

SEISMIC REGULATIONS IN CHAPTER 24.85 FOR URMs

Section 24.85.065 – Strengthening is required when:

- Roof repaired or replaced
- Building altered or repaired

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Second Trigger

Building alterations or repair in 2 years exceeds table, entire building shall be improved to resist seismic forces to meet ASCE 31 criteria

Building Description	Cost of Alteration or Repair **
Single Story Building	\$54 per square foot
Buildings Two Stories or Greater	\$41 per square foot
Special Building Hazard : Buildings in Relative Hazard category 5 or buildings vertical or plan irregularities	\$41 per square foot

****Trigger dollar value is adjusted annually by construction cost index**

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Third Trigger

Requires strengthening of lateral systems when occupant load or use changes in any building

Strengthening is required when:

- More than 33% of the building area undergoes a change in Occupancy to higher hazard classification
- Increase in occupant load by more than 149 persons
- Occupancy change to same or lower hazard classification
- Occupancy changes to essential facility

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Section 24.85.060 - Seismic Evaluations

- Required when value of alterations exceeds \$236,000 ASCE 31 evaluation required
- Study itself does not trigger seismic upgrade
- Trigger dollar value will be modified by construction cost index

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Section 24.85.067 – Voluntary Seismic Strengthening

- Subject to permit approval, a building may be strengthened to resist seismic forces on a voluntary basis provided the overall seismic resistance of the building or elements shall not be decreased such that the building is more hazardous

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Section 24.85.070 – Phasing of Improvements

- The Director may approve a multi-year phased program of seismic improvements
- The maximum total time allowed for completion of phased improvements shall be ten years.

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Section 24.85.090 – Fee Reductions

- Building Permit, plan review and fire life safety review fees for structural work related to seismic strengthening will be waived when such fees total less than \$2,500, and will be reduced by 50% when such fees would total \$2,500 or more.