE	4287020032	Soft Story	3	20
518 RAYMOND AVE	4287017009	Soft Story	3	13
720 RAYMOND AVE	4287031034	Soft Story	2	1
3016 RUSKIN ST	4293003001	Soft Story	2	28
132 SAN VICENTE BLVD (130-132 SAN VICENTE BLVD)	4293003007	Soft Story	3	20
302 SAN VICENTE BLVD (302-304 SAN VICENTE BLVD)	4293003008	Soft Story	3	22
316 SAN VICENTE BLVD	4293003009	Soft Story	3	17
326 SAN VICENTE BLVD	4293002031-050	Soft Story	3	20
323 SAN VICENTE BLVD	4293001028	Soft Story	3	17
401 SAN VICENTE BLVD	4293004002	Soft Story	3	24
416 SAN VICENTE BLVD	4293004152	Soft Story	2	6
424 SAN VICENTE BLVD (424-438 SAN VICENTE BLVD)	4293001025	Soft Story	2	14
435 SAN VICENTE BLVD	4293001022	Soft Story	2	20
451 SAN VICENTE BLVD	4293004035-064	Soft Story	4	30
516 SAN VICENTE BLVD	4293004009	Soft Story	3	8
522 SAN VICENTE BLVD	4293004012	Soft Story	3	27
608 SAN VICENTE BLVD	4293004014	Soft Story	3	24
630 SAN VICENTE BLVD	4267021005	Soft Story	2	0
101 SANTA MONICA BLVD (1341 OCEAN AVE)	4291014025	Unreinforced Masonry	3	0
116 SANTA MONICA BLVD (116-134) (1402 2ND ST)	4291015001	Unreinforced Masonry	2	0
200 SANTA MONICA BLVD (202)	4291016018	Unreinforced Masonry	2	0
201 SANTA MONICA BLVD	4291013023	Non-Ductile Concrete	6	0
301 SANTA MONICA BLVD	4291012010	Unreinforced Masonry	4	0
318 SANTA MONICA BLVD	4291017002	Unreinforced Masonry	1 w/mezz	0
332 SANTA MONICA BLVD (1410 4TH ST)	4291017001	Unreinforced Masonry	1	0
401 SANTA MONICA BLVD (401-415)	4291011010	Unreinforced Masonry	2	0
429 SANTA MONICA BLVD	4291011009	Steel Moment Frame	7	0
501 SANTA MONICA BLVD	4291010023	Steel Moment Frame	7	0
502 SANTA MONICA BLVD	4291019024	Unreinforced Masonry	4	0
610 SANTA MONICA BLVD (606-616)	4291020022	Unreinforced Masonry	2	0
700 SANTA MONICA BLVD (1407 7TH ST)	4291021027	Unreinforced Masonry	1	0
701 SANTA MONICA BLVD	4291008016	Steel Moment Frame	3	0
717 SANTA MONICA BLVD	4291008014	Unreinforced Masonry	2	0
919 SANTA MONICA BLVD	4282011900	Steel Moment Frame	3	0
920 SANTA MONICA BLVD (920-928)	4282026001	Unreinforced Masonry	3	0
1002 SANTA MONICA BLVD	4282025027	Unreinforced Masonry	2	0
1127 SANTA MONICA BLVD (1117)	4282013024	Unreinforced Masonry	2	0
1221 SANTA MONICA BLVD (1229)	4282014012	Unreinforced Masonry	1	0
1434 SANTA MONICA BLVD (1430)	4282021001	Unreinforced Masonry	3	0
1501 SANTA MONICA BLVD	4282017013	Unreinforced Masonry	1	0
1631 SANTA MONICA BLVD (1623)	4282018011	Unreinforced Masonry	1, portions are	0
1702 SANTA MONICA BLVD	4275011025	Non-Ductile Concrete	2	0



Potentially Seismically Vulnerable Buildings - Unretrofitted

1717 SANTA MONICA BLVD	4276030025	Steel Moment Frame	2	0
1801 SANTA MONICA BLVD	4276029048	Unreinforced Masonry	1	0
1905 SANTA MONICA BLVD (1909)	4276028013	Unreinforced Masonry	1	0
1919 SANTA MONICA BLVD	4276028035	Steel Moment Frame	4	0
2001 SANTA MONICA BLVD	4276027015	Steel Moment Frame	12	0
2020 SANTA MONICA BLVD	4275008016	Steel Moment Frame	6	0
2020 SANTA MONICA BLVD	4275008016	Non-Ductile Concrete	3	0
2021 SANTA MONICA BLVD	4276026017	Steel Moment Frame	7	0
2300 SANTA MONICA BLVD	4275005001	Unreinforced Masonry	1	0
2301 SANTA MONICA BLVD	4276024035	Unreinforced Masonry	1	0
2336 SANTA MONICA BLVD	4275004029	Steel Moment Frame	3	0
2428 SANTA MONICA BLVD	4275003016	Non-Ductile Concrete	4	0
2610 SANTA MONICA BLVD (2610-2612 SANTA MONICA BLVD)	4267008004	Soft Story	2	1
2619 SANTA MONICA BLVD	4267018004	Soft Story	2	4
2630 SANTA MONICA BLVD (2632)	4267021001	Unreinforced Masonry	2	0
2917 SANTA MONICA BLVD	4267011024	Unreinforced Masonry	2	0
2922 SANTA MONICA BLVD	4267012003	Soft Story	2	3
3011 SANTA MONICA BLVD	4288020041-054 4288020057-070 4288020073-085 4288020238-239	Soft Story	3	43
1 SEA COLONY DR (1-43 SEA COLONY DR)	4290018004	Soft Story	3	8
30 SEASIDE TER	4290020034	Soft Story	3	11
6 SEAVIEW TER	4290020035	Soft Story	3	3
12 SEAVIEW TER	4290020036	Soft Story	2	2
16 SEAVIEW TER	4290020038	Soft Story	2	3
40 SEAVIEW TER	4266008067	Soft Story	2	5
1165 STANFORD ST	4267004011	Soft Story	2	9
1224 STANFORD ST	4267003010	Soft Story	2	15
1239 STANFORD ST	4267004001	Soft Story	2	6
1250 STANFORD ST	4267012085-098	Soft Story	2	14
1315 STANFORD ST (1315-1317 STANFORD ST)	4267011008	Soft Story	2	7
1322 STANFORD ST	4267011009	Soft Story	2	6
1326 STANFORD ST	4267012067-073	Soft Story	2	7
1327 STANFORD ST	4267012010	Soft Story	2	5
1337 STANFORD ST	4267018027-033	Soft Story	2	7
1415 STANFORD ST	4267017001	Soft Story	2	0
1418 STANFORD ST	4267017051-056	Soft Story	2	6
1431 STANFORD ST	4267017057-062	Soft Story	2	6
1437 STANFORD ST	4267017063-068	Soft Story	2	6
1445 STANFORD ST	4267017069-075	Soft Story	2	7
1447 STANFORD ST	4267017076-082	Soft Story	2	7
1453 STANFORD ST	4267026013	Soft Story	2	4
1531 STANFORD ST	4267026017	Soft Story	2	7
1543 STANFORD ST	4274028010	Soft Story	2	4
2037 STEWART ST (2037-2039 STEWART ST)	4274008043	Soft Story	2	3
2116 STEWART ST	4274008078-082	Soft Story	2	5
2138 STEWART ST (2136-2138 STEWART ST)	4289022006	Soft Story	2	7
103 STRAND ST (101-103 STRAND ST)	4289022007	Soft Story	3	10
117 STRAND ST	4289014011	Soft Story	3	7
305 STRAND ST	4289006014-028	Soft Story	2	15
608 STRAND ST (608-610 STRAND ST)	4289005061-064	Soft Story	2	4
617 STRAND ST	4289005045-052	Soft Story	3	8
627 STRAND ST (627-631 STRAND ST)	4289005024	Soft Story	2	2
647 STRAND ST (647-647 1/2 STRAND ST)	4289001022	Soft Story	2	3
703 STRAND ST	4289001026	Soft Story	2	5
721 STRAND ST	4274030017	Soft Story	2	1
2911 URBAN AVE	4290020024	Soft Story	2	1
9 VICENTE TER	4290020020	Soft Story	2	2
41 VICENTE TER	4274020005	Soft Story	2	5

