

If there is at any point a conflict between the upgrade or time frame requirements of Title 24.85 and the mandatory upgrade requirements contained in this proposal, the more stringent of the two requirements shall apply.

Timelines for completing a URM retrofit and Intermediate Benchmarks

The Retrofits Standard committee recommends that all URM buildings must be seismically evaluated and upgraded within the time frames for each of the steps listed in Table 2, based on the determination of URM Class for each building. The timelines specified in Table 2 shall be effective from the date the building owner is notified that the building is a URM structure subject to the mandatory provisions.

Table 2
Timeline for Seismic Upgrades and Intermediate Benchmarks¹

	STEP 1 ASCE 41 Assessment ² and Geotechnical Report ³	STEP 2 Parapet, cornice and chimney bracing and wall to roof attachment ⁵	STEP 3 All bearing and exterior wall to floor attachments and out- of-plane wall strengthening ^{4,5}	STEP 4 Seismic upgrade completed ⁴
URM Class 1	3 years	-	-	10 years
URM Class 2	3 years	10 years	-	20 years
URM Class 3	3 years	10 years	20 years	25 years with up to an additional 5 years with demonstrable hardship
URM Class 4	3 years	10 years	20 years	25 years with up to an additional 5 years with demonstrable hardship
URM Class 5	3 years	10 years	10 years	-

Footnotes

- 1) The timelines specified in Table 2 shall be effective from the date the building owner is notified that the building is a URM structure subject to the mandatory provisions.
- 2) ASCE 41 assessment is a seismic evaluation including a Tier 1 and Tier 2 evaluation using ASCE 41 or equivalent prepared by a registered design professional in Oregon. If a building is confirmed to be URM Class 5 by a registered design professional in Oregon, no seismic evaluation will be required.
- 3) Structures located in High Liquefaction zones or soil class type E require a geotechnical report prepared by a licensed geotechnical or geologic engineer. This requirement for a geotechnical report does not apply to buildings in URM Class 5.
- 4) Permit must be applied for and issued at least one year prior to the due date for completion of the phase of the upgrade.
- 5) For URM Class 2, 3 and 4, the building owner may enter into an optional phased seismic agreement with the City of Portland.