

# RESIDENTIAL ( 3 units or more) MANDATORY SOFT- STORY SEISMIC RETROFIT PROGRAM

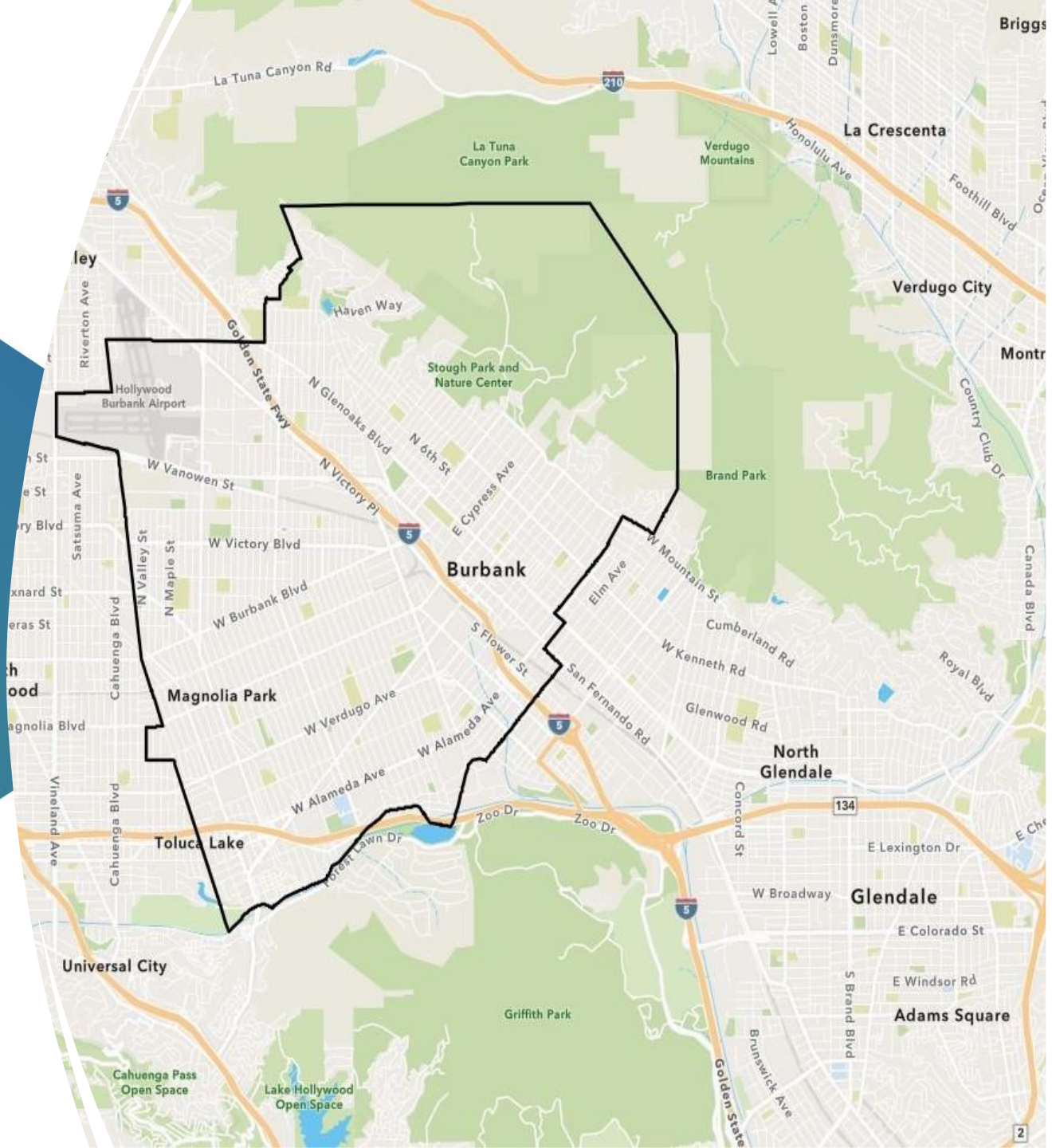
Landlord-Tenant Commission Meeting  
August 5, 2024

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# PURPOSE

- Information, transparency, and awareness of the cities' expected building's stock that have this building symptom.
  - Past building codes did not consider findings that were later learned after experienced earthquakes.
- Proposed opportunity to save lives and conserve parts of the city.
- Provide a preventive maintenance measure to reduce the risk of collapse.
- Reminder of the responsibility that we have being part of this city.
- Gives an opportunity to make buildings earthquake safe.
  - This means to give a building an opportunity to remain standing when the shaking stops.
- Consideration to tenants and building owners.



