

Unreinforced Masonry Building Seismic Retrofit Policy



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Resolution before Council

Return to Council within a year with a mandatory retrofit program as described in the URM final report:

- **Stronger triggers in existing code.**
- **New code to implement mandatory seismic retrofits:**
 1. Critical buildings to immediate occupancy in 10 years.
 2. Schools and community centers to damage control in 20 years.
 3. Most commercial buildings to collapse risk reduction in 15 years:
 - Brace parapets, tie roof to walls, strengthen roof diaphragm,
 - Tie walls to floors.
 4. Small buildings brace parapets in 10 years.

Resolution before Council

Return to Council within a year with proposed financial supports including:

- **Property tax exemption** program to offset retrofit costs
- Proposal to capitalize and administer a **pool of funds (revolving loan)**
- Program of **staff assistance** at BDS and Prosper Portland
- **Legislative agenda** for state tax credits:
 - Seismic tax credit
 - Historic tax credit.

Resolution before Council

Next Steps

Return to Council within a year with:

- **Assessment of City-owned URM buildings**

Return to Council within a year with:

- Ordinance for **placarding** of non-residential URM buildings not retrofitted to prevent collapse:
- Ordinance requiring URM building owners to **disclose URM status to renters**, for buildings not retrofitted to prevent collapse.

Amendments to the Resolution

Proposed Amendment

Add whereas clause to the resolution:

WHEREAS, the City of Portland is experiencing a housing crisis, and therefore has an interest in ensuring that all options to preserve affordability have been explored, especially in URM buildings where public dollars have been invested to guarantee long-term affordable housing. [FISH 1]

Return to Council within a year with:

- **Assessment of City-owned URM buildings**
- ***A financial plan to bring City-owned buildings into compliance with the adopted mandatory seismic retrofitting standards based on the assessed costs. [FRITZ]***

Return to Council within a year with a mandatory retrofit program as described in the URM final report:

- **Stronger triggers in existing code.**
- **New code to implement mandatory seismic retrofits:**
 1. Critical buildings to immediate occupancy in 10 years.
 2. Schools and community centers to damage control in 20 years.
 3. Most commercial buildings to collapse risk reduction in ~~15 years~~: **20 years**:
 - Brace parapets, tie roof to walls, strengthen roof diaphragm,
 - ~~Tie walls to floors.~~
 4. Class 4 (small) buildings brace parapets in ~~10 years~~. **20 years.**

Proposed Amendment

Add a resolution to form another committee:

City Council directs City staff from the Bureau of Development Services, Prosper Portland, and Bureau of Emergency Management, to formulate a working group comprised of URM building owners, URM building tenants, and other subject matter experts, charged with further evaluating reasonable seismic retrofit requirements, support, incentives, and timelines, for Class 3 and Class 4 URM buildings, and return to Council within a year to report on their findings. This includes identifying specific strategies to achieve wall-floor ties including incentives, financing options, tax strategies, and hardship options. This also includes an evaluation of the impacts on insurances rates for seismically retrofitted buildings, including wall-floor ties. [WHEELER 1]

