

ORDINANCE No. **189201** As Amended

Amend the Seismic Design Requirements for Existing Buildings to require placards and tenant notification for unreinforced masonry buildings (Ordinance; amend Code Chapter 24.85)

The City of Portland Ordains:

Section 1. The Council finds:

1. The Bureau of Development Services (BDS) promotes safety, livability, and economic vitality through efficient and collaborative application of building and development codes.
2. BDS administers Portland City Code (PCC) Title 24, Building Regulations. PCC Chapter 24.85, Seismic Design Requirements for Existing Buildings, regulates seismic design requirements for existing buildings within the City.
3. On June 13, 2018, the City Council passed Resolution No. 37364 that, among other actions, directs City staff to develop a placarding and tenant notification ordinance within three months. The Resolution states that the placarding requirements will be effective as of March 1, 2019 and enforced by Portland Fire & Rescue with an appeal process administered by the Bureau of Development Services. The ordinance applies to all unreinforced masonry (URM) buildings that are not retrofitted to a level expected to prevent collapse in an earthquake.
4. Based on input from the community, the ordinance provides for the following timeframes for placarding URM buildings: publicly-owned URM buildings must be placarded by January 1, 2019; URM buildings owned by non-profit entities must be placarded by November 1, 2020; and all other URM buildings must be placarded by before March 1, 2019.
5. The Resolution further directs that the placards be no smaller than 8 by 10 inches, posted in a conspicuous place at the entrance of the building with the following language printed in not less than 30-point bold type: "This is an unreinforced masonry building. Unreinforced masonry buildings may be unsafe in the event of a major earthquake."
6. Resolution No. 37364 further directs City staff to include in the ordinance a requirement that all URM building owners incorporate the following language into their rental agreements: "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." To be consistent with the placarding timeline, the ordinance requires the above language be included in rental agreements as follows: publicly-owned URM buildings must include the above language in leases and rental agreements entered into on or after January 1, 2019; URM buildings owned by a non-profit entity must include the language in leases

and rental entered into on or after November 1, 2020; and all other URM buildings must include the language in leases and rental agreements entered into on or after March 1, 2019.

7. Resolution No. 37364 further directs City staff to develop code language to strengthen triggers in the existing code related to seismic retrofitting of URM buildings. The ordinance changes existing triggers for seismic retrofit of URM buildings due to a re-roof and cost triggers for alteration and repair projects.
8. This ordinance incorporates the above direction from the City Council in Resolution No. 37364.

NOW, THEREFORE, the Council directs:

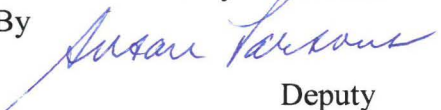
- a. Portland City Code Chapter 24.85 is amended as set forth in Exhibit A.
- b. For City-owned Unreinforced Masonry buildings, City staff from property owning bureaus will work in collaboration with the ADA Title II and Civil Rights Title VI language access program staff at the Office of Equity and Human Rights to develop materials that provide reasonable and meaningful access to safety information for building occupants and visitors.

Passed by the Council: OCT 10 2018

Mayor Ted Wheeler
Prepared by: Nancy Thorington, BDS
Date Prepared: October 3, 2018

Mary Hull Caballero
Auditor of the City of Portland

By



Deputy

Agenda No.
ORDINANCE NO. 189201 As Amended
 Title

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<p style="text-align: center;">INTRODUCED BY Commissioner/Auditor: Mayor Ted Wheeler and <i>Comm Dan Saltzman</i></p> <p style="text-align: center;">COMMISSIONER APPROVAL</p> <p>Mayor—Finance & Administration - Wheeler <i>NT</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman <i>Jan A</i></p> <p>Position 4/Safety - Eudaly</p> <p style="text-align: center;">BUREAU APPROVAL</p> <p>Bureau of Development Services <i>Rebecca Esau</i> Rebecca Esau, Director</p> <p>Prepared by: Leanne Torgerson Date Prepared: 9/11/18</p> <p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p><i>✓</i> City Auditor Office Approval: required for Code Ordinances <i>Diane/10</i></p> <p><i>✓</i> City Attorney Approval: required for contract, code, easement, franchise, comp plan, charter <i>NT</i></p> <p>Council Meeting Date: 10/3/18, 2:00 TC</p>	<p>CLERK USE: DATE FILED <u>SEP 25 2018</u></p> <p style="text-align: center;">Mary Hull Caballero Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p>ACTION TAKEN:</p> <p style="text-align: center;">OCT 03 2018 PASSED TO SECOND READING OCT 10 2018 9:30 A.M. As Amended</p>
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AGENDA

TIME CERTAIN
Start time: 2:00 TC

Total amount of time needed: 3 hours
 (for presentation, testimony and discussion)

CONSENT

REGULAR

Total amount of time needed: _____
 (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	✓	
2. Fish	_____	
3. Saltzman	✓	
4. Eudaly	_____	
Wheeler	✓	