



SUMMARY OF PROPOSED PLACARDING AND TENANT NOTIFICATION ORDINANCE

Background

To reduce the risk posed by unreinforced masonry (URM) buildings, the City Council directed staff from PBEM, PDC, and BDS to develop policy recommendations, including proposed code changes and an incentive program(s) to support implementation of retrofit efforts. After four years and three different committees, Council heard recommendations and passed a resolution on June 13th among other things directing staff to develop an ordinance to:

1. Effective March 1, 2019, require a placard on all URM buildings that have not been retrofitted to prevent collapse in the event of a “major earthquake”
2. Require URM building owners to notify tenants/renters through rental agreements that their building is an unreinforced masonry building and unreinforced masonry buildings may be unsafe in an event of a major earthquake
3. Strengthen existing triggers in Title 24.85 requiring seismic retrofits of URM buildings

I PLACARDING AND TENANT NOTIFICATION REQUIREMENTS

- The ordinance requires URM owners to post an 8”x10” durable placard with lettering in a 50-point bold font, in a conspicuous location on the exterior at the main entrance with the following message: “This Building is an Unreinforced Masonry Building. Unreinforced Masonry Buildings may be unsafe in an event of a Major Earthquake”
- Building owner must include the following language in existing and new lease agreements: “This Building is an Unreinforced Masonry Building. Unreinforced Masonry Buildings may be unsafe in an event of a Major Earthquake”
- Building owners must record an agreement not to remove the placard and acknowledgment of compliance with tenant notification requirements

Exceptions to Placarding and Tenant Notifications

Buildings that have been retrofitted to the following standards will not require a placard or tenant notification:

1. Collapse prevention standard for BSE-2 seismic hazards or life safety for BSE-1 seismic hazard as defined in American Society of Civil Engineers (ASCE) 41-17 or ASCE 41-13 are not required to post a placard or notify tenants
2. For buildings that were retrofitted before January 1, 2018, either:
 - a. Life Safety standard using FEMA 178, FEMA 310, or ASCE 31; or
 - b. Oregon Structural Specialty Code 1993 edition or later

Enforcement

- Portland Fire and Rescue will inspect the placement of placards as part of their inspection program and will work with BDS Enforcement Section in enforcing the requirements for placards.
- BDS Enforcement Section will use its existing enforcement program and authority to enforce the requirements for placarding and tenant notification

Appeals

Building owners who receive notice to place placards and notify tenants but believe that their building is not a URM, or that the URM building has already been retrofitted to meet the standards above, may file an appeal through the bureau's administrative appeals procedure

Additional Information

1. BDS intends to notify all eligible URM property owners about the placarding and tenant notification requirements by December 31, 2018
2. BDS will create administrative rules that clarify how to provide documentation to show compliance with the new regulations
3. BDS will provide guidance on how to file appeals

II STRENGTHENING EXISTING SEISMIC TRIGGERS FOR URM BUILDINGS IN TITLE 24.85

1. 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.
2. 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 the square-foot costs outlined in the ordinance, entire building must be improved to resist seismic forces to meet ASCE 31 41 criteria