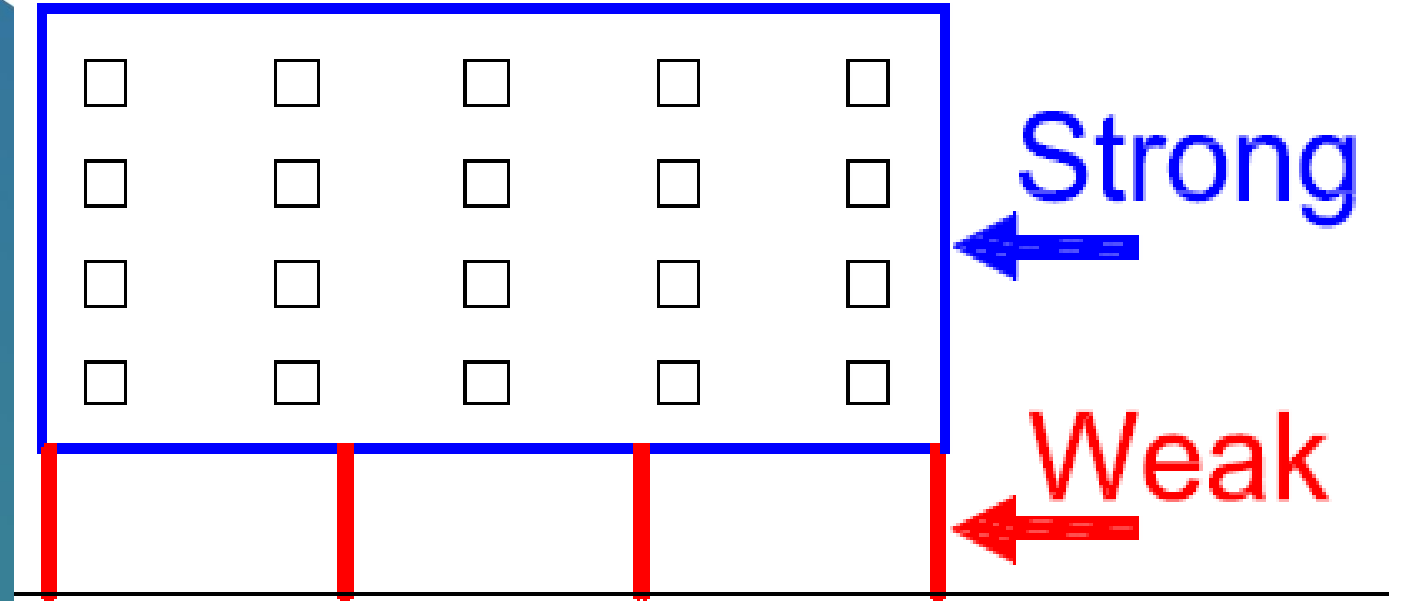
# WHAT IS A SOFT STORY?

- Min two stories residential wood-framed structure
- Constructed to building code standards enacted prior to January 1, 1978
- Open ground floor, such as a parking garage or tuck under parking.
- Poor performance in previous earthquakes, susceptible to collapse



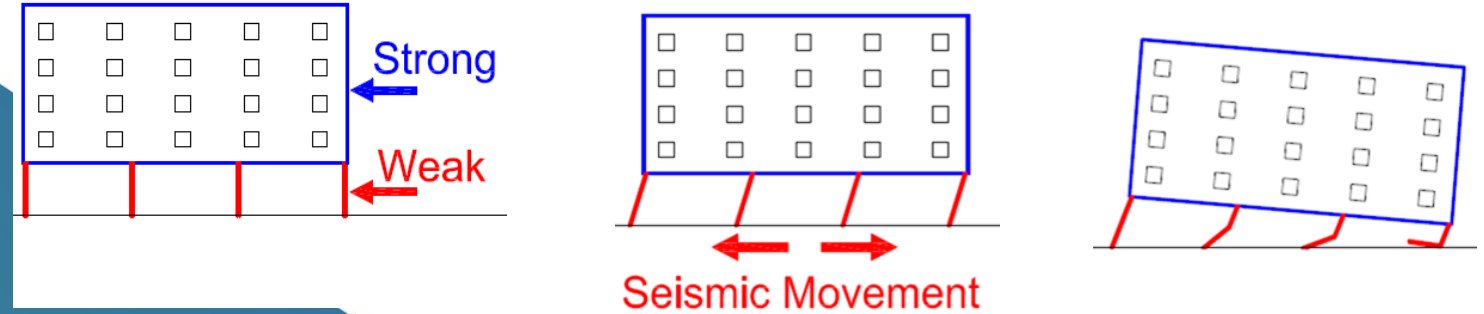
## WHAT IS A SOFT STORY?(CONT.)