Potentially Seismically Vulnerable Buildings - Unretrofitted

2023 VIRGINIA AVE	4274020006	Soft Story	2	6
2027 VIRGINIA AVE	4274023041-054	Soft Story	3	14
2241 VIRGINIA AVE	4274004028	Soft Story	2	8
2520 VIRGINIA AVE	4268023010	Soft Story	2	4
1808 WARWICK AVE (1808-1812 WARWICK AVE)	4292026011	Soft Story	3	12
120 WASHINGTON AVE	4292027002	Unreinforced Masonry	1	1
125 WASHINGTON AVE	4292022001	Soft Story	3	24
205 WASHINGTON AVE	4292023010	Unreinforced Masonry	5	44
222 WASHINGTON AVE	4292015013	Soft Story	4	15
401 WASHINGTON AVE (401 WASHINGTON AVE/957 4TH ST)	4292014001	Soft Story	3	8
420 WASHINGTON AVE	4292015012	Soft Story	3	11
425 WASHINGTON AVE	4292011021	Soft Story	2	8
510 WASHINGTON AVE (510 WASHINGTON AVE/1005 5TH ST)	4292007013	Soft Story	3	10
625 WASHINGTON AVE	4292002012	Soft Story	2	7
703 WASHINGTON AVE (703 WASHINGTON AVE/957 7TH ST)	4281034034-039	Soft Story	4	6
802 WASHINGTON AVE (802-812 WASHINGTON AVE)	4281034003	Soft Story	2	4
820 WASHINGTON AVE	4281033011	Soft Story	3	16
825 WASHINGTON AVE	4281029001	Soft Story	2	3
920 WASHINGTON AVE (920 WASHINGTON AVE/1004 10TH ST)	4281017118-127	Soft Story	3	10
1201 WASHINGTON AVE (1201-1207)	4281017013	Soft Story	2	7
1225 WASHINGTON AVE	4281010012	Soft Story	2	6
1421 WASHINGTON AVE (1421-1423 WASHINGTON AVE)	4277027021	Soft Story	2	4
1724 WASHINGTON AVE	4277024049-059	Soft Story	2	11
2000 WASHINGTON AVE	4277024020	Soft Story	3	6
2020 WASHINGTON AVE	4277013075	Soft Story	3	6
2101 WASHINGTON AVE	4277018003	Soft Story	2	1
2522 WASHINGTON AVE	4276017045	Soft Story	2	0
100 WILSHIRE BLVD	4291001035	Non-Ductile Concrete	21	0
101 WILSHIRE BLVD (1132 2ND ST)	4292028001	Concrete Tilt-Up	1	0
120 WILSHIRE BLVD (122)	4291001036	Unreinforced Masonry	2	0
201 WILSHIRE BLVD	4292021019	Non-Ductile Concrete	3	0
233 WILSHIRE BLVD	4292021022	Non-Ductile Concrete	10	0
308 WILSHIRE BLVD	4291003025	Steel Moment Frame	2	0
309 WILSHIRE BLVD	4292020004	Non-Ductile Concrete	2	0
312 WILSHIRE BLVD	4291003021	Non-Ductile Concrete	2	0
315 WILSHIRE BLVD (307-315)	4292020012	Unreinforced Masonry	2	0
400 WILSHIRE BLVD (400-412)	4291004015	Unreinforced Masonry	2	0
401 WILSHIRE BLVD	4292013029	Steel Moment Frame	12	0
419 WILSHIRE BLVD	4292013020	Unreinforced Masonry	1	0
520 WILSHIRE BLVD (518-522)	4291005003	Unreinforced Masonry	2	0
530 WILSHIRE BLVD	4291005023	Steel Moment Frame	4	0
530 WILSHIRE BLVD	4291005023	Unreinforced Masonry	4	0
702 WILSHIRE BLVD	4291007026	Non-Ductile Concrete	6	0
815 WILSHIRE BLVD (815-823)	4281035024	Unreinforced Masonry	3	0
900 WILSHIRE BLVD	4282008071	Steel Moment Frame	3	0
901 WILSHIRE BLVD	4281028060	Steel Moment Frame	3	0
1201 WILSHIRE BLVD	4281019010	Unreinforced Masonry	1	0
1217 WILSHIRE BLVD	4281019026	Unreinforced Masonry	1	0
1314 WILSHIRE BLVD	4282004022	Non-Ductile Concrete	2	0
1401 WILSHIRE BLVD	4281011028	Unreinforced Masonry	1	0
1411 WILSHIRE BLVD (1415)	4281011026	Unreinforced Masonry	1	0
1417 WILSHIRE BLVD (1423)	4281011025	Unreinforced Masonry	1	0
1433 WILSHIRE BLVD	4281011011	Unreinforced Masonry	1	0
1505 WILSHIRE BLVD	4281005026	Unreinforced Masonry	2	0
1511 WILSHIRE BLVD	4281005025	Unreinforced Masonry	2	0
1529 WILSHIRE BLVD	4281005011	Unreinforced Masonry	1	0
1626 WILSHIRE BLVD	4282001034	Non-Ductile Concrete	2	0
1801 WILSHIRE BLVD (1801 -1831)	4276009036	Steel Moment Frame	6	0
1902 WILSHIRE BLVD	4276013020	Unreinforced Masonry	1	0



Potentially Seismically Vulnerable Buildings - Unretrofitted

1908 WILSHIRE BLVD	4276013030	Unreinforced Masonry	1	0
2001 WILSHIRE BLVD	4276007035	Steel Moment Frame	7	0
2121 WILSHIRE BLVD	4276006022	Steel Moment Frame	4	0
2406 WILSHIRE BLVD (2408)	4276017043	Unreinforced Masonry	1	0
2414 WILSHIRE BLVD (2414-2416 WILSHIRE BLVD)	4267004047-060	Soft Story	3	14
2421 WILSHIRE BLVD	4276003004	Unreinforced Masonry	1, 2 in rear	0
2444 WILSHIRE BLVD	4276019031	Steel Moment Frame	7	0
2721 WILSHIRE BLVD (2723)	4266016050	Unreinforced Masonry	1	0
2730 WILSHIRE BLVD	4267006046	Steel Moment Frame	6	0
2811 WILSHIRE BLVD	4266009060	Steel Moment Frame	9	0
2828 WILSHIRE BLVD (2838)	4267005009	Concrete Tilt-Up	1	0
2901 WILSHIRE BLVD	4266009039	Non-Ductile Concrete	4	0
3016 WILSHIRE BLVD	4267003001	Non-Ductile Concrete	5	0
3130 WILSHIRE BLVD	4267002025	Non-Ductile Concrete	6	0
1237 YALE ST (1237-1243 YALE ST)	4267005015	Soft Story	3	68
1240 YALE ST	4267010062-067	Soft Story	2	6
1330 YALE ST	4267010013	Soft Story	2	6
1336 YALE ST	4267011028	Soft Story	2	10
1341 YALE ST	4267010009	Soft Story	2	4
1342 YALE ST	4267019059-065	Soft Story	2	7
1421 YALE ST	4267018010	Soft Story	2	6
1432 YALE ST	4267018016	Soft Story	2	6
1437 YALE ST	4267019034-040	Soft Story	3	7
1442 YALE ST	4267018020	Soft Story	2	3
1447 YALE ST	4267019021	Soft Story	2	7
1448 YALE ST (1446-1448 YALE ST)	4267024031	Soft Story	2	10
1502 YALE ST (1502-1506 YALE ST)	4267025006	Soft Story	2	7
1511 YALE ST (1511-1515 YALE ST)	4267025008	Soft Story	2	3
1517 YALE ST	4267025012	Soft Story	2	7
1527 YALE ST	4267024016	Soft Story	2	3
1532 YALE ST	4267025016	Soft Story	3	7
1535 YALE ST (1535-1537 YALE ST)	4267025017	Soft Story	3	7
1545 YALE ST (1541-1545 YALE ST)	4267024030	Soft Story	2	5
1548 YALE ST (1548 YALE ST/2835 COLORADO)	4267025020	Soft Story	2	3
1551 YALE ST	4274032022	Soft Story	2	4
2217 YORKSHIRE AVE (2217 YORKSHIRE AVE/2901 PICO BLVD)	4274032022	Soft Story	2	4

## Vernice Hankins

---

**From:** Bill Dawson <bdawson@linkline.com>  
**Sent:** Monday, February 13, 2017 2:12 PM  
**To:** Glean Davis; Ted Winterer; Tony Vazquez; Kevin McKeown Fwd; Sue Himmelrich; Pam OConnor; Terry O'Day  
**Cc:** councilmtgitems; Tracy Condon  
**Subject:** FW: Santa Monica Revision to Seismic Retrofit Standards

Dear Mr. Takiguchi and All Santa Monica City Council Members:

Thank you for the thoughtful approach Mr. Takiguchi's team has put into the proposed revision to the existing Seismic Retrofit Standards. My colleagues in the housing industry, fellow apartment association members and clients are in the process of reviewing the proposed revisions and have a major concern.

The significant concern that I would like to bring to your attention which is the recording of a public notice with the county recorder which intended to advise and protect the tenants and public may have devastating unintended consequences. If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owners loan. Additionally, according to three lenders I consulted with it would make re-financing a property almost impossible thus preventing an owner from obtaining funds needed to retrofit a property.

I urge you to consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or some similar language. This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.

