

# INTRODUCTION OF RESIDENTIAL MANDATORY SOFT- STORY SEISMIC RETROFIT PROGRAM

Public Meeting  
April 25, 2024



COMMUNITY  
DEVELOPMENT

# WHAT IS A SOFT STORY?

- Min two stories 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



# PROGRAM'S MISSION

- Save human lives
- Protect housing inventory
- Reduce structural deficiencies
- Consideration to building owners

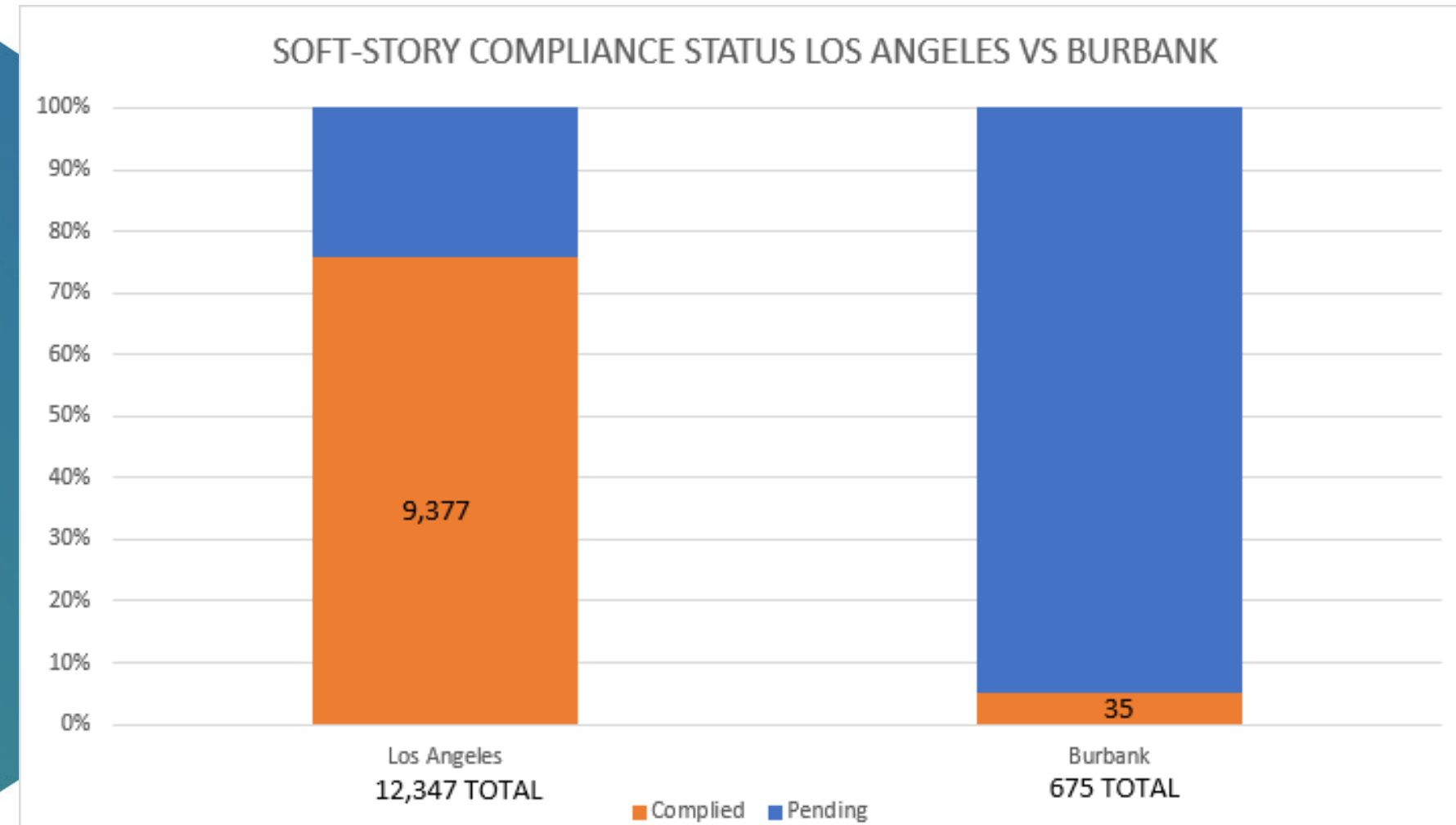
# BURBANK SOFT-STORY HISTORY

- 1994 Northridge Earthquake
- May 26, 1998 – Voluntary Soft-Story
- November 3, 2007 – 2007 CBC Adoption, Soft-Story 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%