- The design compromises the building's overall stability. During seismic events, the lack of structural support in the ground floor can lead to excessive lateral movement, causing the upper floors to collapse



# WHAT IS A SOFT STORY?(cont.)

- Retrofitting is needed because without proper strengthening, the weak soft-story may suffer structural damage or complete failure during and/or after an earthquake



# NORTHRIDGE EARTHQUAKE AFTERMATH



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# BURBANK SOFT-STORY RETROFIT HISTORY

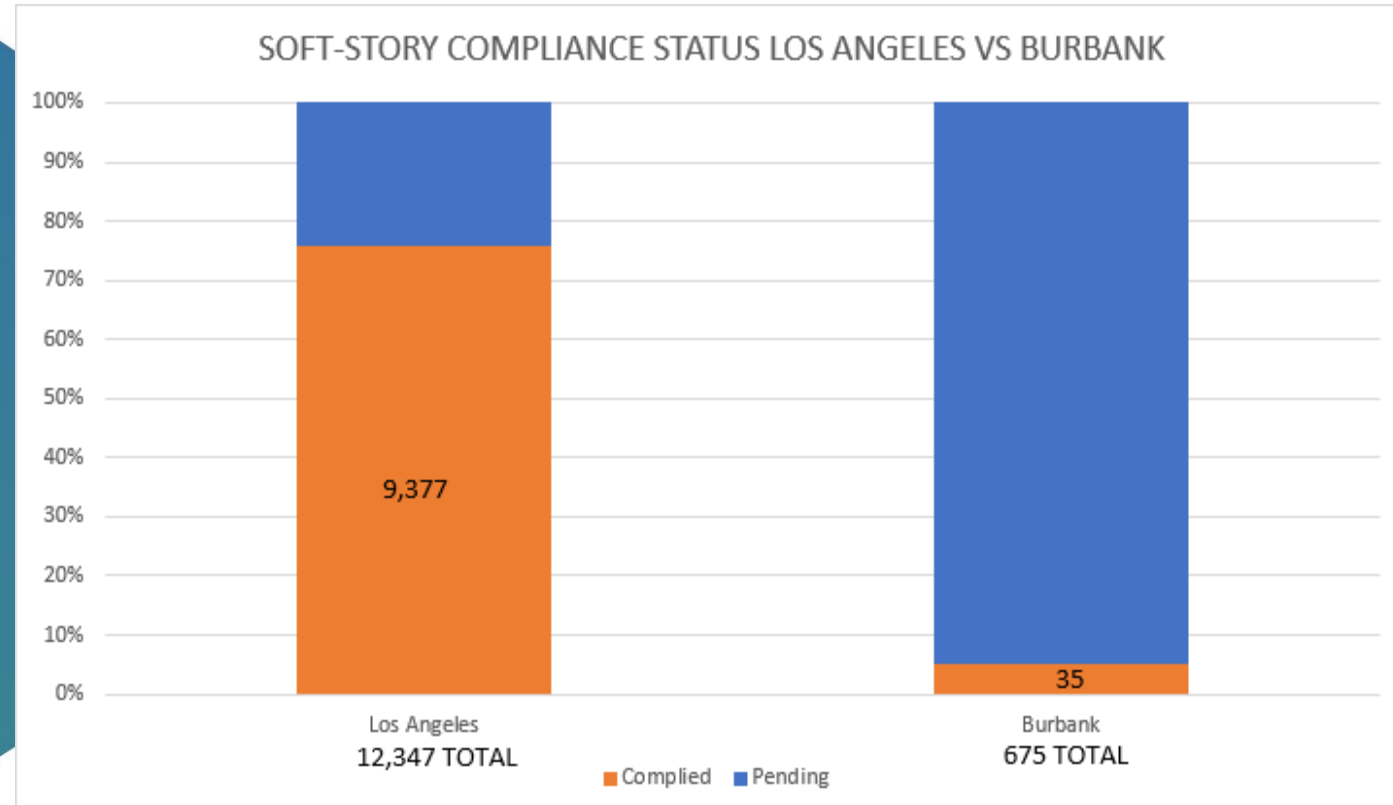
- May 26, 1998 – Voluntary Soft-Story Retrofit
- November 3, 2007 – 2007 CBC Adoption, Soft-Story Retrofit to remain voluntary
- October 1, 2019 – Council instructed staff to develop Soft-Story Program