Respectfully Submitted,

Bill Dawson, V.P.  
Sullivan Dituri Real Estate & Mgmt. Co.  
2111 Wilshire Blvd.  
Santa Monica, CA 90403

Past President of the Apt. Assoc. of Greater Los Angeles  
Current Board Member  
[www.AAGLA.org](http://www.AAGLA.org)



HARDING LARMORE KUTCHER & KOZAL, LLP  
ATTORNEYS AT LAW

WRITER'S DIRECT DIAL

(310) 656-4311

1250 SIXTH STREET, SUITE 200  
SANTA MONICA, CALIFORNIA 90401-1602  
TELEPHONE (310) 393-1007  
FACSIMILE (310) 392-3537

WRITER'S E-MAIL ADDRESS

plarmore@hlkklaw.com

February 13, 2017

VIA E-MAIL

Santa Monica City Council  
1685 Main Street, Room 102  
Santa Monica, CA 90401

Re: Seismic Retrofit Program Draft Ordinance  
Hearing Date: February 14, 2017  
Agenda Item No. 7-A

Dear Councilmembers:

This letter is submitted on behalf of several owners of buildings that are on the City's list of Potentially Seismically Vulnerable Buildings. Overall, we are concerned that most affected building owners have not had an opportunity to review and provide input on the draft Ordinance as our understanding is that Tuesday's public hearing has not been individually noticed to the owners on the City's list of Potentially Seismically Vulnerable Buildings. Nonetheless, we appreciate City Staff's hard work in developing the Seismic Retrofit Program and want to ensure it is successful. With this in mind, we are writing to request that the City Council revise the draft Seismic Retrofit Ordinance in five limited, but important, ways in order to make the program more workable upon implementation and avoid unintended consequences. We have explained the five requested changes below and attached a document that includes our proposed specific language changes to the draft Ordinance.

- 1. The time limits for submitting a building permit application for the retrofit and completing the retrofit should not run while either (a) the City is reviewing the structural report to determine if a retrofit is necessary and/or the scope of the retrofit or (b) the City is reviewing the retrofit plans during the plan check process.**

As the Ordinance is currently drafted, all time periods for compliance, including those to file for a building permit and complete the retrofit, run from the date the City officially notifies a building owner that their building is on the City's list of Potentially Seismically Vulnerable Buildings. This is unworkable because the time periods to file for a building permit and complete the retrofit include time expended in City review that is not within the building owner's control.

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ATTORNEYS AT LAW

Instead, we ask that the City Council revise the time periods for filing the building permit application and completing the retrofit to run from later milestones in order to account for the time it will take City Staff to (a) review the structural report and (b) review the building permit application and plans and issue the building permit. We think this is especially important given that the Ordinance does not mandate time periods for City Staff to complete its review of structural reports or to plan check building permits related to seismic retrofits. And, given the additional volume of work this Ordinance will create for City Staff, the City's review periods may prove to be much lengthier than anticipated.

Specifically, we propose the following:

- a. The time limit for a building owner to file a building permit application for a required seismic retrofit should run from the date the City determines that a retrofit is required (after the City has completed its review of the structural report).

Absent this change, the building owner's time period for filing a building permit would be running while the City is reviewing the building owner's structural evaluation to determine if the retrofit is required (and before the building owner knows if the retrofit will be required or, in some cases, the scope of the work that is required). Given that the City's timetable for review of the report is out of the building owner's control, we do not think it is fair and may lead to compliance issues if the time period for filing a building permit application is based on when the City's initial notice is sent.

For example, as currently drafted property owners with Unreinforced Masonry Buildings must submit a structural evaluation report to the City within 3 months of being noticed and, if the City determines a retrofit is required, file for a building permit application within 6 months of being noticed. Given the time it takes to prepare the construction documents and other supplemental materials required for a building permit application, it would be very difficult (if not impossible) to comply with the 6-month time period if the City does not determine the retrofit is needed for weeks or months after the structural report is filed.

- b. The time limit for "Final Approval" (which we assume is completion of the Seismic Retrofit work) should run from the date the City issues the building permit for the seismic retrofit work.

Absent this change, the property owner's time period for completing the retrofit would be running while both (a) the City is reviewing the property owner's structural

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ATTORNEYS AT LAW

evaluation and (b) the City is reviewing the retrofit plans during the plan check process. Given that the City's timetable for review of the report and retrofit plans are out of the property owner's control, we do not think it is fair and may lead to compliance issues if the time period for completing the retrofit is based on when the City's initial notice is sent. The plan check process is lengthy and can be delayed for any number of reasons given the number of people required to sign-off on every round of plan check (e.g. a plan check in a particular department can be held up for weeks if the particular plan checker goes on leave or retires and the plan check is not assigned). Thus, it makes sense to wait to start the time period for Final Approval until the building permit for the seismic work is issued.

If the City is not supportive of the time period for Final Approval running from issuance of the building permit for the seismic retrofit work, this time period should instead run from the date the City determines that a retrofit is required (after the City has completed its review of the structural report) and this time period should be tolled while the plan check process is ongoing.

We appreciate that draft Ordinance Section 8.58.090 provides the Planning Director (and Hearing Examiner on appeal) with the authority to grant extensions; however, we do not think it should be necessary for a building owner to apply for (or the City to process) extensions in the circumstances described above. Instead, it would be simpler and more fair to ensure that the City's review periods are not included in the applicant's time to file building permit plans and complete the retrofit.

**2. The Ordinance should allow more time for submitting a building permit application and completing the retrofit if the retrofit requires exterior modifications to a building that require design review.**

Presumably at least some retrofit projects will require exterior modifications to buildings that will trigger design review (either by the Architectural Review Board or Landmarks Commission). Given that the draft Ordinance does not propose to exempt retrofit projects from design review, we request that the draft Ordinance be revised to indicate that both (a) the time period to file for a building permit and (b) the time period to complete the retrofit are tolled while the design review process is ongoing (including a reasonable amount of time to prepare the application and supportive materials).

**3. City Staff should have the ability to impose conditions on granting extensions, including with respect to extensions granted because a building is proposed for demolition as part of pending entitlements for redevelopment of a property.**

We support City Staff's ability to grant extensions for good cause as provided in draft Ordinance Section 8.58.090. Because some of the buildings on the retrofit list are slated for demolition pending City entitlements for redevelopment of a property, we request confirmation from City Staff that "good cause" includes an extension to allow for the City to make a determination regarding the pending entitlements/demolition of a building. With this in mind, we think it would be helpful to clarify that the Planning Director (and Hearing Examiner on appeal) can impose conditions when granting an extension to tailor it to the particular circumstances.

**4. City Staff's ability to approve reduced parking resulting from a retrofit should not be limited to a specified number/percentage.**

We request that the Council revise Section 8.58.100 of the draft Ordinance to provide Staff with greater discretion with respect to approving reduced parking that is a result of a retrofit. In order to allow Staff to approve reduced parking, the draft Ordinance provides that the building owner must show that there is no other practicable method to complete the required retrofit without the reduction. Given this and that a building owner likely has every incentive to keep as much parking as possible, we do not think Staff's discretion with respect to the number of parking spaces that can be eliminated needs to be limited to a specific number/percentage in the Ordinance.

**5. The Ordinance should be clear that new requirements in the City's Zoning Ordinance, including the Trash Screening and Enclosure Requirements, are not triggered by a Retrofit Project.**

As currently drafted, Section 8.58.120 of the draft Ordinance implies that the new and onerous Resource Recovery and Recycling Standards in the 2015 Zoning Ordinance could be triggered by a retrofit. We do not think it would be appropriate for the City to require those undergoing the burden and cost of seismically retrofitting their buildings to comply with new Resource Recovery and Recycling Standards or negotiate with the Resource Recovery and Recycling Staff over the extent to which the City can require additional Resource Recovery and Recycling space or associated staging as part of the seismic retrofit project. Thus, we request that this section be revised to specifically indicate that the City's new Resource Recovery and Recycling Standards are not triggered for seismic retrofit projects.

HARDING LARMORE KUTCHER & KOZAL, LLP  
ATTORNEYS AT LAW

Thank you for your time and consideration of these important issues.

Sincerely,

A handwritten signature in black ink, appearing to read "Paula", with a long horizontal flourish extending to the right.

Paula J. Larmore

Enclosure

cc: Rick Cole  
Elaine Polachek  
David Martin  
Ron Takiguchi  
Joseph Lawrence

**Proposed Changes to Seismic Retrofit Ordinance**

**1. Proposed changes to Time Limits for Compliance Sections 8.60.050, 8.64.070, 8.72.060, 8.76.080, and 8.80.060:**

Action by Building Owner	Time Limits <del>from Date of Service of Order</del>
Structural Evaluation Report	90 Days <del>/or</del> 3 Months <u>from Date of Service of Order</u>
Application for Building Permit and Submission of Plans	180 Days <del>/or</del> 6 Months <u>from City Determination that Retrofit is Required after City review of the Structural Evaluation Report Submitted by Owner</u>
Final Approval	2 Years <del>/or</del> 24 Months <u>from Issuance of Building Permit for Retrofit</u>

**2. Proposed new Section 8.58.140 Changes that Require Exterior Modifications to Buildings:**

**“Section 8.58.140 Changes that Require Exterior Modifications to Buildings**

Construction projects undertaken for the purpose of complying with the Santa Monica Seismic Retrofit Laws that require one or more exterior modifications to the building and require design by the Architectural Review Board or Landmarks Commission shall have both the time periods for (a) application of building permit and submission of plans and (b) final approval of the retrofit tolled during the time period between the design review application being filed and the design review application being approved as well as a reasonable time period to prepare the application and supportive materials.”

**3. Proposed changes to Section 8.58.090 Extensions:**

“(a) Notwithstanding any other provisions of this Code, extensions of time from the stated time limits set forth in the Santa Monica Seismic Retrofit Laws may be granted for good cause, provided that the building owner files a written request with the Director of Planning and Community Development or designee. In granting an extension of time pursuant to this Section, the Director of Planning and Community Development (or his/her designee) may impose conditions of approval.”

