

SEAONC
Existing Buildings Committee
2007-2008

Colin Blaney, S.E., Chair
Russell Berkowitz, S.E., Vice Chair

Meeting

Monday July 23, 2007, 5:30 -7:00 pm
Forell Elsesser, 160 Pine Street Suite 600, 415-837-0700

Meeting Minutes

Attendees:

| | |
|---------------------|------------------------------|
| Colin Blaney (CB) | Crosby Group |
| Russ Berkowitz (RB) | Forell / Elsesser |
| John Silva | Hilti |
| Jeff Taner | AT Merovich & Associates |
| Bruce Maison (BM) | EBMUD |
| David Wilson | Creegan & D'Angelo Engineers |
| Meghann Rand | Rutherford & Chekene |
| Marko Schotanus | Rutherford & Chekene |
| Evelyn Bravo | OLMM |
| Howard Zee (HZ) | SFDBI |
| Matthew Bittleston | SOHA |
| Doug Gadow (DG) | WJE |
| David Bonowitz (DB) | AOC |
| Mehri Ansari | ASE |
| Natalie Tse | KPFF |

1. Meeting Kick-off

1.1. EBC Objectives

- (CB) thanked (DB) for his work on the EBC (Chair NCSEA E-Buildings)
- Focus on the evaluation and retrofit of (E) buildings
- (DB) stated that this committee should have clearly defined goals for the coming year.
- Continued education on treatment of (E) Buildings for ourselves, peers, public.

1.2. This terms focus

- (DB) said that committee work has been a bit slow & that it is time to reinvigorate the EBC!
- Continued work and revitalization of a few subcommittees if we choose.
- Code change proposals for 2009 IBC, IEBC (DB) stated that code proposals for IBC / IEBC typically go to SEAOC state level first, but in some instances SEAOC could be skipped by going directly to national level, but it is not preferable.
- Current Focus
 - Concrete frames with masonry infill (Chapter A6). DB and HZ expressed concerns that this chapter needs some work. It differs from FEMA 356 and IEBC Chapter A5. DB noted that city of L.A. is happy with Chapter A6.
 - Design Example manual for IEBC
 - CALBO Draft Repair Ordinance. This is occurring at the State level but SF EBC may be able to participate.

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- Possible Technical Examples/ Comparisons- RB stated that he wants to form a subcommittee that would look at a couple of examples. Each example would compare the upgrades predicted by just using Ch. 34 vs. IEBC vs. FEMA 356 / ASCE 41. (RB) to contact Seismology Committee to determine if they have some possible example buildings.
- Group discussion on real examples (code interpretations, technical advice) - perhaps one or two issues each month presented by members for discussion. Submit 2 weeks prior to meeting. (20 minute maximum)
- SEAONC- List Service – (CB) asked if people would be interested in having an EBC list server where people could post questions for input by the EBC. (DB) noted that this might be a bit dangerous because people may take the responses to be SEAONC's official position, not just somebody's opinion. This item to be discussed at next EBC meeting.
- Updates for SEAONC Newsletter. (CB) stated that it would be nice to have more EBC updates for the SEAONC Newsletter. Perhaps we could occasionally summarize different activities that we are working on.

1.3. Structure & involvement

1.3.1.General roles of Chair and Vice Chair

- (CB) passed out document describing the Chair and Vice Chair responsibilities. This is meant to be an evolving document based on EBC activities / focus over the next year.

1.3.2.Informational Liaisons

- Pertinent news, policies, standards, provisions- to share. (See item 5)
- The question was asked as to what type of interface does the SEAONC EBC have with other states EBCs. DB stated that this is usually a state-level interface.

2. Items available by request to chair

- Discussed making these documents available on the SEAONC website for down load at EBC committee page. (CB) to follow up wit SEAONC office. .
- 2.1. San Francisco Community Safety Plan. (Establishes policies to guide City's action in preparation and Response to major disaster.
- Focus on Seismic Hazards
 - Subsequent detailed plans under development will direct City's agencies in implementation of emergency planning and post-disaster reconstruction.
 - Current Plans: Emergency Operations Plan, Hazard Mitigation Plan, Seismic Hazards Mapping Act, Citywide Earthquake Response Plan, Regional Emergency Coordination Plan.
 - Current Programs: Community Action Plan for Seismic Safety (CAPSS)-2000, Building Occupancy Resumption Program (BORP)-1996, Neighborhood Emergency Response Team (NERT)-1989, Unreinforced Masonry Building Ordinance-, 1992, Unreinforced Masonry Building Load Program- 1992, Soft Story Wood-Frame Seismic Hazard Reduction Program- 2007
- 2.2. Oakland Transfer Tax Initiative Passes- Chapter 15.30- Voluntary Seismic Strengthening for Residential Buildings.
- (Draft mark-up and rough comparison to Plan set A Available) See item 6.
- 2.3. CALBO Initiative- Repair and Reconstruction Model Ordinance.
- The purpose of this model ordinance is to implement reasonable pre-disaster mitigation measures that will lessen the risk of damage in future disasters in all facilities regardless of the availability of Federal funding. Currently, the California Building Code does not provide for damaged structures to be repaired or reconstructed to a structurally safe level that accounts for upgrades in wind and seismic standards.
 - This is a State Level topic, but they have not been very active.
 - (DB) noted that CALBO has submitted this to FEMA and they have provided comments.