# HOW HAVE WE DONE?

- Estimated 675 Soft-Story buildings
- Since 2008 - 35 Voluntary Soft-Story Retrofit permits issued with work completed ~ 5%
- City of Los Angeles - 12,347 Soft-Story buildings
- Since 2015 - 9,377 Soft-Story Retrofit permits issued with work completed ~ 76%

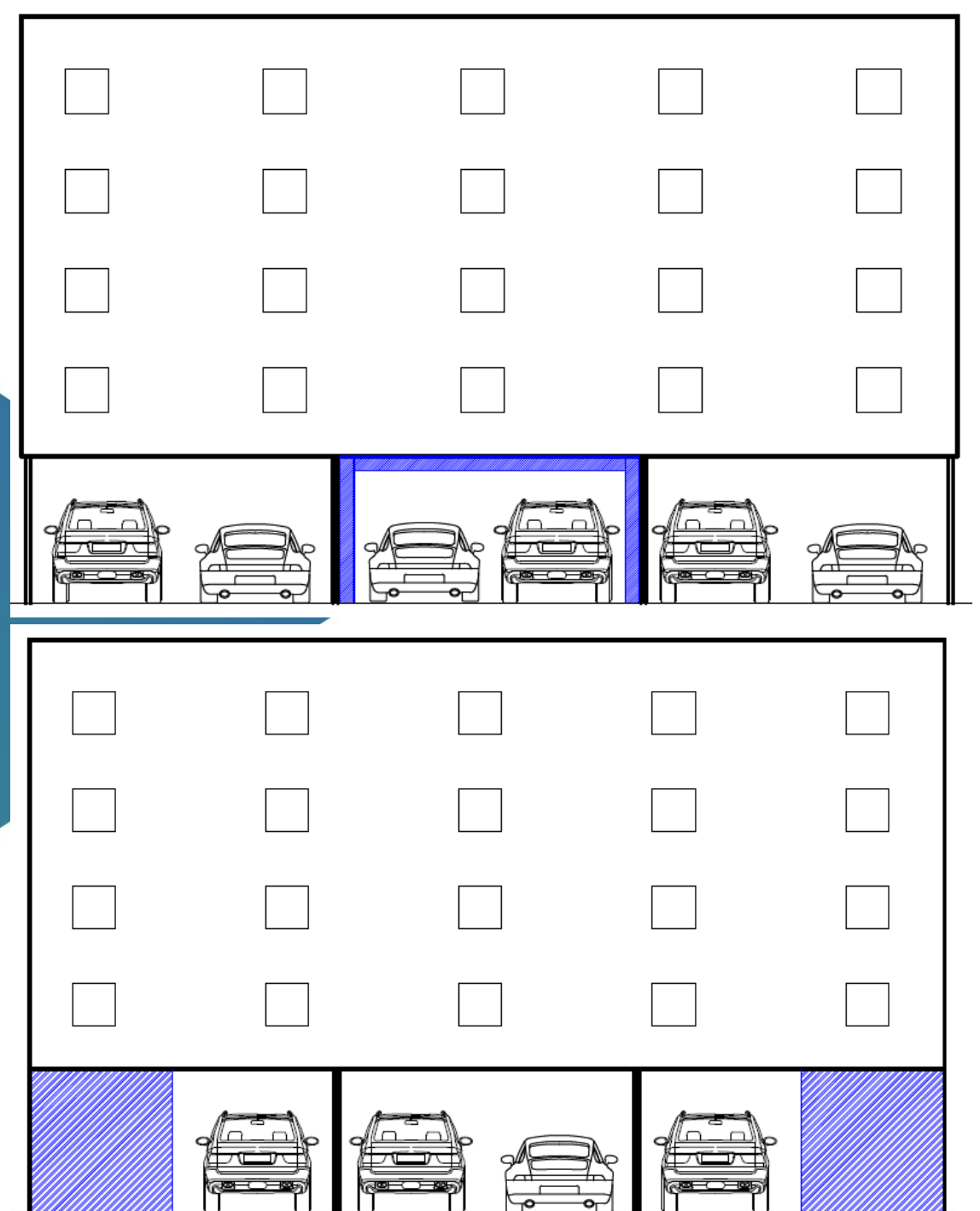


# SOFT STORY - RETROFIT SYSTEM TYPES

- MOMENT FRAME

Custom design or use proprietary product

- SHEAR WALLS

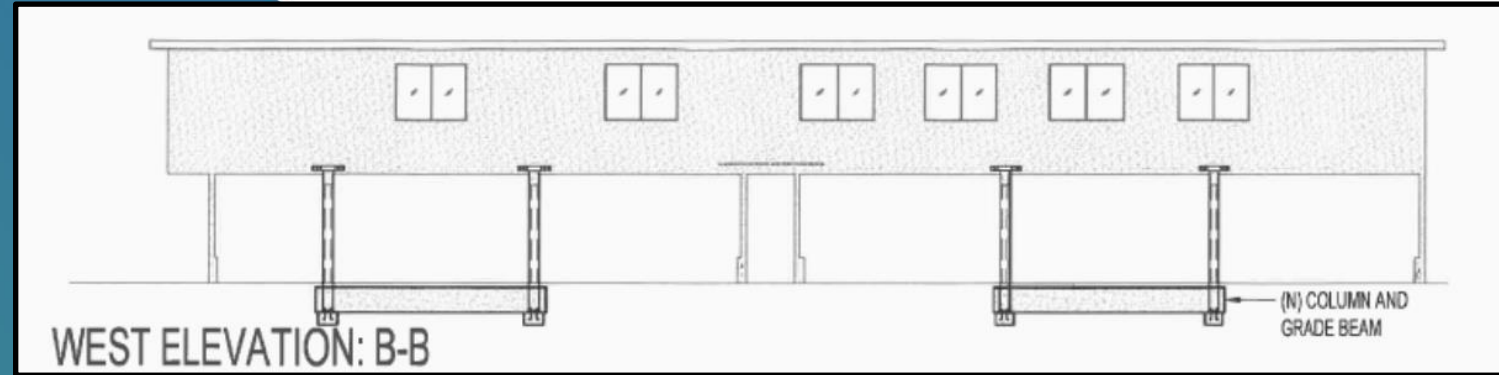


# SOFT STORY - RETROFIT SYSTEM TYPES

- CANTILEVER COLUMN SYSTEMS WITH GRADE BEAM

- DEEP POLE FOUNDATION\*

\* Deep pole foundations typically will require soils report investigation.



# COMPLIANCE

- Requirements
  - Screening report
  - Engineered plans and calculations
  - Plan check and permits
  - Construction and inspections
- Reciprocity
- Time period for compliance



# TIMELINE

TASK	TIME LIMIT
SUBMIT SCREENING REPORT	1 YEAR
SUBMIT RETROFIT PLANS	2 YEARS
OBTAIN PERMIT	3 YEARS
BEGIN CONSTRUCTION	4 YEARS
COMPLETE CONSTRUCTION WORK	5 YEARS



