

LEGISLATIVE DIGEST

[Building Code - Seismic Standards]

Ordinance amending the San Francisco Building Code and adding various sections concerning seismic standards and making conforming changes; making environmental findings; making findings pursuant to California Health and Safety Code, Section 17958.5; and directing the Clerk of the Board to forward this legislation to the California Building Standards Commission.

Existing Law

The existing Building Code requires building repair to meet pre-earthquake conditions unless a building suffers substantial structural damage. In addition, the existing Building Code requires that building structural evaluation reports be submitted to the City but does not specify a time limit for such submittals.

Amendments to Current Law

The proposed legislation would amend the Building Code to require higher levels of building repair or retrofit if certain specified disproportionate damage is caused by a relatively small earthquake. The Ordinance would require submission to the Department of Building Inspection of an earthquake damage report within 60 days after a registered design professional completes a post-earthquake evaluation.

Background Information

These code changes were recommended in the Community Action Plan for Seismic Safety (CAPSS). The Code Advisory Committee and the Building Inspection Commission support these changes and have already created regulations in the form of Administrative Bulletins, conditioned upon adoption of these code changes, to implement these disproportionate damage repair/retrofit requirements. Although few buildings are expected to be impacted to the level of "disproportionately damage" in such small earthquakes, such damage would indicate an exceptionally vulnerable building that would likely suffer severe damage or collapse in the expected significant earthquake and would be a valuable source of information for property owners and City Officials.