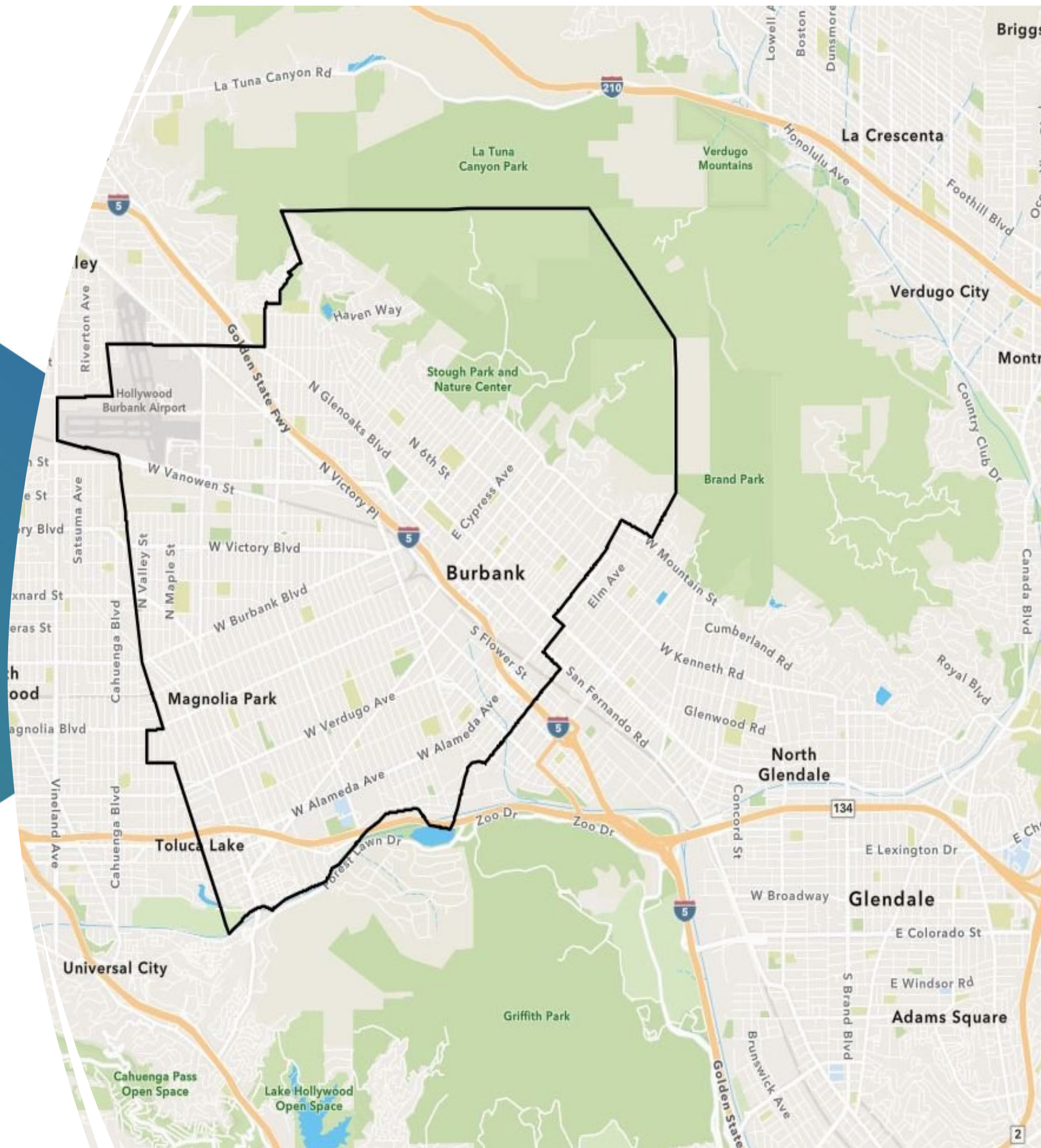
# SOFT STORY

- The design allows for flexibility and convenience but 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