Proposed Amendment

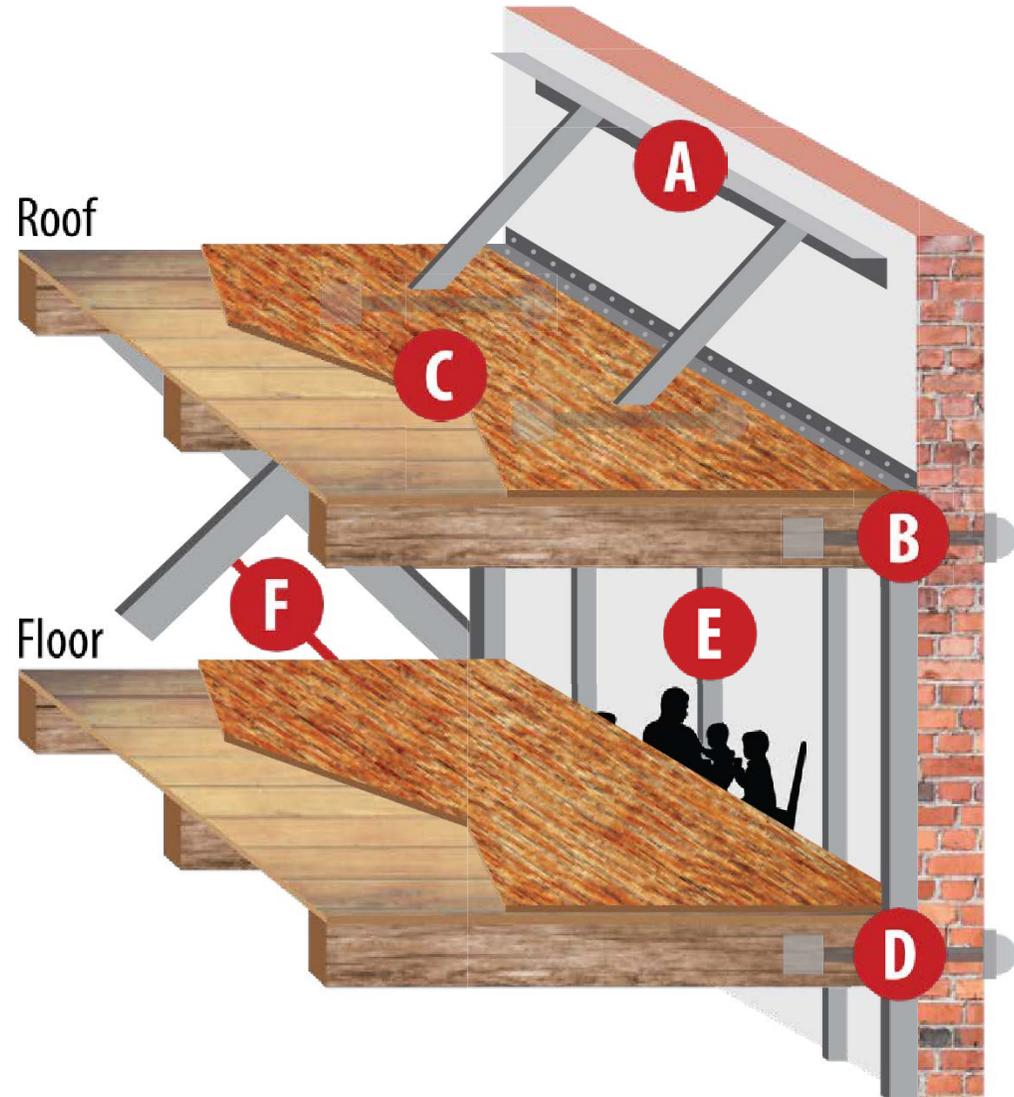
Add a resolution to shape the committee:

The working group shall be subject to the boards and commissions reforms adopted on November 8, 2017 via resolution no. 37328, including mandatory conflict of interest disclosure. [FISH 3]

Ordinance effective March 1, 2019:

- Ordinance for **placarding** of ~~non-residential~~ URM buildings not retrofitted to prevent collapse:
 - 8 x 10 sign with 30-point font.
 - Reads: *This is an unreinforced masonry building. Unreinforced masonry buildings may be unsafe in the event of a major earthquake.*
- Ordinance requiring URM building owners to **disclose URM status to renters**, for buildings not retrofitted to prevent collapse.
 - Reads: *This building, which you are renting or leasing, is an unreinforced masonry building. Unreinforced masonry buildings have proven to be unsafe in the event of an earthquake.*
- This is binding City policy.