**4. Proposed change to Section 8.58.100 Parking Requirements:**

“Notwithstanding any other provisions of this Code to the contrary, the Zoning Administrator, or designee, may reduce the size of required parking spaces and/or the number of required parking spaces, to the minimum extent necessary, to achieve compliance with the requirements of the Santa Monica Seismic Retrofit Laws, if the building owner can show that there is no practicable method to complete the required retrofit without the reduction. ~~The reduction in parking spaces shall not exceed 20% of required parking spaces or one (1) space, whichever is greater.~~ Nothing in this section shall be intended to reduce, change, or eliminate an owner's obligations under the Rent Control laws.”

**5. Proposed changes to Section 8.58.120 Trash Screening and Enclosure Requirements:**

“Notwithstanding any other provisions of this Code to the contrary, general requirements in Chapter 9 of the Santa Monica Municipal Code which would otherwise apply to any construction for which a building permit is required, including the City's refuse and recycling standards (Section 9.21.130), shall not apply to construction projects undertaken for the purpose of complying with the Santa Monica Seismic Retrofit Laws.~~the Public Works Director, or designee, may waive or reduce the requirements of Section 9.21.130 (Resource Recovery and Recycling Standards) of this Code, to the minimum extent necessary, if the building owner can show that there is no practicable method to complete the required retrofit and comply with Section 9.21.130.~~”

## **Vernice Hankins**

---

**From:** IPM.LLC@earthlink.net  
**Sent:** Monday, February 13, 2017 9:10 PM  
**To:** councilmtgitems  
**Subject:** quake retrofitting recommendations

**2/13/2017 7:32:48 PM**

**Jay Johnson 9th and Alta**

**Congratulations to Ron Takeguchi, Gustav and staff for great job.**

**As building/safety commissioner Don Gray said: "This is much more complicated than I thought!"**

**In real estate, its location location location.**

**In retrofitting its share share share.**

**Condo and building owners are legally mandated to share by paying roughly \$15,000 per parking space. 10 spaces \$150,000.**

**Planning can share by appointing an ombudsperson to guide owners through the permit process.**

**City manager can share by forming an interagency and stakeholders working group.**

**Finance can share by floating a \$200 million construction bond.**

**1% interest on muni bonds compared to 5% on 2nd trust deeds, reduces costs and pass thrus to tenants.**

**30 year loan term repayments could be on property tax bills, thus future owners would continue payments is property is sold.**

**Finance can coordinate with county assessor to eliminate increased assessed valuation for construction costs reducing the pass thru to tenants.**

**Planning can share by fee reductions. 2 soils reports at \$2000 each not needed.**

**Waste management can share by suspending trash recycle deposits.**

**ARB can share by suspending the rule whereby, if 50% of the exterior is removed, it triggers code upgrades of new water meters at \$5000 and interior fire sprinklers at \$10,000.**

**Building and Safety can share by listing structural engineers and contractors.**

**Code Compliance can share by suspending enforcement of non-emergency issues on in-process retrofitting projects.**

**Renters can share by paying a portion of this legally mandated requirement that may be required by state law.**



**Tenants can share by cooperation with construction discomforts regarding parking, noise, and garage storage.**

**Rent control can share with solutions to construction issues replacing the adversarial process with problem solving meetings.**

**share share share-- we're all in this together!**

thank you .  
**Jay Johnson**  
**310-488-7431**

**I have more: 100% write off in same year, ageing of all structures in city, enhanced escrow instructions, holdbacks in escrow, constant reminder/enforcement of untouched buildings, lender cooperation, insurance industry discounts i.e. CEA 20%, shared city services: trash, permit parking fee waivers, citation forgiveness for tenants of in-process retrofit projects,**

Adel E. Salawy MD  
201 Ocean Avenue, Suite 1609B  
Santa Monica, CA 90402

February 8, 2017

Dear Honorable Councilmembers,

I would like to bring your attention to concerns related to item 7. A. (Updating Seismic Retrofit Requirements).

I have significant concerns regarding the recording of a public notice with the County Recorder which is intended to advise and protect the tenants and public but may have devastating unintended consequences. If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owners loan. Additionally, it may make re-financing a property almost impossible thus preventing an owner from obtaining funds needed to retrofit a property.

I urge you to consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or some similar language. This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.

Housing providers find themselves in this situation through no fault of their own as the buildings were built to the mandated code at the time. We thank you for your consideration.

Thank you,

A handwritten signature in black ink that reads "Adel E. Salawy MD". The signature is written in a cursive style with some capital letters.

Adel E. Salawy, MD

## Vernice Hankins

---

**From:** Council Mailbox  
**Sent:** Monday, February 13, 2017 10:23 PM  
**To:** Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez  
**Cc:** councilmtgitems; Elaine Polachek; David Martin  
**Subject:** FW: Seismic Retrofit

Council-

Please see the email below re: seismic retrofit ordinance.

Thank you,

Stephanie

---

**From:** Mitch Nahass [mailto:mitchnahass@hotmail.com]  
**Sent:** Monday, February 13, 2017 4:47 PM  
**To:** Council Mailbox <Council.Mailbox@SMGOV.NET>  
**Subject:** Seismic Retrofit

Dear Honorable Councilmembers,

I would like to bring your attention to concerns related to item 7. A. (Updating Seismic Retrofit Requirements).

I have significant concerns regarding the recording of a public notice with the County Recorder which is intended to advise and protect the tenants and public but may have devastating unintended consequences. If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owners loan. Additionally, it may make re-financing a property almost impossible thus preventing an owner from obtaining funds needed to retrofit a property.

I urge you to consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or some similar language. This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.

Housing providers find themselves in this situation through no fault of their own as the buildings were built to the mandated code at the time. We thank you for your consideration.

Regards,

Mitch Nahass  
Residential Property Owner

## Vernice Hankins

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**From:** Council Mailbox  
**Sent:** Monday, February 13, 2017 10:23 PM  
**To:** Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez  
**Cc:** councilmtgitems; Elaine Polachek; David Martin  
**Subject:** FW: Earthquake Retrofit

Council-

Please see the email below re: seismic retrofit ordinance.

Thank you,

Stephanie

**From:** Michele Nasatir [mailto:mnasatir@gmail.com]  
**Sent:** Monday, February 13, 2017 4:02 PM  
**To:** Council Mailbox <Council.Mailbox@SMGOV.NET>  
**Subject:** Earthquake Retrofit

Dear Honorable Councilmembers,

I would like to bring your attention to concerns related to item 7. A. (Updating Seismic Retrofit Requirements).

I have significant concerns regarding the recording of a public notice with the County Recorder which is intended to advise and protect the tenants and public but may have devastating unintended consequences. If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owners loan. Additionally, it may make re-financing a property almost impossible thus preventing an owner from obtaining funds needed to retrofit a property.

I urge you to consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or some similar language. This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.

Housing providers find themselves in this situation through no fault of their own as the buildings were built to the mandated code at the time. We thank you for your consideration.

--

Michele Nasatir  
727 San Lorenzo Street  
Santa Monica, CA 90402  
310.459.0213

## Vernice Hankins

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**From:** Council Mailbox  
**Sent:** Monday, February 13, 2017 10:23 PM  
**To:** Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez  
**Cc:** councilmtgitems; Elaine Polachek; David Martin  
**Subject:** FW: Retrofit requirements for apartments

Council-

Please see the email below re: seismic retrofit ordinance.

Thank you,

Stephanie

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

From: Johnswafford@swafford.net [mailto:johnswafford@swafford.net]  
Sent: Monday, February 13, 2017 3:25 PM  
To: Council Mailbox <Council.Mailbox@SMGOV.NET>  
Subject: Retrofit requirements for apartments

Dear Honorable Council Members,

I would like to bring your attention to concerns related to item 7. A. (Updating Seismic Retrofit Requirements).

My wife and I are the retired owner-occupants of a four-plex and we have significant concerns regarding the recording of a public notice with the County Recorder which is intended to advise and protect the tenants and public but may have devastating unintended consequences. If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owners loan. Additionally, it may make re-financing a property almost impossible thus preventing an owner from obtaining funds needed to retrofit a property.

I urge you to consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or some similar language. This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.

I take great pride in my building and in providing quality housing for my tenants (and neighbors!). Housing providers like us find themselves in this situation through no fault of our own as our buildings were built to the mandated code at the time. We thank you for your consideration.

John Swafford  
O: 310-451-0611  
M: 310-488-9804  
johnswafford@swafford.net

## Vernice Hankins

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**From:** Council Mailbox  
**Sent:** Monday, February 13, 2017 10:24 PM  
**To:** Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez  
**Cc:** councilmtgitems; Elaine Polachek; David Martin  
**Subject:** FW: Earthquake Retrofit notices

Council-

Please see the email below re: seismic retrofit ordinance.

