



## PORTLAND BUREAU OF EMERGENCY MANAGEMENT

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**To:** URM Policy Committee Members and Interested Parties  
**From:** Jonna Papaefthimiou, AICP  
**RE:** Summary of Changes for Revised Policy Committee Report  
**Date:** October 28, 2016

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A new draft of the URM Policy Committee report is now available, and has been posted on the bureau's website. It incorporates the written comments received from the Policy Committee, a summary of comments received from the public electronically and at the three public forums in September and October, and updates to inventory information and maps received from other City bureaus. Specifically, the following changes were incorporated:

- A summary of the input received at three public meetings was added.
- Additional information graphics describing the URM inventory were added.
- The number of historic URMs was refined based on data provided by staff at BDS and BPS.
- Additional challenges facing schools were added to the discussion of schools based on input from Jen Sohm, Policy Committee member representing Portland Public Schools.
- The enforcement provision related to withholding permits from URMs that failed to meet retrofit standards was eliminated based on input from BDS staff that this may be incompatible with other state administrative rules.
- The language in the "Appeals" section was edited to clarify that Class 2 URMs already retrofitted to ASCE-31 Life Safety Standards do not require further upgrades.

In their original report, the Standards Committee also recommended changes to the City's existing Title 24; however, the Policy Committee never specifically addressed them. Those recommendations are excerpted on the following page for review.

The Policy Committee may deliberate on this, and on the broader issues raised by the cost-benefit study and public testimony received. If one meeting is not sufficient, they may schedule additional meetings to discuss these topics. The URM Report will be revised based on their review.

# From Retrofit Standards Committee Report (2015)

## Recommended Revisions to Existing Requirements in Title 24.85

The Retrofits Standards Committee recommends that the existing regulations in Title 24.85 be tightened to remove loopholes and enhance some triggers as they relate to URM buildings to achieve better and faster compliance through existing regulations. Irrespective of the disposition of the mandatory requirements, the Retrofit Standards Committee recommends that the Policy Committee recommend, and the City Council adopt, the following revisions to Title 24.85:

- A. **Existing requirement:** Section 24.85.065 (A) Roof Repair or Replacement – When greater than 50% of roof covering in an URM building is repaired or replaced within a five year period the building structural roof system, anchorage and parapets are required to be repaired or rehabilitated such that the wall anchorage for both in-plane and out-of-plane forces at the roof and parapet bracing conform to ASCE -31.

**Proposed revision:** Revise Section 24.85.065(A) to change the five year window to fifteen years.

- B. **Existing requirement:** Section 24.85.065(B): When costs of alterations or repair which requires a building permit in a two year time period exceeds costs listed in table below, entire building shall be improved to resist seismic forces to meet ASCE 31 improvement standard.

| Table 24.85C                    |                              |
|---------------------------------|------------------------------|
| Building Description            | Cost of Alteration or Repair |
| Single Story Building           | \$40 per square foot         |
| Building Two Stories or greater | \$30 per square foot         |

**Proposed revision:** Revise Section 24.85.065 and Table 24.85-C as follows: When costs associated with building alterations or repair exceed the levels listed in the table below in a five year time period or fifteen year time period, the entire building shall be improved to resist seismic forces to meet ASCE 41 improvement standard.

| Table 24.85-C                   |   |  |
|---------------------------------|---|--|
| Building Description            | Cost of Alteration/ Repair in a Five year time period | Cost of Alteration/ Repair in a Fifteen year time period |
| Single Story Building           | \$40 per square foot                                  | <u>2x Five year costs</u>                                |
| Building Two Stories or greater | \$30 per square foot                                  | <u>2x Five year costs</u>                                |

|   |                      |                           |
|---|----------------------|---------------------------|
| Special building hazard:<br>Buildings in relative hazard categories 5 or with vertical or plan irregularities | \$30 per square foot | <u>2x Five year costs</u> |
|---|----------------------|---------------------------|

**Note:** The costs listed above are those currently specified by Title 24.85. These costs are adjusted annually based on the cost of construction index. For 15 Year Alteration/Repair the Five Year Costs are set at the date of Council adoption.

- C. **Existing requirement:** Section 24.85.040 requires a seismic upgrade due to a change in occupancy or use when (a) More than 33% of the building area undergoes a change in occupancy to higher hazard classification; (b) There is an increase in occupant load by more than 149 persons; (c) There is an occupancy change to the same or lower hazard classification if the occupant load is increased by more than 149 persons; or (d) The occupancy changes to an essential facility.

**Proposed revision:** Revise Section 24.85.040 to add separate triggers for URM buildings only such that seismic upgrades are required when (a) More than 33% of the building area undergoes a change in occupancy to higher hazard classification; (b) There is an increase in occupant load by more than 99 persons; (c) There is an occupancy change to the same or lower hazard classification if the occupant load is increased by more than 99 persons; (d) The occupancy changes to an essential facility.

The above recommendation did not have unanimous support of the committee but was the recommendation of the majority. The recommendation of the minority is to either eliminate the 33% of the area trigger in item (a) above or change the area trigger to only apply to buildings greater than 10,000 Sq. Ft. The reasoning for this is that the current provision in Title 24.85 is not calibrated for smaller buildings. Currently small buildings are very limited in terms of the actual square footage of area they can change, even though it often results in only a few added occupants. The main concern is to limit the number of people exposed to seismic hazard posed by URM buildings which Title 24.85 has taken into account with the 150 Occupants added trigger.