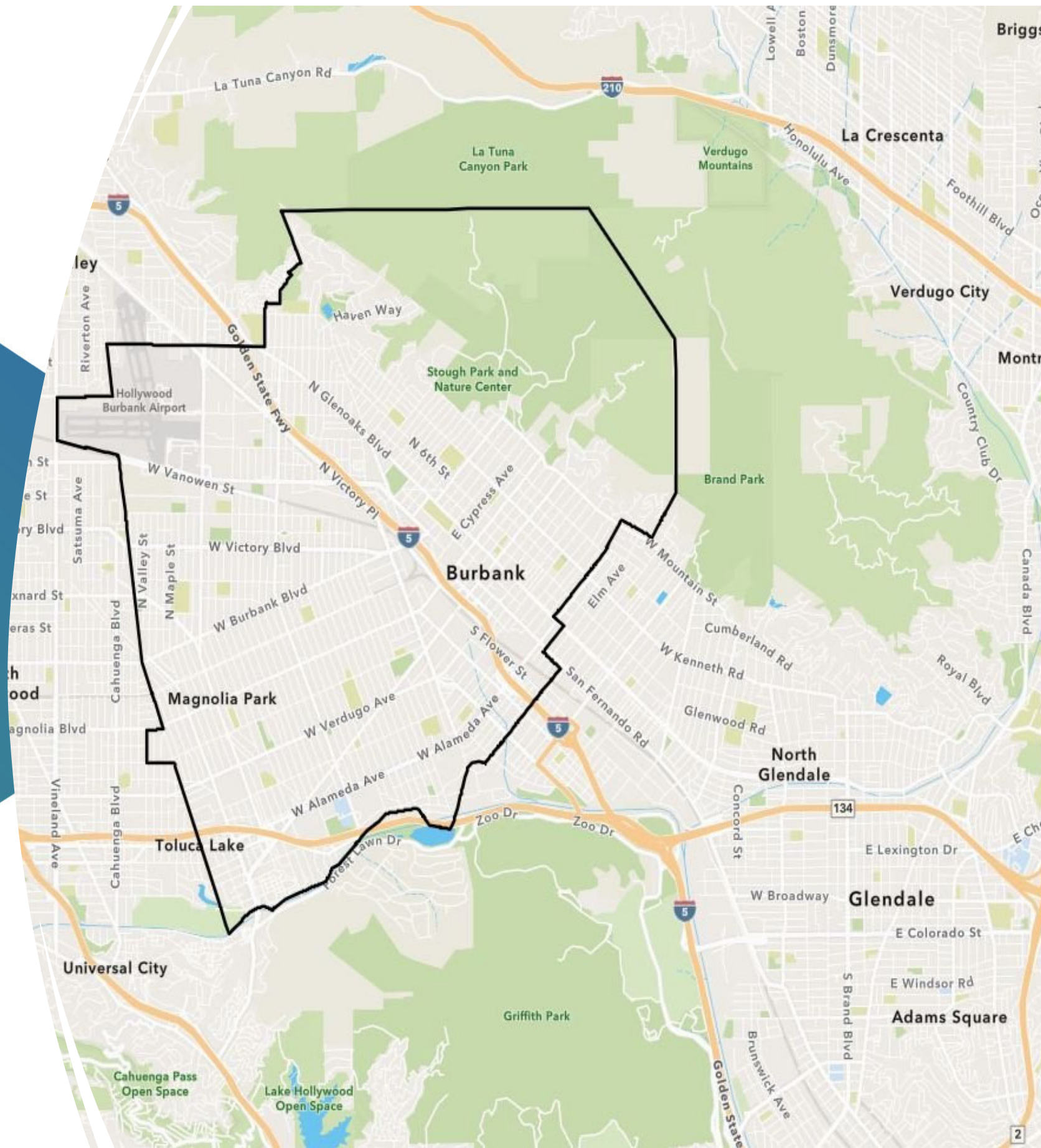
# PURPOSE

- 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.
- Proposed opportunity to conserve parts of the city.



## PURPOSE (CONT.)

- 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 be still standing when the shaking stops.