Thank you,

Stephanie

---

**From:** Alan Freedman [mailto:alanlfreedman@att.net]  
**Sent:** Monday, February 13, 2017 2:28 PM  
**To:** Council Mailbox <Council.Mailbox@SMGOV.NET>  
**Subject:** Earthquake Retrofit notices

*Dear Honorable Councilmembers,*

*I would like to bring your attention to concerns related to item 7. A. (Updating Seismic Retrofit Requirements).*

*I have significant concerns regarding the recording of a public notice with the County Recorder which is intended to advise and protect the tenants and public but may have devastating unintended consequences. If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owners loan. Additionally, it may make re-financing a property almost impossible thus preventing an owner from obtaining funds needed to retrofit a property.*

*I urge you to consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or some similar language. This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.*

*Housing and commercial providers find themselves in this situation through no fault of their own as the buildings were built to the mandated code at the time. We thank you for your consideration.*

Alan L. Freedman, longtime resident and property owner in Santa Monica

\*\*\*\*\*

|

Sent from my iPhone

## Vernice Hankins

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**From:** Council Mailbox  
**Sent:** Monday, February 13, 2017 10:25 PM  
**To:** Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez  
**Cc:** councilmtgitems; Elaine Polachek; David Martin  
**Subject:** FW: retrofit

Council-

Please see the email below re: seismic retrofit ordinance.

Thank you,

Stephanie

---

**From:** Kelli [mailto:kellidurode@yahoo.com]  
**Sent:** Monday, February 13, 2017 2:12 PM  
**To:** Council Mailbox <Council.Mailbox@SMGOV.NET>  
**Subject:** retrofit

*Dear Honorable Councilmembers,*

*I would like to bring your attention to concerns related to item 7. A. (Updating Seismic Retrofit Requirements).*

*I have significant concerns regarding the recording of a public notice with the County Recorder which is intended to advise and protect the tenants and public but may have devastating unintended consequences. If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owners loan. Additionally, it may make re-financing a property almost impossible thus preventing an owner from obtaining funds needed to retrofit a property.*

*I urge you to consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or some similar language. This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.*

*Housing providers find themselves in this situation through no fault of their own as the buildings were built to the mandated code at the time. We thank you for your consideration.*



## Vernice Hankins

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**From:** pwebs@aol.com  
**Sent:** Tuesday, February 14, 2017 8:09 AM  
**To:** councilmtgitems  
**Subject:** Santa Monica retrofit notifications

Dear Council members,

I have seen a copy of another city's notification of retrofit to property owners. It is titled, "Certificate of Substandard Property". It is my understanding that this would negatively impact an owner from re-financing and obtaining funds we owners would need to retrofit our properties. Please consider an alternate term for "SUBSTANDARD". I applaud Santa Monica's efforts to make our city earthquake safe. Many of us owners have older buildings with tenants that have rented here for 20 or more years. We need to be able to get funding to meet Santa Monica's safety standards.

Thank you,

Patricia Weber  
owner  
1653 Berkeley Street  
Santa Monica, CA 90404

The Voice of Multifamily Housing Since 1917©



Dear Honorable Council Members:

On behalf of the Apartment Association of Greater Los Angeles (AAGLA), I am writing to share our thoughts and suggestions on item 7. A) an Ordinance Updating Seismic Retrofit Requirements. The Apartment Association has a deep commitment to upholding the highest standards in rental housing as well as a commitment to creating housing for all in Los Angeles county. From advocating in the halls of our nation's capital, the offices of our leaders in Sacramento and our local council chambers, we strive to add our expertise to decision makers as they craft good and effective policy.

We have a significant concern as it relates to recording a public notice with the county recorder which is intended to advise and protect the tenants. As it is currently written, it may have devastating and unintended consequences. If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owner's loan and create refinancing difficulty. These issue would create serious hurdles to financing these upgrades.

The association respectfully requests you consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or similar language. This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.

Housing providers find themselves in this situation through no fault of their own as the buildings were built to the mandated code at the time. Additionally, although the Rent Control Board will review additional financing mechanisms at a later date, please keep in mind these retrofits are incredibly costly and a pass-through needs to be established recoup the costs. We thank you for your consideration.

Kind regards,

A handwritten signature in black ink, appearing to read 'Frederick Sutton', written in a cursive style.

Frederick Sutton  
Government Affairs Director  
(213) 384.4131 ext 309



February 9, 2017

Mayor Ted Winterer  
and Santa Monica City Councilmembers  
City of Santa Monica  
1685 Main Street  
Santa Monica, CA 90401

Re: Ordinance Updating Seismic Retrofit Requirements for Potentially Seismically  
Vulnerable Buildings, February 14, 2017 Agenda, Item 7A

Dear Mayor Winterer and Honorable City Councilmembers:

Downtown Santa Monica, Inc. previously provided feedback for the Seismic Retrofit Program study session City Council held December 6, 2016. We appreciate how quickly the program is progressing and the level of detail City staff have provided in addressing critical issues. However, a few items on which we provided feedback remain unanswered.

To that extent, we reiterate a few key concerns regarding the programs economic impacts and the lack of sufficient staff support to efficiently implement the program.

1. In our previous letter, we recommended a waiver or reduction of permitting fees to reduce the economic burden of completing the work. We also recommended special consideration of nonprofit entities with ownership interest in impacted properties. In its current form, the ordinance provides no allowance for the likely exorbitant costs associated with the program. We believe this will be a significant and valid concern expressed by property owners, and we urge your consideration off fee reductions or waivers.
2. While the ordinance supports sustainable building practices it makes no mention of incentivizing these practices, as recommended in our letter. Sustainability is a hallmark of Santa Monica. Encouraging property owners to build and renovate utilizing sustainable options supports the City's message and brand identity.
3. As noted in the City staff report, the addition of consulting services will be helpful in reducing the processing time associated with the additional seismic retrofit permits. We encourage utilizing the consultant or city staff to prepare a list of preferred vendors to minimize price gouging and help ensure the work is completed by qualified contractors. The City of LA's list may be a good starting point.
4. Tenant protection measures are included for residential tenants; however, there is no mention of similar measures for business tenants. We strongly suggest adding provisions to assist and protect business tenants as well. Lengthy interruptions will

be particularly difficult for our local, independent businesses to weather, and these businesses are critical to the culture of our district and community.

We appreciate the opportunity to provide feedback on what will be a significant public safety program for the city. As representatives of more than 100 potentially-impacted properties, DTSM, Inc. encourages further attention to minimizing detrimental impacts to the business community.

Sincerely,



Kathleen Rawson  
CEO, Downtown Santa Monica, Inc.

cc: DTSM, Inc. Board of Directors  
David Martin, Director, Planning and Community Development  
Salvador Valles, Assistant Director, Planning and Community Development  
Ron Takiguchi, Building Official

The Voice of Multifamily Housing Since 1917©



Dear Honorable Council Members:

On behalf of the Apartment Association of Greater Los Angeles (AAGLA), I am writing to share our thoughts and suggestions on item 7. A) an Ordinance Updating Seismic Retrofit Requirements. The Apartment Association has a deep commitment to upholding the highest standards in rental housing as well as a commitment to creating housing for all in Los Angeles county. From advocating in the halls of our nation's capital, the offices of our leaders in Sacramento and our local council chambers, we strive to add our expertise to decision makers as they craft good and effective policy.

We have a significant concern as it relates to recording a public notice with the county recorder which is intended to advise and protect the tenants. As it is currently written, it may have devastating and unintended consequences. If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owner's loan and create refinancing difficulty. These issues would create serious hurdles to financing these upgrades.

The association respectfully requests you consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or similar language. This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.

Housing providers find themselves in this situation through no fault of their own as the buildings were built to the mandated code at the time. Additionally, although the Rent Control Board will review additional financing mechanisms at a later date, please keep in mind these retrofits are incredibly costly and a pass-through needs to be established recoup the costs. We thank you for your consideration.

Kind regards,



Frederick Sutton  
Government Affairs Director  
(213) 384.4131 ext 309

## Vernice Hankins

---

**From:** Carol Lemlein <lemlein@aol.com>  
**Sent:** Tuesday, February 14, 2017 12:47 PM  
**To:** councilmtgitems  
**Cc:** David Martin; Jing Yeo; Ron Takiguchi  
**Subject:** Seismic Safety Ordinance, City Council Agenda Item 7A, February 14, 2017

Mayor Winterer, Mayor Pro Tempore Davis, and Councilmembers:

The Santa Monica Conservancy wishes to call your attention to the omission of consideration of historic resources in the staff report and the ordinance. The February 13<sup>th</sup> *Los Angeles Times* article on this issue featured a photograph of the Keller Block as an example of unreinforced masonry; this building is designated as a Santa Monica Landmark and is an important feature of our downtown.

While we completely support the objective of public safety in moving forward with structural repairs to existing buildings on the City's list, as well as the emphasis on tenant protections, the impacts of the specified timetable and the failure to consider the unique needs and circumstances of our historic resources could have negative consequences. We respectfully ask that staff be requested to incorporate specific provisions for historic resources.

These issues exist for all historic structures, but are most visible at the extreme ends of the proposed timetable. We suggest that staff annotate the City's list of hazardous buildings to identify those which are designated landmarks, structures of merit, or Historic Resource Inventory (HRI) properties. We note numerous unreinforced masonry buildings on Main Street – for example – that have long been thought of as a noteworthy historic streetscape. These designated historic resources and HRI properties may require a longer or more flexible compliance timetable, upon request by the owner. Just as historic resources are given flexibility in the zoning code concerning development standards, parking requirements, and similar issues to support their continued economic viability, compliance with structural upgrades warrants special consideration so that we do not lose our irreplaceable historic resources.

