



PORTLAND BUREAU OF EMERGENCY MANAGEMENT

Steve Novick, Commissioner-in-Charge • Carmen Merlo, Director
9911 SE Bush Street, Portland, OR, 97266-2562
(503) 823-4375 • Fax (503) 823-3903 • TDD (503) 823-3947

A second draft of the URM Policy Committee report is now available, and has been posted on the bureau's website. It incorporates the discussion of the Policy Committee at its July meeting, subsequent written comments received from the Policy Committee, and updates to inventory information and maps received from other City bureaus.

The following changes were made to the report based on feedback from the committee:

- Class 2 buildings that have already been upgraded to ASCE-41 retrofits standards were proposed to be exempt from further mandatory improvements.
- Definitions were edited to match those in the published ASCE-41 standards, and a new definition of a URM building was added, based on further email deliberation by the URM Retrofit Standards Committee.
- Additional discussion was provided on the challenges facing schools, churches, and historic buildings.
- "Historic" was defined to mean "registered as a National Historic Landmark or a contributing structure within a designated Historic District."
- The number of structures in each category was rounded to the nearest five, since the inventory is open for updates and may change while the report is circulating.
- The map of gentrification risk was omitted, and maps of historic URMs and liquefaction areas were added.
- Inventory information was updated.
- The recommendation to assess all City buildings under the US Resiliency Council standard was deleted, because it is not central to the goals of this effort.

There was a great deal of email discussion on proposed penalties for non-compliance with the new rules. **The following changes to the penalties section were also incorporated**, based on comments submitted from the policy committee and others:

- Fees were reduced from the earlier proposal, set to escalate over the enforcement period, and at the last stage, tied to assessor's real market value.
- It is no longer proposed to perform ASCE-41 assessment without building owner's cooperation.
- The penalty for not completing assessment and / or not bracing parapets was modified from "no additional permits will be issued" to "the City may withhold all other permits for the property."

- The City will record against the building title if the owner fails to complete the entire upgrade within the time frame, but not for not meeting interim deadlines for improvement.

The following changes were suggested but not made, pending further discussion:

- There was an assertion that compelling a building owner to post a sign on their property might violate the Oregon constitution. The report still recommends this requirement; the City Attorney will review this proposal.
- There was a request from the Policy Committee to ask Housing to bring forward their timeline for retrofitting affordable housing units at the same time as our report. Housing has not provided an updated timeline, so the reference to them providing a plan by December 2017 was not changed.
- There was a suggestion that the State Historic Preservation Office and / or the City Landmarks Commission develop an expedited review process for seismic retrofits of historic buildings. The Policy Committee did not opine on this issue, and a specific proposal has not been developed.

The following questions were posed but could not be answered at this time:

- Will BDS charge fees for review of ASCE-41 assessments?
- Given the many challenges facing public schools, churches, and historic buildings, does the Policy Committee want to recommend that any entities be exempt from the timelines for seismic upgrades beyond roof and parapet bracing, if they enter into a phasing agreement under 24.85.070 that presents a realistic strategy for improving the building within a set timeline (50 years)?

It is to be anticipated that the report will be revised further based on:

- Public input, including feedback from two public forums scheduled for September
- Results of the cost-benefit analysis (anticipated in October)
- Further deliberation of the Policy Committee, with meetings in October and November.

Thank you for your engagement on this important issue.