Key Elements of a URM Retrofit



A Brace parapets

B Attach wall to roof

C In-plane shear attachments and roof sheathing, ties and cross ties

D Attach wall to floor

E Out-of-plane wall bracing

F Other upgrades as required

Portland's URM Buildings

Inventory

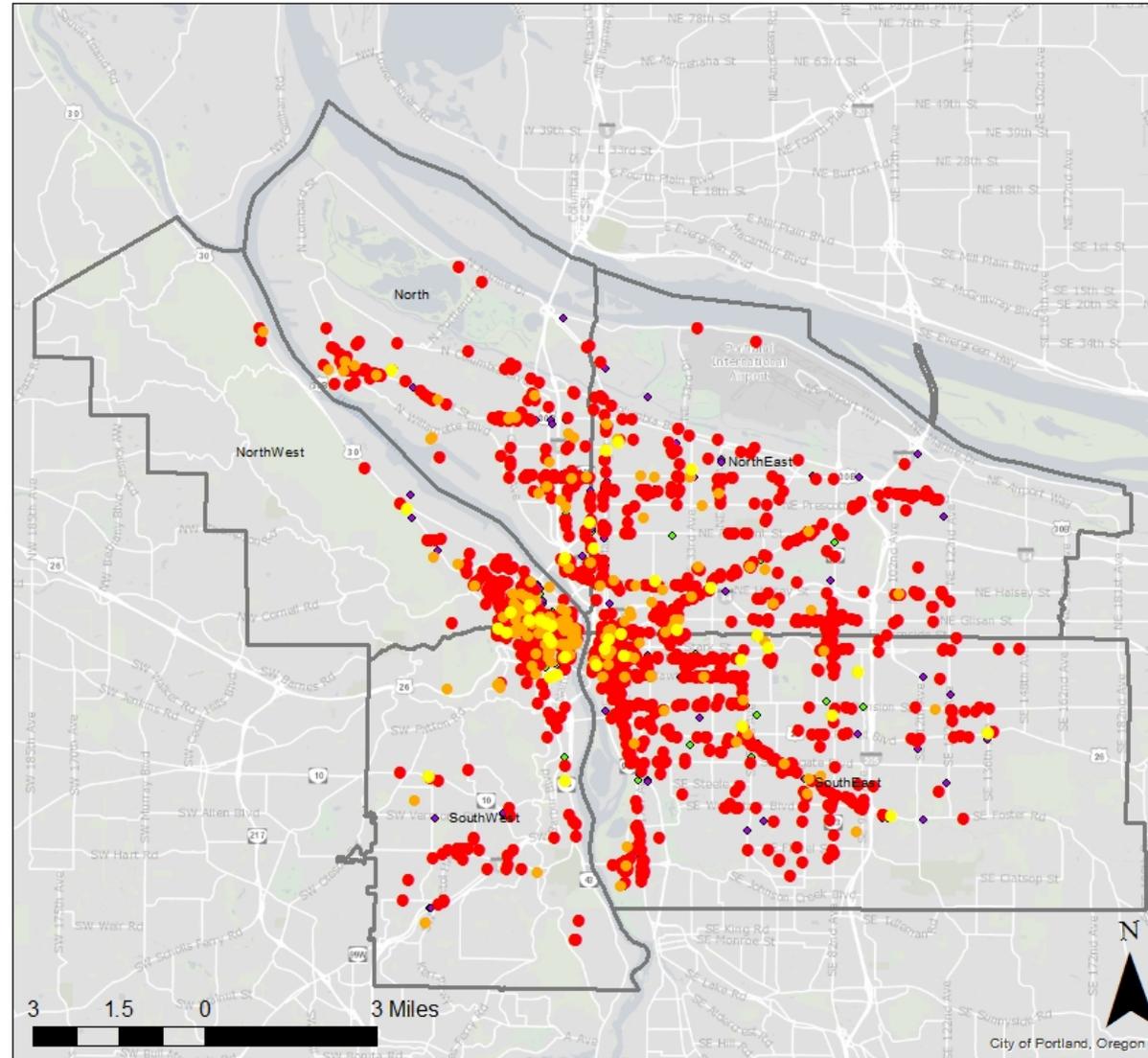
Unreinforced Masonry Buildings

Upgrade Status

- URM (1,414)
- Upgrade in Progress (39)
- Partial Upgrade (179)
- ◆ Demolished (151)
- ◆ Full Upgrade (97)

Date: 5/1/2018

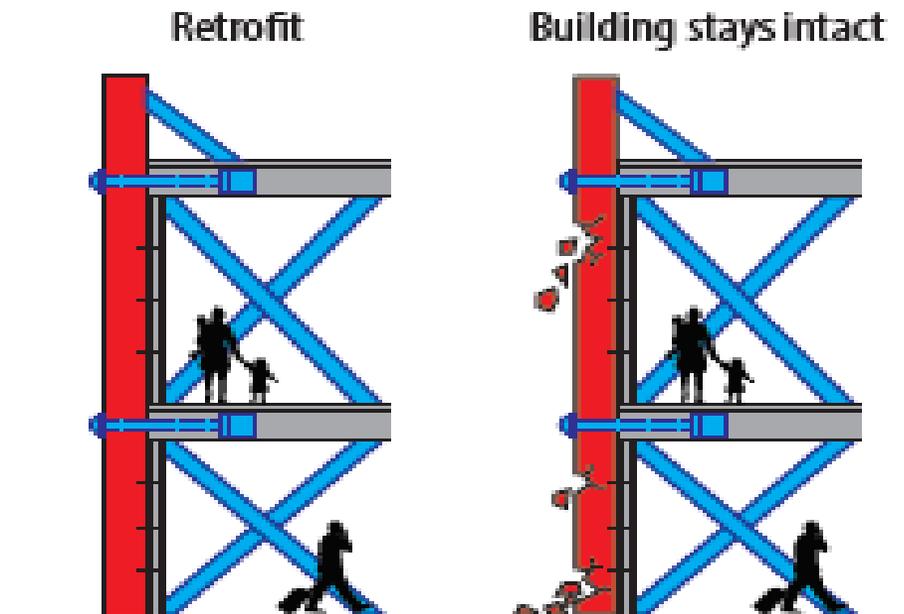
The information on this map was derived from City of Portland GIS databases. Care was taken in the creation of this map but it is provided "as is". The City of Portland cannot accept any responsibility for error, omissions or positional accuracy.



