

city of san luis obispo

Unreinforced Masonry Building Hazard Mitigation Regulations

This summary of the San Luis Obispo Municipal Code, as amendments to the Uniform Code for Building Conservation, constitute the administrative provisions of the City's requirements for mitigating the hazards presented by buildings of unreinforced masonry (URM) construction. The structural engineering provisions for strengthening URM buildings is found in Appendix 1 of the Uniform Code for Building Conservation, 1997 edition.

Section 15.04.050 of Chapter 15.04 the San Luis Obispo Municipal Code amends the **UNIFORM CODE FOR BUILDING CONSERVATION** as follows:

- A. Delete Chapters 2, 3, and 4 of the appendix.
- B. Amend Section 606.2 to read as follows:

606.2 Earthquake Loads. Unreinforced masonry buildings shall comply with seismic strengthening required elsewhere in this code.

- C. Amend Appendix Section A101 to read as follows:

SECTION A101 - PURPOSE

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 existing buildings of unreinforced masonry wall construction.

The provisions of this chapter are intended as minimum standards for structural seismic resistance established primarily to reduce the risk of life loss or injury. Compliance with these standards will not necessarily prevent loss of life or injury or prevent earthquake damage to rehabilitated buildings.

- D. Amend Section A103 to add the following definitions:

LEVEL A STRENGTHENING of an unreinforced masonry building is compliance with the provisions of this chapter, limited to the removal of or bracing of parapets, installation of anchors between walls and roof, and installation of anchors between walls and floors.

LEVEL B STRENGTHENING of an unreinforced masonry building is compliance with all provisions of this chapter.

ROOF COVERING is any roof-covering assembly allowed by the Building Code.

- E. Amend Appendix Section A109.2 to read as follows:

A109.2 Selection of Procedure. Buildings shall be analyzed by the General Procedure

of Section A110, which is based on Chapter 16 of the Building Code, or when applicable, buildings may be analyzed by the Special Procedure of A111. Buildings with a substantially complete steel or concrete frame capable of supporting gravity dead and live loads and that utilize unreinforced masonry walls as non-bearing infill between frame members shall be analyzed by a procedure approved by the building official. Qualified historic structures may be analyzed per the California Building Standards Code, Part 8, California Historical Building Code.

F. Amend Section A105 to add Section A105.4 to read as follows:

A105.4 Permit Requirement. Notwithstanding any interpretation of work exempt from a permit as provided in the Uniform Administrative Code, a building permit shall be required for the installation of a new roof covering and required strengthening improvements.

G. Add new Appendix Section A115 entitled "Administrative Provisions" to read as follows:

SECTION A115 - ADMINISTRATIVE PROVISIONS

A115.1 Compliance Requirements.

A115.1.1 Strengthening Deadlines. The owner of a building within the scope of this chapter shall structurally alter the building to conform to Level B Strengthening by July 1, 2010 or when one of the following occurs:

1. The value of additions, alterations, and/or maintenance repairs requiring a building permit, cumulative from March 4, 1992, exceeds 50 percent of the replacement cost of the building established by the Building Official per Section 304.2 of the Uniform Administrative Code, which may include a certified appraisal report. The cumulative value of alterations and maintenance repairs need not include reroofing, Level A Strengthening, and installation of an automatic fire sprinkler system.

EXCEPTION: Buildings containing more than one tenant space if the floor area of altered tenant spaces, cumulative from March 4, 1992, does not exceed 50 percent of the total floor area of the building.

2. The use of the building changes to a different division of the same occupancy group or to a different occupancy group.

EXCEPTIONS: 1. Notwithstanding the provisions of Section 3405 of the Building Code, buildings containing more than one occupancy classification need not be strengthened if the total floor area for changes in use, cumulative from March 4, 1992, does not exceed 50 percent of the floor area of the building.

2. Occupancy classification changes to Groups F, M, S and U from an equivalent category as defined in the previous editions of this code.

3. An occupancy classification change to a Group R, Division 1 Occupancy with not more than five dwelling units.

4. An occupancy classification change to a Group S Occupancy used exclusively as a warehouse with no human habitation.

3. If Level A strengthening work is completed by July 1, 2007, completion of the remaining work to satisfy Level B strengthening requirements may be delayed until July 1, 2012. If Level A work is not completed by July 1, 2007, the City Council will set a Level B completion deadline for each building on the basis of relative hazard, but not later than July 1, 2010.

