60th Annual Business Meeting

Champlain Towers South Collapse
Surfside, Florida

Susan Dowty, S.E.
Government Relations Manager
International Code Council (ICC)

Kelsey Parolini S.E.
SEAOSC President 2021-22
Structural Engineers Association of Southern California

Victor Cuevas P.E.
Assistant Bureau Chief, Inspection Bureau, Department of Building & Safety
City of Los Angeles
Champlain Towers South

*Champlain Towers South*, a 12-story + Penthouse (126 Units) beachfront condominium in the Miami suburb of Surfside, Florida, partially collapsed on June 24, 2021, at approximately 1:22 a.m.

Ninety-eight (98) people died.

Four (4) people were rescued from the rubble, but one died of injuries shortly after arriving at the hospital.

Eleven (11) others were injured.

Approximately 35 were rescued the same day from the un-collapsed portion of the building.

The building was demolished 10 days later.
Surfside, Florida
Champlain Towers South
Champlain Towers South

When we review the Surfside collapse, the complete list of all possible causes of failure include:
Design
Installation
Operation
Maintenance
External acts
Act of God
Outline

Examples of Reactions to Failures Before June 24, 2021

Reactions After June 24, 2021

Path Forward: Reactive or Proactive?

Path Forward: Reactive or Proactive?
Unreinforced Masonry Buildings (URM)
Unreinforced Masonry Buildings (URM)

- **1933**: 6.3M Long Beach Earthquake, killed 115
- **1949**: Series of ordinances in California that address URM hazard
- **1985**: Appendix Chapter on Retrofit of URM's introduced into Existing Building Code
- **1986**: SB 547 requires cities in old Seismic Zone 4 to inventory URM's and adopt a seismic mitigation program applicable to all URM's constructed prior to 1934
Nonductile Concrete & Wood Frame Soft Story Structures
Welcome to SeismicOrdinances.com, an informational site maintained by Wiss, Janney, Elstner Associates, Inc. (WJE). This page serves as a knowledge base for information regarding seismic assessment and retrofit requirements and relevant deadlines that pertain to seismic ordinances in various cities throughout California. It's intended for use by individuals and building owners seeking an introduction to seismic ordinances.

The information provided on SeismicOrdinances.com is general in nature and is subject to change as local authorities amend their current ordinances and adopt new ordinances. Those requiring specific information on seismic ordinances should contact their municipality.

What is a seismic ordinance?
A seismic ordinance is a law passed by local authorities requiring the evaluation and retrofit of specific building types proven to be vulnerable to seismic events. These ordinances were created in response to poor performance of certain classes of structures during previous earthquakes, such as the 1989 Loma Prieta earthquake and the 1994 Northridge earthquake. These ordinances outline minimum requirements for mandatory evaluation and structural improvements intended to reduce earthquake-induced damage to classes of buildings identified to be particularly vulnerable to earthquake damage. These ordinances are generally not intended to strengthen buildings to a level of seismic performance equivalent to that of a new building designed using current building code requirements. Rather, these requirements address critical safety concerns by increasing the likelihood that occupants are able to safely exit the building in the event of an earthquake.

Is your building type included?
The new generation of seismic ordinances is categorized by one of two building types: (1) Wood-Frame Soft-Story Structures and (2) Non-Ductile Concrete Structures. Most of these newer ordinances apply to structures permitted for construction before January 1, 1978, although the specific cutoff date varies by municipality. Follow the links on this page for more information on each building type and the associated ordinance(s).

In California, there are also other types of mandatory seismic ordinances that apply to structure types such as unreinforced masonry (URM) buildings. The California URM Law was passed in 1986 and required local governments in high seismic zones to develop an inventory for URM buildings and establish a loss-reduction program. For a handful of California cities, ordinances requiring seismic retrofit were passed—but in the majority of cities, the local ordinances only required that owners identify buildings as being vulnerable. Typically, mandatory compliance dates for URM buildings in California covered by this older generation of seismic ordinances have passed, meaning that most of the buildings in California covered by these older ordinances should be in compliance. Because of this, SeismicOrdinances.com does not address URM ordinances in California. Those requiring specific information on URM ordinances in California should contact their municipality directly.
NYC Façade Inspection Program Dates Back to 1980

Buildings greater than six stories required to have their exterior walls & appurtenances inspected every five years and file a technical report to the Department of Buildings (DOB).