# NORTHRIDGE EARTHQUAKE AFTERMATH



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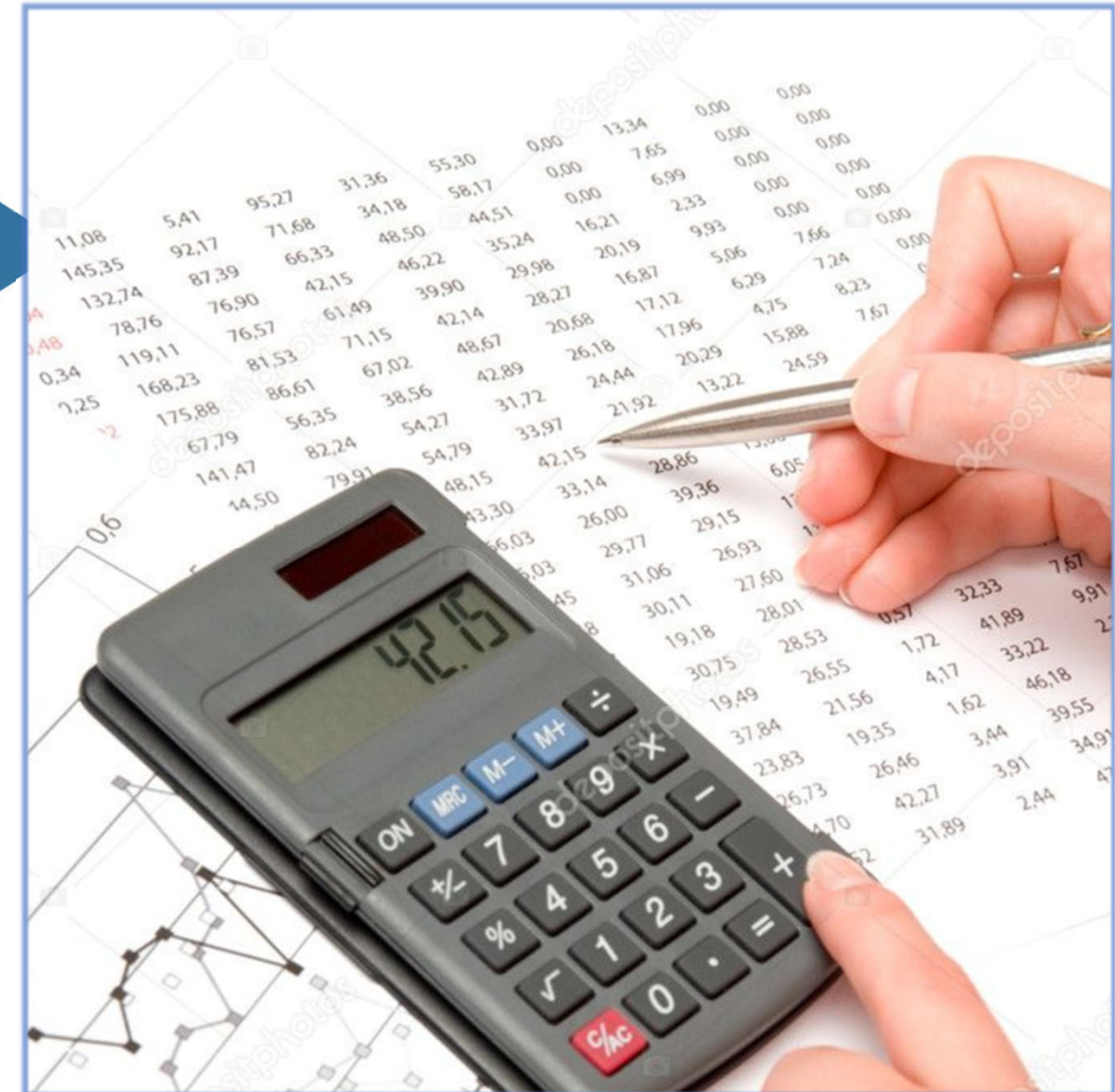
# ACCEPTED

- Proposed ordinance follows 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.



# COMPLIANCE

- Proposed minimum standards to comply with the retrofits
  - Investigation of construction and preparation of screening report with justified structural analysis by licensed architect or engineer.
- Required structural retrofit shall be maintained



# TIMELINE

- Submit screening report w/in 1 year
- Submit plans w/in 2 years
- Obtain permit AND start construction w/in 4 years
- Complete work w/in 5 years



# PRIORITY

1. 3+ stories
2. 2 stories & 6+ units
3. All other soft story conditions.



# 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
- upon serving order, Building Department shall record certificate that building is ordered to be analyzed and altered or demolished



# ADMINISTRATION

- APPEAL PROCEDURE
- Extensions may be requested after completions of screening report and/or plans have been approved.
- Owner responsibilities for notification to existing tenants about building falling within the scope of the ordinance





# NON- COMPLIANCE

- ORDER TO COMPLY



# CONCLUSION

- PROPOSED CITY ORDINANCE IS TRYING TO TAKE INTO ACCOUNT SOFT STORY EXISTING BUILDING CONDITIONS AND BALANCING STAKEHOLDERS NEEDS TO PROVIDE A PATH FOR SAFETY AND PROTECTION OF PROPERTY.
- WE NEED YOUR HELP TO WORK TOGETHER TO MAKE IT HAPPEN

# COMMENTS

- Please contact us with questions or comments at:  
[softstory@burbankca.gov](mailto:softstory@burbankca.gov)  
(818) 238-5220
- Community Meeting 2  
Date: Wednesday, May 15th  
Time: 5:30 pm  
Location: 150 N Third St, Room 104