EXCEPTION: The Building Official, on a case-by-case basis, may approve an alternate strengthening plan deemed equivalent to Level A strengthening if:

1. A greater than 50 percent reduction in the unreinforced masonry hazard for the building is accomplished by July 1, 2007; and,

2. A written agreement includes an acceptable work plan and timeline; and, a building or demolition permit

3. The plan completes Level B strengthening by July 1, 2012.

A115.1.2 Permits. The owner of a building within the scope of this chapter shall submit a complete application for a building permit to the Building Official to strengthen the building to Level B requirements by July 1, 2005. The building permit shall be obtained by January 1, 2006, and shall remain valid until required Level B strengthening work is completed per Section A115.1.1.

EXCEPTION: For seismic strengthening or demolition projects that require approval of a planning application by a City process, the planning application shall be submitted to the Community Development Department by July 1, 2005. The application for building or demolition permit shall be submitted following approval of the planning application, and a building or demolition permit shall be obtained by January 1, 2006.

A115.1.3 Posting of Sign. The owner of a building within the scope of this chapter shall post, at a conspicuous place near the primary entrances to the building, a sign provided by the building official stating “This is an unreinforced masonry building. Unreinforced masonry buildings may be unsafe in the event of a major earthquake”. The sign shall be posted within 60 days of receipt by the building owner per installation standards established by the building official.

A115.2 Service of Notice and Order

A115.2.1 General. A notice or order issued pursuant to this section shall be in writing and shall be served either personally or by certified or registered mail upon the owner as shown on the last equalized assessment roll, and upon the person, if any, in apparent charge or control of the building. The failure of any such person to receive such notice or order shall not affect the validity of any proceedings taken under this chapter or relieve any such person from any duty or obligation imposed on him by the provisions of this chapter.

A115.2.2 Notice. The Building Official shall, within 30 days of the effective date of this chapter or determination that a building is of unreinforced masonry construction issue a notice as provided in this section to the owner of a building within the scope of this chapter.

A115.2.3 Order. The Building Official shall issue an order as provided in this section to the owner of each building within the scope of this Chapter.

A115.3 Content of Notice and Order

A115.3.1 General. The notice or order shall be accompanied by a copy of Section A115.1, which sets forth the owner's responsibilities.

A115.3.2 Notice. The notice shall specify that the building has been determined by the Building Official to be within the scope of this chapter and, therefore, is subject to the minimum seismic standards of this chapter.

A115.3.3 Order. The order shall direct the owner to obtain a building or demolition permit as required by this chapter and cause the building to be structurally altered to conform to the provisions of this chapter, or cause the building to be demolished.

A115.4 Appeal. The owner of the building may appeal the Building Official's initial determination that the building is within the scope of this chapter to the Board of Appeals established by Section 204 of the Uniform Administrative Code. Such appeal shall be filed with the Board within 60 days from the service date of the order described in Section A115.3. Appeals or requests for modifications from any other determinations, orders or actions by the Building Official pursuant to the chapter shall be made in accordance with the procedures established in Sections 105, 106 and 204 of the Uniform Administrative Code. Any appeal shall be decided by the Board no later than 90 days after filing and the grounds thereof shall be stated clearly and concisely.

A115.5 Recordation. At the time that the Building Official serves the aforementioned notice, the Building Official shall also file and record with the office of the county recorder a certificate stating that the subject building is within the scope of this chapter and is a potentially earthquake hazardous building. The certificate shall also state that the owner thereof will be ordered to structurally analyze the building to determine 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 Official shall file and record with the office of the county recorder a form terminating the status of the subject building as being classified within the scope of this chapter.

At the request of an owner of a building subject to the provisions of this chapter, the building official shall file a certificate stating the level compliance with the various requirements of Section A115.

A115.6 Enforcement. If the owner in charge or control of the subject building fails to comply with any order issued by the Building Official pursuant to this chapter within the

time limit set forth in Section A115.1, the Building Official shall verify that the record owner of this building has been properly served. If the order has been served on the record owner, then the following provisions apply:

1. The Building Official may order that the entire building be vacated and that the building remain vacated until such order has been complied with. If compliance with such order has not been accomplished within 90 days after the date the building has been ordered vacated or such additional time as may have been granted by the Board of Appeals, the Building Official may order its demolition in accordance with the provisions of Section 203 of the Uniform Administrative Code.
2. Any person who violates any provision of this chapter is guilty of a misdemeanor, and is subject to the penalty as provided for in Chapter 1.12 of the San Luis Obispo Municipal Code. The City may also pursue alternative civil remedies as set forth in Section 1.12.090 of the Municipal Code.