This report must be prepared and submitted by a licensed architect or engineer, also known as QEWI (Qualified Exterior Wall Inspector). A QEWI A is a DOB registered Professional Engineer (PE) or Registered Architect (RA) that has been registered and verified with the DOB Facades Unit.

What is a facade ordinance?
A facade ordinance is a law passed by local authorities requiring the periodic inspection of certain building facades to help ensure public safety.

Which cities have facade inspection ordinances?
Boston, Chicago, Cincinnati, Cleveland, Columbus, Detroit, Milwaukee, New York, Philadelphia, Pittsburgh, San Francisco, and St. Louis currently have ordinances in effect that require periodic inspections of buildings that meet specific requirements. You can access more detailed information about a particular city's facade ordinance by selecting the link from the menu to the left or clicking one of the photo links above.

Who performs a facade inspection?
Local authorities generally require a facade ordinance inspection be performed under the direction of a licensed architect or licensed professional engineer in the state in which the building resides. For some ordinances, however, this is not a requirement.

How is a facade inspection performed?
The requirements and procedures for conducting facade inspections are outlined in ASTM E2270, "Standard Practice for Periodic Inspection of Building Facades for Unsafe Conditions." Published by ASTM International, this model standard reflects best practices for facade inspections and is intended for adoption by model building codes, local municipalities, or private owners of multiple buildings. Visit ASTM International to learn more.
Berkeley Balcony Collapse: June 16, 2015
July 2015: Berkeley City Council passed ordinance “Exterior Elevated Elements” (EEE) requiring inspections within 6 months, and then every 3 years on all existing buildings.

Jan 2017: CBSC approved emergency building regulations for EEEs based on approved code changes for the 2018 IBC & 2018 IEBC

2018/19: Senate Bills 721 & 326 passed in response to the collapse requiring:

 ✔ Inspection of all multi-family residential buildings’ exterior elevated elements prior to January 1, 2025.

 ✔ Thereafter every 9 years for residential multi-family common interest buildings (SB 326) and every 6 years for multi-family apartment buildings (SB 721).
Miami Federal Office Building Roof Collapse: August 5, 1974

- Built in 1925, 49 years old
- 7 deaths and 15 injuries
- 6” concrete slab over steel framing.
- Report the roof served as storage for vehicles seized from drug dealers.
- Investigation found eroded steel structure, resurfacing of parking lot, and salt in sand as contributor of collapse.
Florida Recertification Programs

1975: Miami-Dade County implements 40-year Recertification Program with follow-up inspections every 10 years. Currently in Section 8-11, Existing Buildings.

2006: Broward County, Florida implements Building Inspection Safety Program

2008: FL Legislature mandates that every condominium greater than 3 stories in height be inspected every 5 years by an engineer or architect licensed in the state; repealed in 2010.
Sequence of Events

June 24, 2021: Surfside Collapse → Today
Sequence of Events

- **County Mayor announces audit of the County’s residential properties 4-stories or taller that have not completed the recertification process.**
  - **26 June 2021**

- **NIST launches full technical investigation of the collapse under the authority of the National Construction Safety Team (NCST) Act**
  - **30 June 2021**

- **Boca Raton passes Building Recertification Ordinance**
  - **Applies to condos that are 30 or more years old.**
  - **Aug. 2021**
August 17, 2021: ICC, BOAF, BOMA and NIBS held panel discussion in West Palm Beach

**Purpose:** Share knowledge and recommendations on how communities monitor the safety of existing buildings, what guidance already exists and how future catastrophic events may be avoided.
### Recommended Frequency of Mandatory Inspections