At the other end of the timetable, we are very concerned about those historic resources identified as non-ductile concrete buildings, particularly those which stand vacant and where City action – or lack thereof - is impeding rehabilitation that would include seismic upgrades. The Civic Auditorium, despite efforts of a dedicated Working Group, languishes in limbo. The Sears Building, soon to be vacant, has an adaptive reuse proposal pending that is delayed until the Downtown Plan and the Gateway Plan have been adopted. These important buildings are at risk of major seismic damage until they can be rehabilitated.

While the staff report refers to recent state legislation that could provide funding access for owners in the form of a loan fund, we also recommend that possible sources of financial support for historic resources, particularly designated landmarks, be further

investigated. It should be emphasized that historic resources are permitted to utilize the State Historical Building Code (SHBC), which has regulations pertaining to seismic safety and may provide alternative means and methods which reduce costs. Use of the SHBC in Santa Monica has often been a very difficult, time-consuming and therefore expensive process for property owners, and priority processing of such requests should be required.

In conclusion, please consider the following actions in moving forward with the seismic safety ordinance:

- Identify those properties that qualify as historic resources as landmarks or structures of merit, or which are listed on the City's HRI;
- Specify that those properties are eligible to use the State Historical Building Code;
- Consider additional sources of funding that may be available for historic resources;
- Adopt a more flexible timetable for compliance for the City's historic resources; and finally
- Proactively consider other actions which will encourage, rather than impede, retrofit of our important vacant or soon to be vacant landmark buildings.

Thank you!

Carol Lemlein  
President, Santa Monica Conservancy Board of Directors  
[www.smconservancy.org](http://www.smconservancy.org)

## Vernice Hankins

---

**From:** Council Mailbox  
**Sent:** Tuesday, February 14, 2017 3:49 PM  
**To:** Ted Winterer; Gleam Davis; Pam OConnor; Sue Himmelrich; Terry O'Day; Kevin McKeown Fwd; Tony Vazquez  
**Cc:** councilmtgitems; Elaine Polachek; David Martin  
**Subject:** FW: Seismic Retrofit Ordinance Revisions - Boularan Godard Partnership - Santa Monica

Council-

Please see the email below re: seismic retrofit ordinance.

Thank you,

Stephanie

**From:** Alan Alain [mailto:alainalain@gmail.com]  
**Sent:** Tuesday, February 14, 2017 2:50 PM  
**To:** Council Mailbox <Council.Mailbox@SMGOV.NET>; Bill Dawson <bdawson@linkline.com>  
**Subject:** Seismic Retrofit Ordinance Revisions - Boularan Godard Partnership - Santa Monica

*Dear Honorable Council members,*

*I would like to bring your attention to concerns related to item 7. A. (Updating Seismic Retrofit Requirements).*

*I have significant concerns regarding the recording of a public notice with the County Recorder which is intended to advise and protect the tenants and public, but may have devastating unintended consequences.*

*If the notice copies the example of another city and uses the title "Notice of Substandard Condition" instead of a more general term such as "Notice of Seismic Retrofit Requirement" it may trigger a default of a property owners loan.*

*Additionally, it may make re-financing a property almost impossible thus preventing an owner from obtaining funds needed to retrofit a property.*

*I urge you to consider 1.) not requiring the recordation of a notice on a property; or 2.) modifying the title of the notice to read "Notice of Seismic Retrofit Requirement" or some similar language.*



*This would put the tenants and public on notice and still allow a property owner to refinance a property to obtain funds needed to comply with the retrofit requirements.*

*Housing providers find themselves in this situation through no fault of their own as the buildings were built to the mandated code at the time.*

*I thank you for your consideration of this important matter..*

### **Boularan Godard Family Partnership**

AOA - AAGLA member - Santa Monica Rental Property owner

Alain Boularan - Gal. Partner

1252, 24th Street - Ste.1

Santa Monica, Ca - 90404

Tel. : [\(310\) 453 3561](tel:(310)4533561)

[\(310\) 403 6410](tel:(310)4036410)



# SANTA MONICA CHAMBER OF COMMERCE

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Mike Harriel  
*Southern California Gas  
Company*

Susan Inwood  
*Wells Fargo Advisors,  
LLC*

February 14, 2017

Santa Monica City Council  
1685 Main Street, Room 102  
Santa Monica, CA 90401

## Re: Item #7A - Seismic Retrofit Program Draft Ordinance

Dear Mayor Winterer and Councilmembers:

The Chamber strongly supports the proposed Seismic Retrofit Program Ordinance. Our businesses, residents, and visitors deserve a safe Santa Monica, and we commend the City for making this a priority. We do, however, have a few recommendations regarding the implementation and timing of the requirements. Several of our members, who own and/or occupy buildings on the Potentially Vulnerable Buildings list have reached out to us with their concerns. Below are three areas that we believe should be addressed to ensure that the ordinance will not be unnecessarily burdensome:

### 1. Timing

- a. While the city reviews the structural report, the time limit clock for submitting the building permit and completing the retrofit should be paused.
- b. If a retrofit is deemed necessary, the clock should again pause while the City reviews the retrofit plans.
- c. If a retrofit includes exterior modifications that would require design review, more time should be allowed.

### 2. Parking Reductions

The allowable loss of parking resulting from a retrofit should not be limited to a specific percentage or number. Staff should be granted more discretion in approving parking reductions.

## Board Members, Cont.

Jeff Jarow  
*PAR Commercial Real Estate  
Brokerage*

Jeff Klocke  
*Pacific Park on the Santa  
Monica Pier*

Mitchell Kraus  
*Capital Intelligence Associates*

Tim Kusserow  
*Carlthorp School*

Leonard "Len" Lanzi  
*Los Angeles Venture  
Association*

Paula Larmore  
*Harding Larmore Kutcher &  
Kozal, LLP*

Jeff Lasky  
*Hudson Pacific Properties,  
Inc.*

Matt Lavin  
*Worthe Real Estate Group*

Richard Lawrence  
*Commercial Bank of  
California*

Paul Leclerc  
*Le Meridien Delfina*

Gary Loeb  
*Chezgal Merchandising  
Creations*

Marcel Loh  
*St John's Health Center  
Providence*

Brian Mac Mahon  
*Expert Dojo*

Ellis O'Connor  
*MSD Hospitality Fairmont  
Miramar Hotel & Bungalows*

Susan Gabriel Potter  
*Bob Gabriel Insurance*

Nat Trives  
*Coalition for Engaged  
Educations*

Juan Viramontes  
*Georgian Hotel*

John Warfel  
*Metropolitan Pacific*

Adam Weiss  
*Cornerstone OnDemand, Inc.*



# SANTA MONICA CHAMBER OF COMMERCE

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Colby Goff  
*Rustic Canyon Family*

Mike Harriel  
*Southern California Gas  
Company*

Susan Inwood  
*Wells Fargo Advisors,  
LLC*

### 3. Other Compliance Issues

The ordinance should clearly state that retrofitting will not trigger other unrelated compliance issues, like the new Resource Recovery and Recycling Standards. Property owners should not be simultaneously saddled with complying with an unrelated and expensive standard. Earthquake safety is the priority and other issues should not be triggered by a mandatory retrofit.

Again, we support this ordinance as an important and necessary step in ensuring our community's safety and resilience in the event of an earthquake. We hope that you will consider our comments and those of other property owners and tenants that have contacted you, in developing what we hope will be a model ordinance for Santa Monica.

Sincerely,

Yesenia Monsour  
Chair

Laurel Rosen  
President / CEO

**Board Members, Cont.**

Jeff Jarow  
*PAR Commercial Real Estate  
Brokerage*

Jeff Klocke  
*Pacific Park on the Santa  
Monica Pier*

Mitchell Kraus  
*Capital Intelligence Associates*

Tim Kusserow  
*Carlthorp School*

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Juan Viramontes  
*Georgian Hotel*

John Warfel  
*Metropolitan Pacific*

Adam Weiss  
*Cornerstone OnDemand, Inc.*

**1. Proposed changes to Time Limits for Compliance Sections 8.60.050, 8.64.070, 8.72.060, 8.76.080, and 8.80.060:**

Action by Building Owner	Time Limits <del>from Date of Service of Order</del>
Structural Evaluation Report	90 Days <del>/or</del> 3 Months <u>from Date of Service of Order</u>
Application for Building Permit and Submission of Plans	180 Days <del>/or</del> 6 Months <u>from City Determination that Retrofit is Required after City review of the Structural Evaluation Report Submitted by Owner</u>
Final Approval	2 Years <del>/or</del> 24 Months <u>from Issuance of Building Permit for Retrofit</u>

### 3. Proposed changes to Section 8.58.090 Extensions:

“(a) Notwithstanding any other provisions of this Code, extensions of time from the stated time limits set forth in the Santa Monica Seismic Retrofit Laws may be granted for good cause, provided that the building owner files a written request with the Director of Planning and Community Development or designee. In granting an extension of time pursuant to this Section, the Director of Planning and Community Development (or his/her designee) may impose conditions of approval.”