Critical buildings, schools + community centers

Proposed
Standard

- **Class 1 critical buildings achieve immediate occupancy:**
 - 10 years to complete all steps
- **Class 2 schools and community centers achieve damage control**
 - 10 years for parapets
 - 20 years for all steps



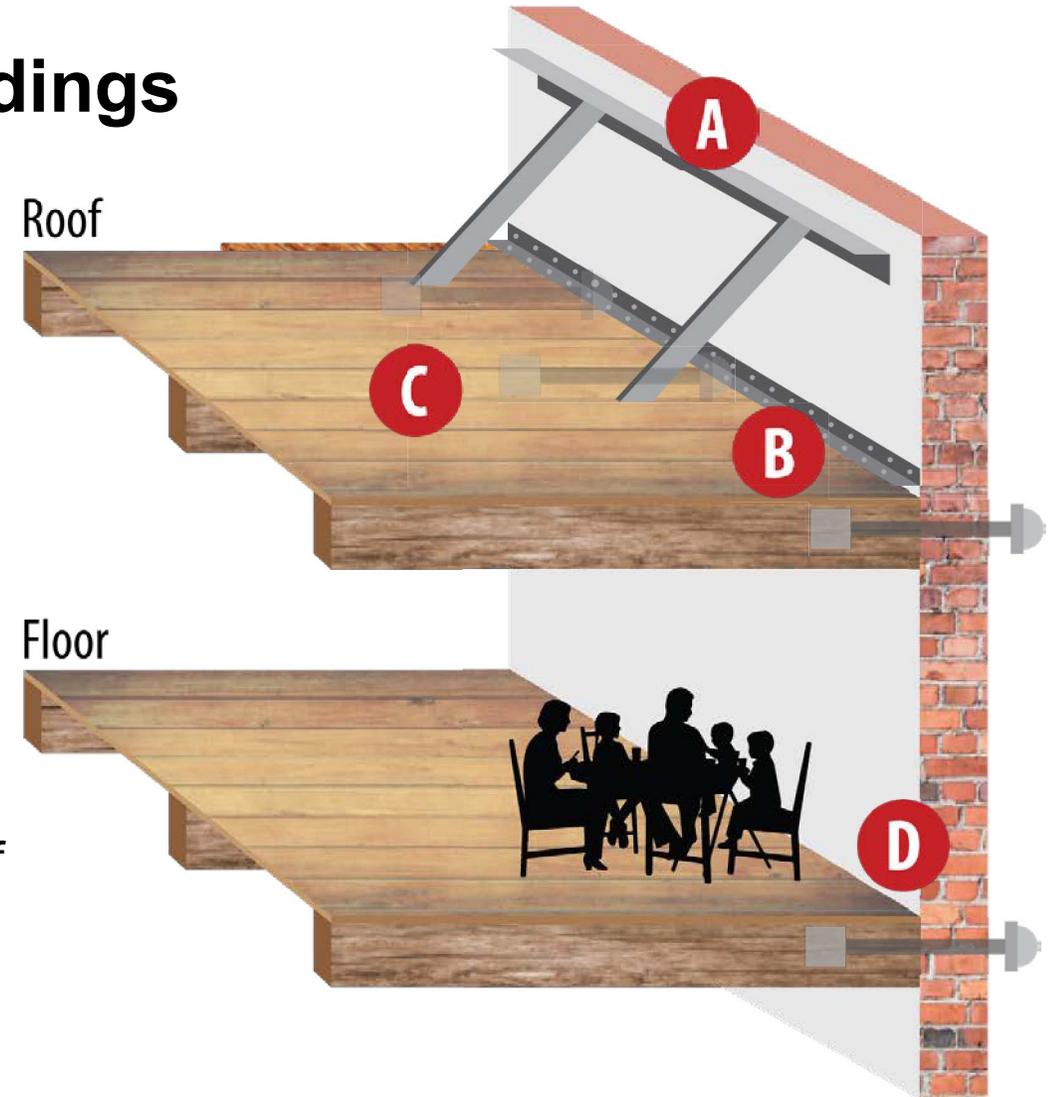
Most commercial buildings (class 3)