# NON-COMPLIANCE

- Violation
- Recordation of violation
- Building may be vacated



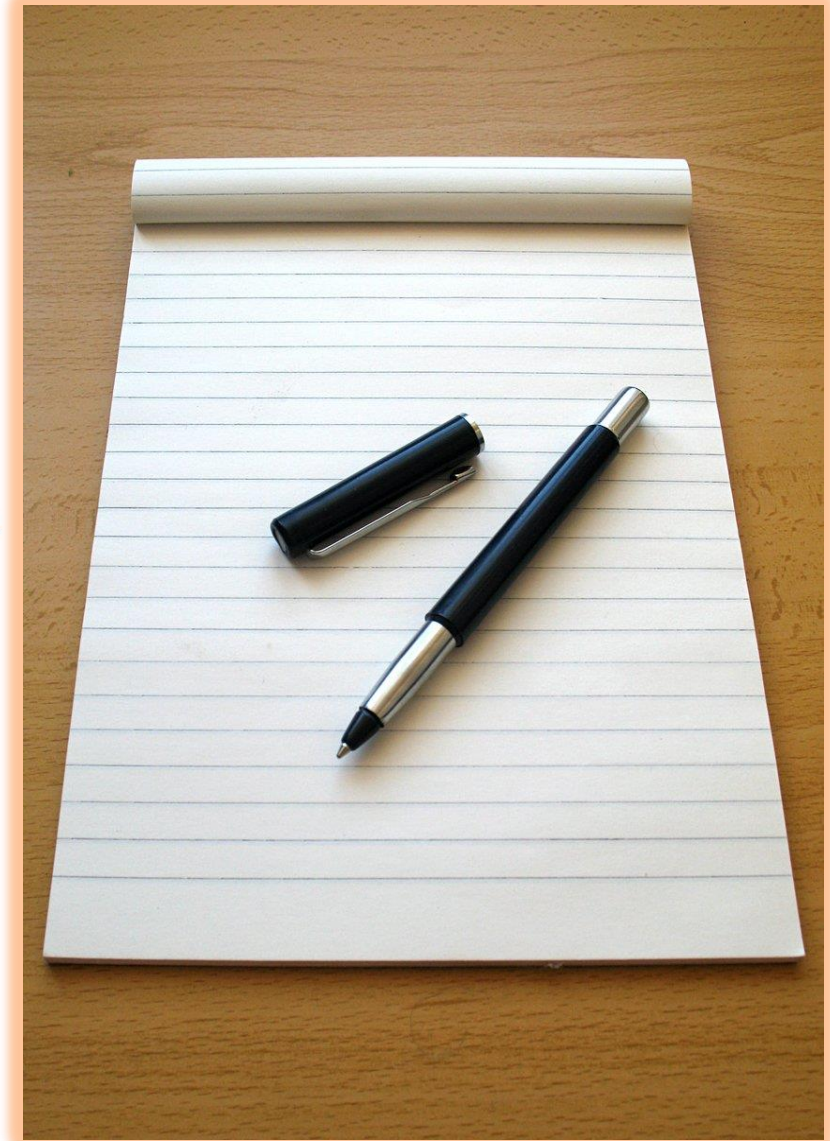
# ORDER

- Building Official will issue an order to buildings expected to be within scope of this ordinance
  - sent to owner per last property tax assessment roll



# ADMINISTRATION

- Acknowledgement/Appeal Procedure
- One extension may be requested after completions of screening report and/or plans have been approved.





# NEIGHBORING CITIES RETROFIT ORDINANCES

- Proposed ordinance is in alignment with the neighboring cities passed retrofit ordinance for soft story.
  - Los Angeles, Beverly Hills, Pasadena, West Hollywood, and Culver City.
- Based on those cities ordinances it provides an established procedure that contractors, engineers, and architects are familiar with.



# NEIGHBORING CITIES RETROFIT ORDINANCES (cont.)

Other jurisdictions with mandatory  
Soft-Story Retrofit Program

- City of Los Angeles – adopted a mandatory ordinance in 2015
- City of West Hollywood, adopted 2017
- City of Santa Monica, adopted 2017
- City Pasadena, adopted 2019
- City of Beverly Hills, adopted 2019
- Culver City, adopted 2021

# OUTREACH

- Soft- story website with dedicated email
- Community Meetings  
(4/25/24) & (5/15/24)
- Landlord - Tenant Commission (8/5/24)
- Board of Building and Fire Appeals  
(8/29/24)
- Council Meeting (9/10/24)
- Adoption (mid September 2024)
- Effective 1/1/25 (tentative)

# COMPARISON/ OUTREACH RESULTS

- Burbank's program highlights
  - Pass through cost
  - Owner oriented screening form
  - Reciprocity
  - Retrofit ordinance based on the latest soft-story (FEMA) guidelines
  - Saves lives
  - Saves building stock
  - Opportunity to give a chance to buildings with soft story to still stand after an earthquake

# CONCLUSION

- Proposed city ordinance considers existing building with a soft story with stakeholders needs to provide a path for safety and protection of property.

# COMMENTS

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