## 2. Proposed new Section 8.58.140 Changes that Require Exterior Modifications to Buildings:

### “Section 8.58.140 Changes that Require Exterior Modifications to Buildings

Construction projects undertaken for the purpose of complying with the Santa Monica Seismic Retrofit Laws that require one or more exterior modifications to the building and require design by the Architectural Review Board or Landmarks Commission shall have both the time periods for (a) application of building permit and submission of plans and (b) final approval of the retrofit tolled during the time period between the design review application being filed and the design review application being approved as well as a reasonable time period to prepare the application and supportive materials.”

## 5. Proposed changes to Section 8.58.120 Trash Screening and Enclosure Requirements:

“Notwithstanding any other provisions of this Code to the contrary, general requirements in Chapter 9 of the Santa Monica Municipal Code which would otherwise apply to any construction for which a building permit is required, including the City’s refuse and recycling standards (Section 9.21.130), shall not apply to construction projects undertaken for the purpose of complying with the Santa Monica Seismic Retrofit Laws. ~~the Public Works Director, or designee, may waive or reduce the requirements of Section 9.21.130 (Resource Recovery and Recycling Standards) of this Code, to the minimum extent necessary, if the building owner can show that there is no practicable method to complete the required retrofit and comply with Section 9.21.130.~~”

#### 4. Proposed change to Section 8.58.100 Parking Requirements:

“Notwithstanding any other provisions of this Code to the contrary, the Zoning Administrator, or designee, may reduce the size of required parking spaces and/or the number of required parking spaces, to the minimum extent necessary, to achieve compliance with the requirements of the Santa Monica Seismic Retrofit Laws, if the building owner can show that there is no practicable method to complete the required retrofit without the reduction. ~~The reduction in parking spaces shall not exceed 20% of required parking spaces or one (1) space, whichever is greater.~~ Nothing in this section shall be intended to reduce, change, or eliminate an owner's obligations under the Rent Control laws.”





CITY OF SANTA MONICA

SEISMIC RETROFIT PROGRAM  
&  
TENANT PROTECTIONS

FEBRUARY 14, 2017



LOCAL / L.A. Now

# Santa Monica seeks to pass the nation's most extensive earthquake retrofit plan



The city's move comes more than three years after The Times reported how Santa Monica quietly stopped enforcing its earthquake safety regulations.

By **Rong-Gong Lin II, Raoul Rañoa and Jon Schless** · **Contact Reporters**

FEBRUARY 13, 2017, 5:00 AM

# SEISMIC RETROFIT PROGRAM

- Council Study Session; December 6, 2016
  - Update Technical Standards & Develop Ordinance
  - Seismic Retrofit Program





## ARTICLE VIII – SANTA MONICA MUNICIPAL CODE SEISMIC RETROFIT CHAPTERS

### MANDATORY SEISMIC RETROFIT REQUIREMENTS

Chapter 8.58 ADMINISTRATIVE **NEW**

Chapter 8.60 UNREINFORCED MASONRY BEARING WALL BUILDINGS

Chapter 8.64 CONCRETE AND REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS

Chapter 8.68 VOLUNTARY CRIPPLE WALLS AND SILL PLATE ANCHORAGE IN SINGLE-FAMILY DWELLINGS

Chapter 8.72 SOFT, WEAK OR OPEN FRONT WALLS IN LIGHT, WOOD-FRAMED BUILDINGS

Chapter 8.76 WELDED STEEL MOMENT FRAME STRUCTURES

Chapter 8.80 NON-DUCTILE CONCRETE BUILDINGS



# SEISMIC RETROFIT PROGRAM

- Ordinance - Program Elements
  - Extension Time Limits: Good Cause, PCD Director
  - Parking – Trash Enclosures – Construction Rate Program
  - CEQA Exemption
  - Staffing FY 17-19 Budget
  - Consulting Services – Plan Review, Peer Review
  - Tenant Protections: Chapter 4.36 -&- Chapter 8.100



# SEISMIC RETROFIT PROGRAM

- Ordinance Does Not Include:
  - Exemptions to CA Coastal Commission Where Applicable
    - Except Minor Work, Interior Work
  - Exemptions State Accessibility Requirements
    - Except Existing Multi-Family Dwellings March 13, 1991
  - Rent Control Board Pass-Through Costs
    - Board Hearing Following Council 2<sup>nd</sup> Reading



# SEISMIC RETROFIT PROGRAM

- Ordinance Revision:
  - Remove 8.58.130 Recordation





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# SEISMIC RETROFIT PROGRAM

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Seismic Retrofit Program

< 1 2 3 4 5 6 >

- News
- Calendar
- Weather
- Contact/Hours

- City of Santa Monica Releases FY 15-16 Annual Report
- Used Oil Filter Exchange Hosted by City's Resource Recovery and Recycling Division
- Information on Potential Norovirus Exposure and Simple Preventative Measures You Can Take
- Consent Decree signed and approved by US District Court
- Bike-Pedestrian Safety Enforcement
- City of Santa Monica's Big Blue Bus Names New Chief Operations Officer

More News

Tweets by @santamoniacity





<http://www.smgov.net/Departments/PCD/Programs/Seismic-Retrofit/>



## Seismic Retrofit Program

Earthquake preparedness is a part of life for Southern Californians. Damage to vulnerable buildings, physical injury, and even death are the most apparent threats from earthquakes. There can also be significant economic damage in their aftermath.

Recent earthquakes have shown that some older buildings may be at risk during future earthquakes because of construction standards at the time they were built. Strengthening our buildings by retrofitting is the best way to save lives and infrastructure during an earthquake.

On February 14, 2017, City Council will be asked to modify existing law to make strengthening of five types of vulnerable buildings mandatory for property owners.

## Potentially Vulnerable Buildings in Santa Monica

### Seismic Retrofit Program

[December 6, 2016 Staff Report](#)

[Potentially Vulnerable Buildings \(.xlsx\)](#)

[Proposed Building Owner Notification Schedule](#)

### Questions?

Contact the Building and Safety division

Phone: (310) 458-8355

Email: [seismic@smgov.net](mailto:seismic@smgov.net)



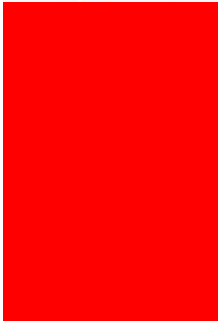
# SEISMIC RETROFIT PROGRAM

Potentially Seismically Vulnerable Buildings Type



Three horizontal grey bars for listing building types.

Retrofit Must be Completed Within



Three horizontal grey bars for listing completion timelines.



# SEISMIC RETROFIT PROGRAM

- List = 2,054 Identified Buildings
  - Landmark Structures = 31
  - Historic Resources Inventory = 229 (44 "Code 6 or 7") = 185
  - Mills Act = 5
  - Structures of Merit = 0



# SEISMIC RETROFIT PROGRAM

- Community / Stakeholder Outreach
  - Commercial-Business: SM Chamber, DTSM, BOMA
  - Resident Building Owners: ACTION, AAGLA
  - Residents: SMRR
  - Building And Fire-Life Safety Commission
  - Council Study Session



# CHAPTER 8.100 TENANT PROTECTION

## Updates – Strengthened Measures

- (8.58.070 Tenant and Occupant Advisory)
- Tenant Noticing Requirements – Add Affected Tenants
- Order by Building Officer, Progress Meeting – Add Not Appealable



# CHAPTER 8.100 TENANT PROTECTION

## Updates – Strengthened Measures

- New 8.100.080 Hazardous Materials
  - Proper Handling, Proof to Building Officer
  - Hazardous Materials Consultant – Owner Expense



## CHAPTER 4.36 TENANT RELOCATION

### Updates – Strengthened Measures

- Relocation Less Than 30 Days
  - Option:
    - Relocation Costs Per Diem
    - Comparable Housing
    - Add Hotel or Motel if Relocation 5 Days or Less
    - Add If Extends More Than 5 Days Per Diem, Comparable Housing, or Hotel if Tenant Agrees



## CHAPTER 4.36 TENANT RELOCATION

### Updates – Strengthened Measures

- Clarify No Relocation Benefits to Tenant if elects to remain
- Add Clarification Relocation Benefits not affect limited access





## CHAPTER 4.36 TENANT RELOCATION

### Updates – Strengthened Measures

- New Relocation does not exceed estimated period by Building Officer -or- extension for good cause
- New Prompt action by owner
- Delete Exemption to Relocation Benefits due to Seismic Retrofit



URM (152)

2 YEARS

Concrete Tilt-Up (31)

3 YEARS

Soft Story - 3 and 4 Stories (~400)

6 YEARS

Soft Story - 16 or More Units (~60)

6 YEARS

Soft Story - 2 Story, 7 to 15 Units (~300)

6 YEARS

Soft Story - 2 Story, 6 or Less Units (~300)

6 YEARS

Soft Story - 2 Story, 6 or Less Units (~300)

6 YEARS

Soft Story - 2 Story, 6 or Less Units (~300)

6 YEARS

Non-Ductile Concrete (64)

10 YEARS

Steel Moment Frame (79)

