

# Summary of CA Programs: Compliance Timelines and Priorities

May 24, 2012

CA Summary report reviewed 12 jurisdictions. Of these

- All required mailed notice to owners – 3 required owners to notify tenants
- 9 required an engineering report submitted at time of building permit, or as first step often used to assign risk categories
- A few required mitigation plans either separately or with structural report or building permit
- Most phased in compliance based on risk categories (see below). Criteria for risk included number and type of occupancy, number of stories, type of structure (parapet, veneer, URM bearing wall), soil condition, location (in high pedestrian area), mortar strength. Historic landmarks often had separate compliance timelines.
- Sonoma County's point system for risk assignment and compliance timeline is included for reference.

Timelines for certain program milestones (generally from date of notification):

- Engineering reports – from 4 months to 3 years
- Permit submission – 6 months to 10 years
- Complete retrofit – 1-13 years

## Examples of Risk Categories:

**BERKELEY, CA** Risk category (RC) I (highest) to VI

**RC I:** Hospitals, fire and police stations, emergency centers, government administration buildings, or any building with an occupancy load greater than 1,000

**RC II:** Commercial buildings\* with an occupancy load of 300 or more. Residential buildings\*\*containing more than 100 living units or bedrooms. Mixed use occupancies; any building with a combined occupancy load greater than 300

**RC III:** Commercial buildings with an occupancy load greater of 100 or more. Residential buildings containing 50 or more living units/bedrooms. Mixed use occupancies: any building with a combined occupancy load greater than 100.

**RC IV:** Commercial buildings with an occupancy load of 50 or more. Residential buildings containing fewer than 50 living units/bedrooms. Mixed use occupancies: any building with a combined occupancy load greater than 50.

**RC V:** Commercial buildings with an occupancy load of 50 or less. Residential buildings containing 20 or fewer living units/bedrooms. Mixed use occupancies: any building with a combined occupancy load of 50 or less.

**RC VI** (lowest risk): Any nonresidential building used less than 20 hours per week, or any building with a masonry veneer of less than ten feet in height or with a masonry parapet exceeding 1:1/2 ratio or masonry in-fill that is located in a high pedestrian traffic corridor

## LIVERMORE

**Category I;** buildings with average mortar strength of less than 30 pounds per square inch as determined by code.

**Category II;** all buildings over one story above grade and any one-story building containing over 50 occupants and all buildings with one or more walls of hollow clay tile masonry regardless of story height.

**Category III;** all buildings not identified in Categories I & II.

## SAN FRANCISCO

**Risk Level 1 (high) risk** = assemblies with occupant load of 300 or more, schools, or buildings greater than 3 stories on poor soil (areas of poor soil are mapped)

**Level 2** = non-Level 1 on poor soil in certain mapped locations.

- Submit building permit with plans or application for demolition =2.5yrs.
- Permit processing and approval = 3 yrs.
- Complete structural alterations =5 yrs.

**Level 3** = buildings in Level 2 mapped areas not on poor soils.

**Level 4** = all other URMs

## SANTA MONICA

**Type I building** is any unreinforced masonry bearing wall building that must be usable in the event of an emergency, and shall include hospitals, police and fire stations and disaster recovery centers.

**Type II building** is any unreinforced masonry bearing wall building with one hundred or more occupants and without masonry shear walls or wood frame cross-walls spaced less than forty feet apart in each story.

**Type III building** is **any unreinforced masonry bearing** wall building with one of the following conditions:

- (1) One hundred or more occupants and with masonry or wood frame cross-walls spaced less than forty feet apart in each story.
- (2) At least twenty but fewer than one hundred occupants.

**Type IV building** is any unreinforced masonry bearing wall building with fewer than twenty occupants

## SONOMA COUNTY

Sonoma County uses point system to calculate risk and put buildings into **High, Moderate, and Low** categories. The weighted point system assigns points based on

- Occupant hours
- Number of Stories
- Proximity to Public Sidewalk
- Proximity to Adjacent Buildings
- Structural Adjustment (some seismic retrofit has already occurred)