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- Repair ordinance being proposed to set triggers for repair. Similar to Chapter 5 of IEBC.
- Ordinance must be in place to promote pre-disaster "Mitigation"

3. News

3.1. State EBC will start development of Seismic Design Manual for the 2006 IEBC Appendix Chapters. The manual will provide examples of mitigating seismic risk for a variety of existing buildings that have performed poorly in past earthquakes. It would serve as a companion publication to the 2006 IEBC. Proposed publication date is May 1st, 2008. (DB) stated that so far no contracts have been written to complete this work. The May 1st, 2008 date will most likely not be met. (DB) stated that we should look to see if there are existing examples from other documents that could be borrowed.

4. Subcommittee reports

- 4.1. Prescriptive cripple wall retrofit (McCormick). (DG) indicated that he is willing to help with this effort and the City of Oakland Plan Set A document.
- 4.2. Hillside houses (Cobeen). Nothing much has been done here. (CB) noted that the city of Oakland is very interested in what EBC has to say on this issue.
- 4.3. FEMA 351-352 (Maison). (BM) stated that he is working on an EERI document. (BM) will give a ½ hour presentation at the next EBC meeting describing on what has been done / testing.
- 4.4. Soft story (Bonowitz). No new news here. It was suggested that we may want to invite the new SFDBI Head to one of our upcoming meetings.
- 4.5. Public policy (Wilson). No news.
- 4.6. Earthquake Performance Ratings (Stillwell, Moore, Mayes). It was indicated that Kate Stillwell is working on a questionnaire on this topic. It will be used to summarize what has been studied so far.

5. Informational Liaisons

5.1. Seeking current members to provide committee with a brief monthly informational update for related organizations (ASCE, ATC, FEMA, EERI, etc). (CB) passed out a sign-up sheet for volunteers.

6. Oakland Transfer Tax Ordinance:

- 6.1. Possible Subcommittee formation work with Building Department in technical Code Provisions
 - (CB) and (DG) met with City of Oakland (CBO), Sue Piper (Councilmember Jean Quan) to discuss new ordinance- Borrows heavily from Chapter A3.
 - Provided a mark-up of section 15.30, brief comparison of Plan set A versus Ordinance. Edits may be adopted into mid September/ October OBC revision. (Documents available by request).
 - Discussed Code companion document with commentary and alternate details to provide strengthening intent with varying conditions.
 - (DG) to lead a subcommittee on his effort and is seeking help from EBC members. SEAONC-EBC to provide outline for supplemental document as part 1 of his task.
 - Possible coordination, work with plan set A- (see below)
 - Oakland's next step- Soft stories, hillside houses, narrow homes.
 - (CB) suggested possible help from YMF to help test procedures in place collect data.

7. Plan Set A- Residential Seismic Strengthening Plan (Prescriptive)

- 7.1. Brief Discussion of plan of Plan Set A
 - It was noted that Plan Set A has gotten mixed reviews from general contractors, home owners and policy makers. The largest problem appears to be the confusion encountered where actual conditions do not match the detail provided. (DB) voiced concern over trying to show all possible conditions

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- Is there interest in reviewing and updating- Subcommittee? (DG) volunteered to help with this effort.
 - (CB) mentioned that any modifications to this document need to be coordinated with the original authors and should be done together with the work involving Oakland.
- 7.2. Possible Plan Modifications, continued development of Plan Set B.
- Is anybody familiar with plan set B? (DG) said he was familiar with this document.

8. CAPPS

8.1. Community Action Plans for Seismic Safety

- Part of the SF General Plan (Community Safety Element)
- (DB) noted that this is currently stalled due to the City of SF. (DB) is the current SEAONC representative to community advisory board.

9. Other News that Committee members want to share?

- 9.1. (DB) stated that the State has endorsed all of the EBC recommendations for the IEBC.
- 9.2. (DB) stated that the State decided not to adopt financial triggers. It was expressed that engineers should only do engineering, and that others should be responsible for deciding the financial triggers.
- 9.3. NCSEA will be adopting our State recommendations.

10. Close

10.1. August Meeting: (Week of August 27th- 31st)

10.2. Adjourn