20 YEARS

# Notices Sent

URM (152)

2 YEARS

Concrete Tilt-Up (31)

3 YEARS

Soft Story - 3 and 4 Stories (~400)

6 YEARS

Soft Story - 16 or More Units (~60)

6 YEARS

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6 YEARS

Soft Story - 2 Story, 6 or Less Units (~300)

6 YEARS

Soft Story - 2 Story, 6 or Less Units (~300)

6 YEARS

Soft Story - 2 Story, 6 or Less Units (~300)

6 YEARS

Non-Ductile Concrete (64)

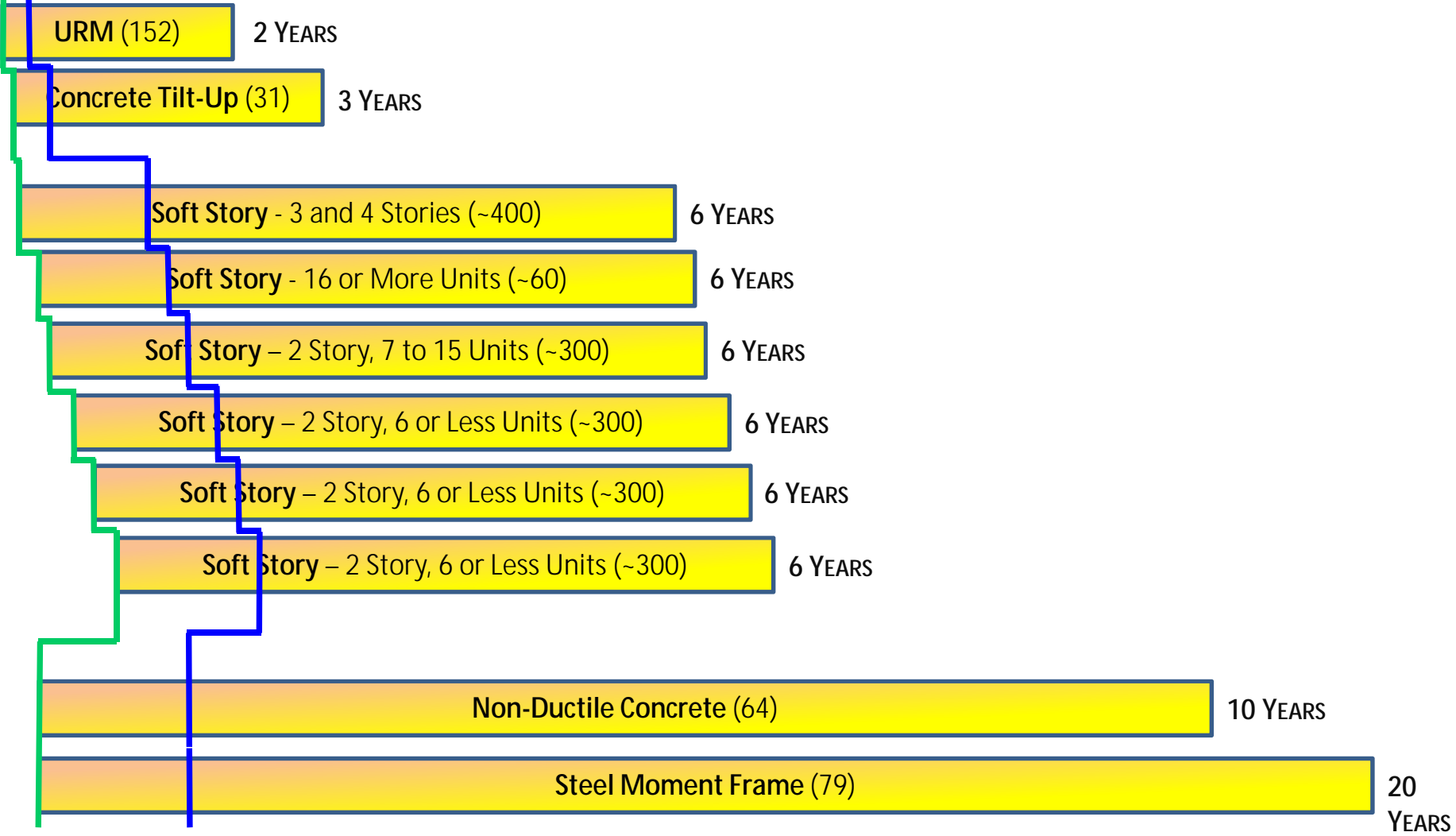
10 YEARS

Steel Moment Frame (79)

20 YEARS

Notices Sent

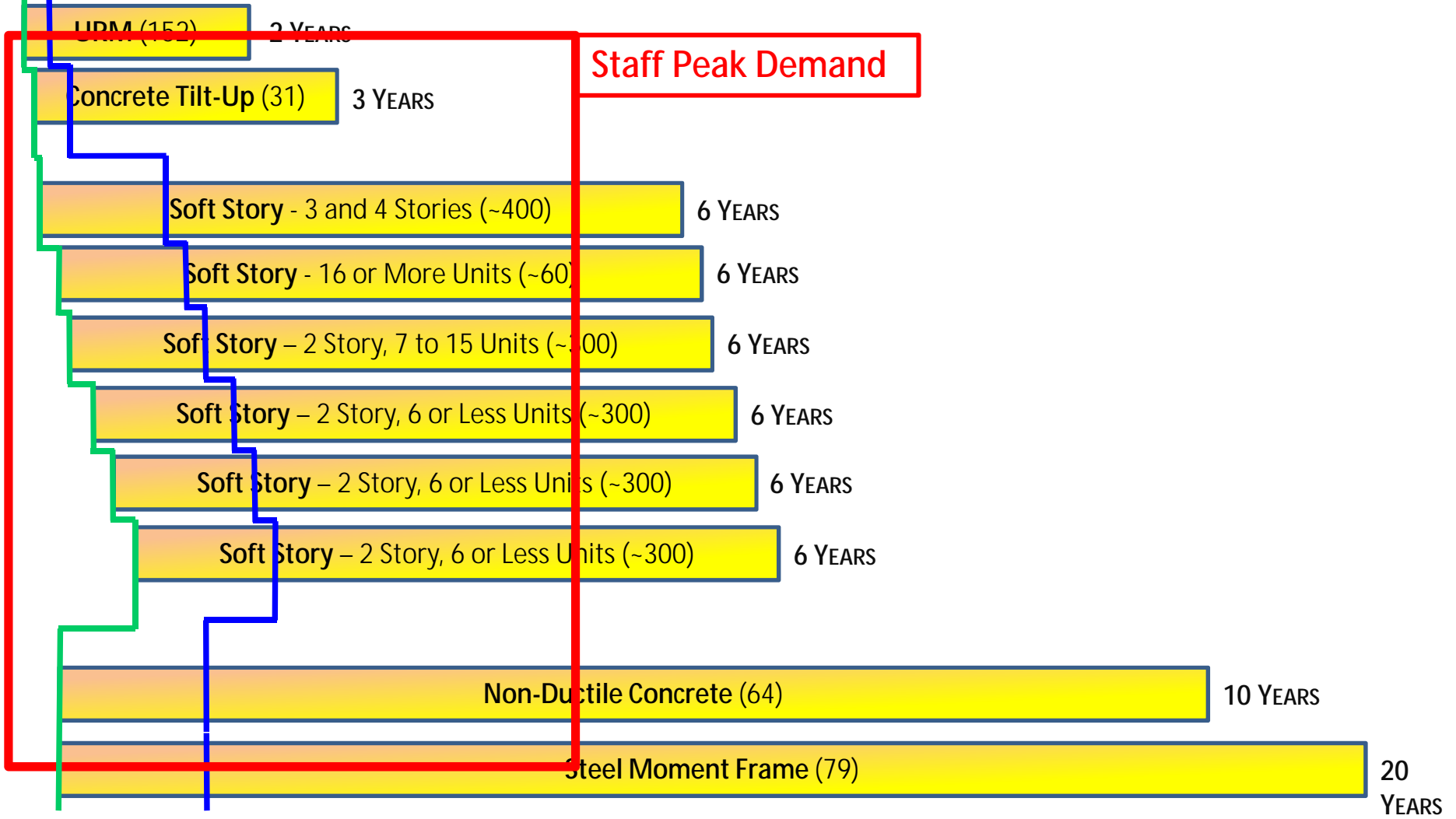
Evaluation Report



Notices Sent

Evaluation Report

Staff Peak Demand



# SEISMIC RETROFIT PROGRAM

- Process – Implementation
  - Continued Community / Stakeholder Meetings
  - Technical Assistance Guides to Seismic Retrofit
  - Seismic Retrofit Fair
  - Affected Departments – Plan Review & Permitting
  - Full Web Page Resource



## Council Recommended to:

1. Adopt Resolution of Local Building Code Amendments based on Local Conditions
2. Adopt Ordinances:
  - Updating Technical Standards for Seismic Retrofit of Hazardous Buildings
  - Revisions to Tenant Protection During Construction
  - Revisions to Tenant Relocation Provisions
3. Instruct Staff to File Local Amendments with CA Bldg Stds Commission



## **Reference:**

Resolution No. 11022  
(CCS)