A115.7 Program Monitoring and Annual Report. During January of each year, the Building Official shall submit a report to the City Council outlining the progress to date concerning reduction of the hazards presented by the inventory of unreinforced masonry buildings in the City. The report shall include:

1. The number of unreinforced masonry buildings strengthened, demolished, or otherwise eliminated from the inventory;
2. The number of unreinforced masonry buildings remaining on the inventory, including the status of orders issued pursuant to this Chapter that are not resolved.

Also of interest to an owner of a URM building are the following provisions from Section 15.08.020 of the San Luis Obispo Municipal Code, as amendments to the California Fire Code, requiring the installation of a fire sprinkler system in buildings located in the downtown area:

1003.2.1 General. An automatic fire-extinguishing system shall be installed in new buildings as set forth in Section 904.2.2 of the California Building Code as amended by Section 15.04.020 of the San Luis Obispo Municipal Code.

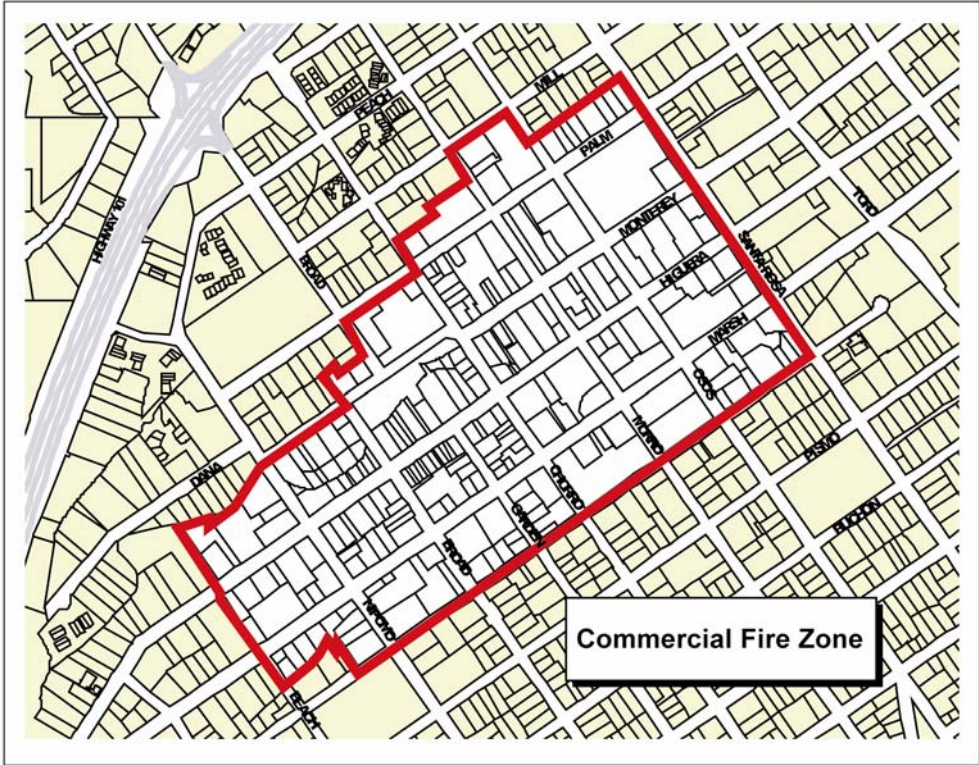
1003.2.2.1 Existing Buildings in Commercial Fire Zone. Existing buildings located in the commercial fire zone shown in Figure 10-A that are provided with an underground fire sprinkler lateral, shall have an automatic fire sprinkler system installed and operational within 24 months of the approval and acceptance of the lateral by the City.

EXCEPTIONS: 1. An automatic fire sprinkler system required by Section 1003.2.2.1 in a building of unreinforced masonry construction may be delayed until the date established in Section A115.1.1 of the Uniform Code for Building Conservation, as amended, for completion of Level B strengthening.

2. An automatic fire sprinkler system required by Section 1003.2.2.1 in a building of unreinforced masonry construction strengthened to Level A standards, as defined in Section A103 of the Uniform Code for Building Conservation, as

amended, prior to October 1, 2004, shall be completed and operational by January 1, 2017.

FIGURE 10-A – COMMERCIAL FIRE ZONE



1003.2.2.2 Notification. Whenever the chief determines that a building is subject to the minimum requirements of Section 1003.2.2.1, the building owner shall be notified in writing that an automatic fire-sprinkler system shall be installed in the building.

The notice shall specify in what manner the building fails to meet the minimum requirements of Section 1003.2.2.1. It shall direct that plans be submitted, that necessary permits be obtained, and that installation be completed by the specified date. The fire department shall serve the notice, either personally or by certified or registered mail, upon the owner as shown on the last-equalized assessment roll and upon the person, if any, in real or apparent charge or control of the building.