Proposed
Standard

Collapse risk reduction for 85% of buildings

- **10 Years** for A, B, C
- **15 Years** for D

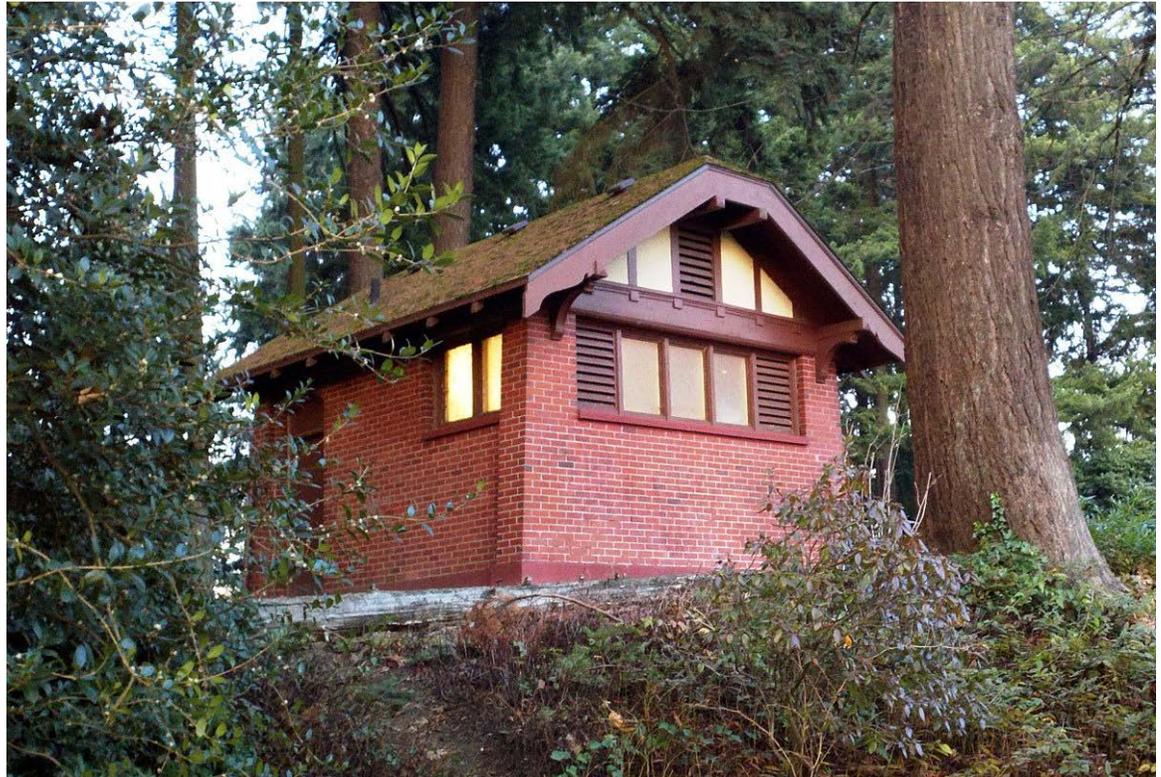
- A** Brace parapets
- B** Attach wall to roof
- C** In-plane shear attachments and roof sheathing, ties and cross ties
- D** Attach wall to floor



Small buildings, under 10 occupants

Proposed
Standard

- Brace parapets and tie roof to walls (current code).
 - 10 years to complete.



Strengthen existing triggers

Proposed
Standard

Triggers in existing seismic regulations (Title 24.85):

- **Roof replacement** – removal of greater than 50% of total roof area within a **5-15** year period requires wall anchorage for both in plane and out of plane forces and parapet bracing.
- **Costs of alterations or repair** - When costs associated with building alterations or repair in a ~~two~~ **five** year time period **or fifteen year time period** exceeds, entire building shall be improved to resist seismic forces to meet ASCE 31 41 criteria.

Placard non-residential URM buildings not retrofitted to Collapse Prevention.

Notify renters in the lease agreement if a URM is not retrofitted to Collapse Prevention.



Support for URM Building Owners

Proposed
Support

Existing:

- Property Fit (Seismic C-PACE)

Authorized:

- Property Tax Exemption (SB 311)

Proposed:

- State historic tax credit
- State seismic tax credit
- Capital pool to provide financial assistance
- City staff as advocates at BDS and Prosper Portland