

To: Development Review Advisory Committee Members

From: Amit Kumar, Bureau of Development Services
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RE: URM Policy Implementation Next Steps

Between May 2014 and November 2017, the Bureau of Development Services, the Bureau of Emergency Management, and Prosper Portland worked with a group of advisors, including local subject matter experts, stakeholders, and City program staff to develop a strategy to reduce Portland's risk from unreinforced masonry (URM) buildings. The Policy Committee's final report was issued in December 2017, and is posted online here:

Staff are now developing a Council memo and resolution that would direct staff to move forward with policy actions recommended by the Policy Committee, including:

1. Amend existing City code 24.85 to require more seismic upgrades when renovations or re-roofing are performed on URM buildings.
2. Adopt changes to City code 24.85 to require all URM property owners to retrofit their buildings to the standards proposed by the policy committee. These standards are described in technical detail in attachment 1 and illustrated in attachment 2. They are generally:
 - Class 1 Critical buildings: immediate occupancy standard.
 - Class 2 schools and publicly-owned assembly spaces (community centers): damage control standard.
 - Class 3 most other URM buildings: collapse risk reduction standard (brace parapets, chimneys, and cornices; tie roof to walls; tie walls to floors).
 - Class 4 URMs with less than ten occupants: reduce risk to passers-by (brace the parapets, chimneys, and cornices and tie roof to walls).
3. Adopt a local ordinance implementing SB 311 and providing tax exemptions to property owners to offset costs of seismically retrofitting URM buildings beyond current requirements.
4. Direct the Housing Bureau, Parks Bureau, and other bureaus owning URMs to develop a strategy to retrofit their URM buildings according to the standards proposed; ask them to present their plans to Council in a year.

Staff are also currently exploring the desirability of making additional staff recommendations that extend recommendations of the policy committee, such as requirements for tenant notification and URM building placarding.