

**CHAPTER 24.85 – SEISMIC DESIGN REQUIREMENTS
FOR EXISTING BUILDINGS**

- a. Section 24.85.065, Seismic Strengthening of Unreinforced Masonry Bearing Wall Buildings, is amended as follows:

[A. – B. No change]

C. Placard requirement for unreinforced masonry buildings.

On or before the dates set forth in the timetable below, all unreinforced masonry buildings that have not been retrofitted to the standard specified in Subsection 24.85.065 F. below must be posted with a placard in a conspicuous place on the exterior at the main entrance of the building. The criteria for the placard are as follows:

1. Font. The font must be at least 50-point bold type, legible sans serif.
2. Size. The placard must be at least 8 inches by 10 inches.
3. Material. The placard must be constructed of a durable material that can withstand the elements and must be maintained to ensure that it is not defaced, removed, damaged, or degraded to the point where the placard is no longer legible.
4. Content. The placard must contain the following language: "THIS IS AN UNREINFORCED MASONRY BUILDING. UNREINFORCED MASONRY BUILDINGS MAY BE UNSAFE IN THE EVENT OF A MAJOR EARTHQUAKE."
5. Duration. The placard must remain in place until the building is either: retrofitted and the Bureau of Development Services confirms that the retrofit specified in Subsection 24.85.065 F. has been completed and approved by BDS; or the building is demolished.
6. Timeline. Placards must be posted according to the following timeline:
 - a. Publicly-owned buildings. Publicly-owned URM buildings must post the required placard on or before January 1, 2019.
 - ~~b. Non-profit buildings. Non-profit URM buildings must post the required placard on or before November 1, 2020.~~
 - e. b. All other buildings. All other URM buildings that do not fall into a. ~~or b.~~ above must post the required placard on or before ~~March~~ November 1, 2020.

D. Tenant notification for unreinforced masonry buildings.

~~1. Existing leases and rental agreements. The owner of a building subject to Subsection 24.85.065 C. must notify existing tenants that the building is an unreinforced masonry building, and unreinforced masonry buildings may be unsafe in the event of a major earthquake.~~

~~2. Applications for Leases and rental agreements entered into or renewed after the timeline for placarding. Every application for lease or rental supplied to a prospective tenant after June 1, 2019 agreement entered into or renewed on or after the relevant timeline for posting the required placards as outlined in Subsection 24.85.065 C.6., involving a building subject to the requirements of Subsection 24.85.065 C., must contain a statement that: the building is an unreinforced masonry building, and unreinforced masonry buildings may be unsafe in the event of a major earthquake.~~

E. Documentation of compliance to be recorded.

The owner of a building subject to Subsections 24.85.065 C. and D. must ~~execute and record an agreement not to remove the placard required in Subsection 24.85.065 C. and an acknowledgement of compliance with the~~ prospective tenant notification requirements outlined in Subsection 24.85.065 D. on a form provided by the Bureau of Development Services. This documentation of compliance must be submitted to the Bureau by November 1, 2020. ~~The building owner must provide a copy of the recorded document to the Bureau.~~

[F. – G. no change]

H. Appeals.

1. Appeals of determination that building is unreinforced masonry or whether the building has been retrofitted: if the building owner disagrees with the determination that the building is an unreinforced masonry building or that the building was retrofitted to the standards outlined in Subsection 24.85.065 F., the building owner may appeal that determination as provided in Section 24.85.095.

2. If a building owner appeals the determination that the building is an unreinforced masonry building or that it has been retrofitted to the standards outlined in Subsection 24.85.065 F., and the Director upholds the URM determination, then the building owner has until the relevant date set forth in the timetable in Subsection 24.85.065 C.6., or two months from the written determination, whichever is later, to install the placard in accordance with Subsection 24.85.065 C. and complete the prospective tenant notification outlined in Subsection 24.85.065 D.

3. Appeals related to BDS enforcement actions under Section 3.30.040 that do not fall under Subsection 24.85.065 H.1.-2. will follow the procedures laid out in that Chapter.

I. Future-discovered unreinforced masonry buildings.

If the Bureau of Development Services discovers that a building is an unreinforced masonry building that has not been retrofitted to the standards outlined in Subsection 24.85.065 F. after the relevant date set forth in the timetable in Subsection 24.85.065 C.6., the Bureau will provide written notice to the building owner that the building must comply with the provisions of Subsections 24.85.065 C., D., E, and F. The building owner will have three months from the Bureau's written determination and notice to property owner to either comply or file an appeal as described in Subsection 24.85.065 H.