



Community Meeting

Agenda

Earthquake Hazard Reduction in Soft-Story Residential Buildings

March 31, 2008

6:00 PM

Burbank Central Library Auditorium, 2nd Floor
110 N. Glenoaks Blvd.

Agenda Topics:

INTRODUCTION

John Cheng, *P.E., Building Official,
Assistant CDD Director, Building Division*

STATE LAW AB 304

Fred Turner, *Staff Structural Engineer,
California Seismic Safety Commission*

THE EFFECT OF EARTHQUAKES
ON SOFT-STORY BUILDINGS

David Pomerleau, *S.E.
Structural Engineers Association of California*

PROGRAM DETAILS

John Cheng

QUESTION & ANSWER

Panel

Resources:

Structural Engineers Association of Southern California
5360 Workman Mill Rd., Whittier, CA 90601

www.seaosc.org
(562) 692-6131

Structural Engineers Association of California
555 Capitol Mall, Suite 755, Sacramento, CA 95814

www.seaoc.org
(916) 442-1198

California Seismic Safety Commission

www.seismic.ca.gov

City of Burbank - CDD/Housing & Redevelopment

(818) 238-5180

www.burbankca.org/redevelopment/index.html

City of Burbank - CDD/Building Division

(818) 238-5220

www.burbankca.org/building/softstory.htm

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City of Burbank
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

RISK REDUCTION IN SOFT-STORY RESIDENTIAL BUILDINGS

I. Purpose – Assembly Bill 304, passed October 5, 2005, encourages cities to identify and establish guidelines for the seismic retrofit of multi-family buildings permitted prior to January 1, 1978, where the ground floor portion of the structure contains open parking or other similar open floor space that causes soft, weak or open-front wall lines which are potentially hazardous to life if an earthquake occurs.

II. Scope of Proposed Ordinance

- A. These multi-unit residential buildings permitted prior to 1978:
- Tuck-under parking or storage on first floor with one story above, or
 - Weak front ground floor with two or more stories above
- B. Three groups based on number of units in one physical soft-story building
- Group I - 10 or more units
 - Group II - 5-9 units
 - Group III - 3-4 units

III. Proposed Ordinance Requirements

Group Number	Notice Issued	Completion Date
Group I - 10 or more	2009	2012
Group II - 5 - 9	2010	2013
Group III – 3 - 4	2011	2014

- A. Notices - Will be sent out no sooner than one year from date of ordinance adoption in three groups beginning with Group I in 2009, Group II in 2010 and Group III in 2012. Once the notice is received, the property owner will have three years to complete the work or provide an engineering assessment of the building that satisfies the technical standards of the ordinance.
- B. City Fees – We will propose that Permit and Plan Check fees be waived.
- C. Exclusion Requests – A property owner may apply to have the property excluded from the inventory list. Examples of acceptable reasons for exclusion are:
- Misidentified address
 - Building does not meet definition of soft story or weak front building as verified by a Engineer licensed in the State of California
 - Soft-story building that has two units or less in one physical building
 - The building has been retrofitted or substantially reconstructed in accordance with the 1997 or later California Building Code
- D. Extension Requests – After notices have been issued, a request for a hardship extension may be submitted in writing to the Board of Building and Fire Code Appeals with a \$100 administrative fee. In order to grant the two-year extension the Board must find that:
- The building does not present an imminent threat to the life safety of occupants or the public, and
 - There are unique and exceptional circumstances that prevent compliance by the date required by the ordinance.
- E. Enforcement Actions – If the work is not performed according to the time limits of the ordinance, a Notice stating that the building has not complied will be recorded on the property with the County Assessor. They case may be referred to the City Attorney for further enforcement also.