

REVISED LEGISLATIVE DIGEST
(Amended in Committee – April 21, 2025)

[Existing Building Code - Concrete Building Inventory Assessment]

Ordinance amending the Existing Building Code to assess the City’s inventory of seismically vulnerable Rigid-Wall-Flexible-Diaphragm and Concrete Buildings, and adopt voluntary seismic retrofit standards for such buildings; adopting findings of local conditions under the California Health and Safety Code; affirming the Planning Department’s determination under the California Environmental Quality Act; and directing the Clerk of the Board of Supervisors to forward this Ordinance to the California Building Standards Commission upon final passage.

Existing Law

The Existing Building Code does not define the terms Rigid-Wall-Flexible-Diaphragm (“RWFD”) or Concrete Buildings, or require the Department of Building Inspection assess the seismic vulnerability of such buildings. The Existing Building Code includes Appendix A, Chapter A2 that establishes standards for voluntary seismic retrofits of flexible diaphragm buildings, that include RWFD.

Amendments to Current Law

The Proposed Legislation defines RWFD and Concrete Buildings and mandates the Department of Building Inspection create an inventory of seismically vulnerable RWFD and Concrete Buildings within the City. The Proposed Legislation would add Chapter A6 to Appendix A of the Existing Building Code creating standards for voluntary retrofit of seismically vulnerable Concrete Buildings.

Background Information

RWFD and Concrete Buildings constructed more than 25 years ago may be vulnerable to significant damage during seismic events. The inventory of RWFD and Concrete Buildings will assist the City in assessing and developing solutions to mitigate collective seismic risk to the City’s building supply. The Proposed Ordinance would also educate property owners of their seismic vulnerability and direct them to voluntary retrofit options in Appendix A, Chapter A2 (for RWFD) and Chapter A6 (Concrete Buildings).

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