

RESIDENTIAL MANDATORY SOFT- STORY SEISMIC RETROFIT PROGRAM

Public Meeting
May 15, 2024



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



BURBANK'S MISSION

- Save human lives
- Protect housing inventory
- Voluntary in 1998
- 2007 council voted to keep voluntary
- 2019 council directed staff to develop mandatory

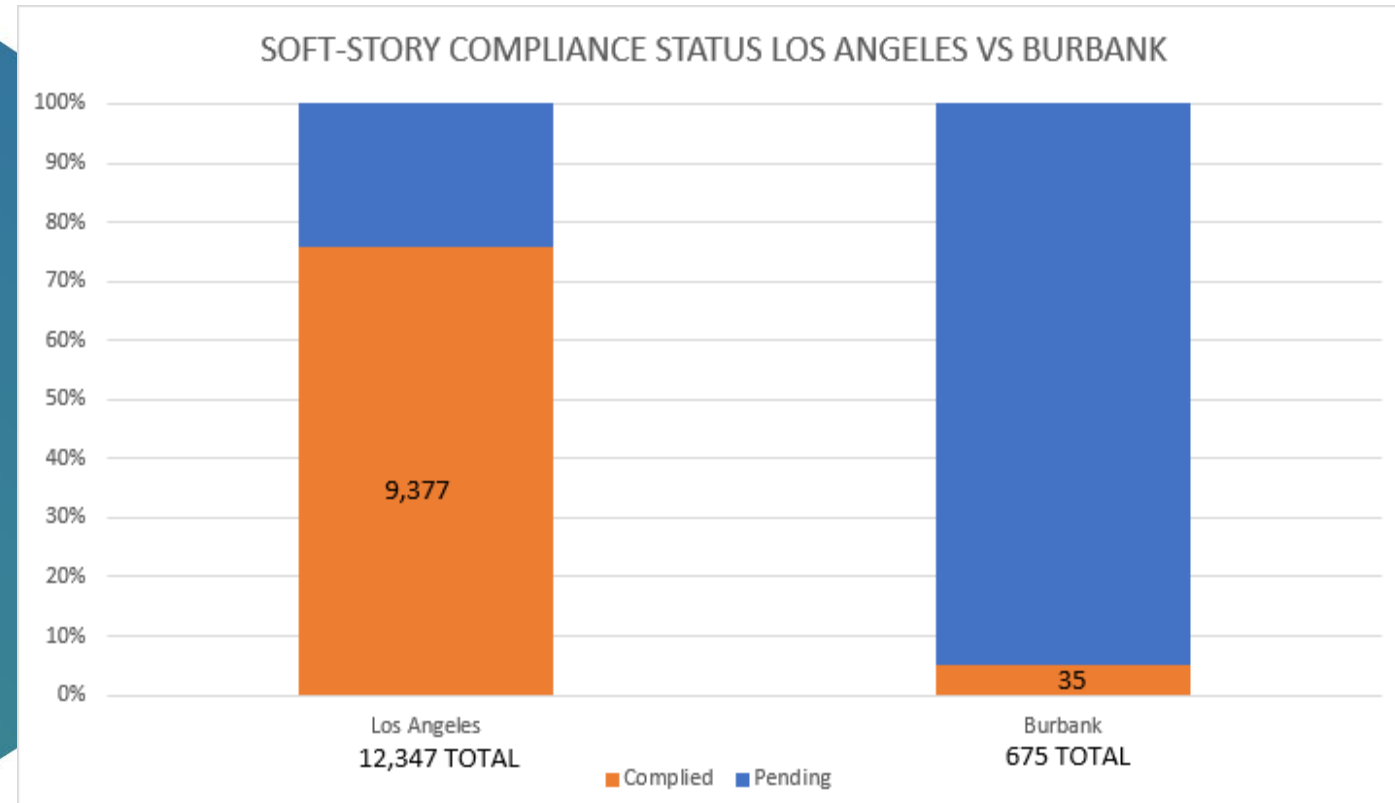


NORTHRIDGE EARTHQUAKE AFTERMATH



HOW HAVE WE DONE?

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



ADOPTION PROCESS

- Landlord - Tenant Commission
- Board of Building and Fire Appeals
- Council Meeting
- Adoption mid October of this year
- Effective January 1st of next year (tentative)

TIMELINE

- Submit evaluation report w/in 1 year
- Submit engineered plans w/in 2 years
- Obtain permit in 3 years
- Start construction in 4 years
- Complete work w/in 5 years



NON-COMPLIANCE

- Violation
- Penalty
- Signage
- Recordation of violation



REVISITING 1st MEETING CONCERNS

- Pass through cost
- Reciprocity
- Notification to tenants and occupants



CONCLUSION

- Proposed city ordinance is trying to consider 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:
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