<table>
<thead>
<tr>
<th>Initial</th>
<th>Every “x” years thereafter</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 years</td>
<td>10 years</td>
</tr>
<tr>
<td>If within 3 miles of saltwater</td>
<td>7 years</td>
</tr>
<tr>
<td>20 years</td>
<td>7 years</td>
</tr>
</tbody>
</table>
Among Other Reports and Actions…

October 12, 2021: Florida Bar Advisory Task Force Report

October 2021: FLORIDA BUILDING COMMISSION HURRICANE RESEARCH ADVISORY COMMITTEE MEETING

December 2021
ICC National Dialogue Webinar and release of “Ensuring the Safety of Existing Buildings in Florida: Codes, Standards and Inspections Guide”
Table 4.1 Use, Occupancy and Special Building Environmental Factors Frequency Intervals for Existing Building Inspections

<table>
<thead>
<tr>
<th>FBC Use Risk Category</th>
<th>Special Building Environmental Factors Applicable (Yes/No)</th>
<th>Maintenance Inspection</th>
<th>Periodic Inspection (in years)</th>
<th>Milestone Special Inspection (in years)</th>
<th>Follow-Up Milestone Special Inspection (in years)</th>
</tr>
</thead>
<tbody>
<tr>
<td>I (e.g. Ag buildings)</td>
<td>No Recommended</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td></td>
<td>Yes Recommended</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>II (e.g. commercial/multifamily residential)</td>
<td>No Annual</td>
<td>15 (N/A for buildings &lt;4 stories or 3,500 sq.ft.)</td>
<td>30 (N/A for buildings &lt;4 stories or 3,500 sq.ft.)</td>
<td>10 (N/A for buildings &lt;4 stories or 3,500 sq.ft.)</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yes Annual</td>
<td>10 (N/A for buildings &lt;4 stories or 3,500 sq.ft.)</td>
<td>20 (N/A for buildings &lt;4 stories or 3,500 sq.ft.)</td>
<td>7 (N/A for buildings &lt;4 stories or 3,500 sq.ft.)</td>
<td></td>
</tr>
<tr>
<td>III (e.g. large assembly)</td>
<td>No Annual</td>
<td>15</td>
<td>30</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yes Annual</td>
<td>10</td>
<td>20</td>
<td>7</td>
<td></td>
</tr>
<tr>
<td>IV (e.g. Hospitals)</td>
<td>No Annual</td>
<td>5</td>
<td>20</td>
<td>10</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Yes Annual</td>
<td>5</td>
<td>20</td>
<td>7</td>
<td></td>
</tr>
</tbody>
</table>
Accelerated recertification period from 40 to 30 years.

Advance Notifications: Notify at 2-years, 1-year and 90 days

Design Professional’s Duty to Report

Notify Condominium Unit Occupants
February 2022: Florida Bills Failed

Florida lawmakers failed to approve SB 1702 and HB 7069, which would have required more frequent inspections of high-rise condominium buildings across the state and condo associations to maintain their properties, make needed repairs and to regularly assess reserve funding available for upgrades.
Looking to the Future

- Insurance Policies: Inspection Requirements & Rate Increases
- Special Session of FL Legislature: May 23 – 27, 2022
- ICC’s IPMC Guideline Committee
What is Our Path Forward?

- Reactive
- Proactive
A Look at Reactions & Responses Here in California

Kelsey Parolini, S.E.
SEAOSC President, 2021-22
Assessing the Safety of High-Rise Buildings in Los Angeles County  Motion by Supervisor Janice Hahn: July 13, 2021

**Action Items:**

1. Collaborate w/ Fire Department to review the cause of the collapse
2. Create of an inventory of similar type high-rise privately-owned buildings and overlay the identified buildings on geologic hazard maps
3. Require building owners to hire a structural engineer to prepare engineering assessments of similar type (high-rise) buildings in the Marina del Rey area
4. Explore the feasibility of requiring a certification inspection program for all similar type (high-rise) buildings
5. Reach out to other neighboring jurisdictions to collaborate on developing joint action plans for high-rise buildings
6. Assemble a delegation to visit Surfside, Florida, when appropriate.
LA County Working Group

+ Participation from Neighboring Jurisdictions
SEAOSC Safer Cities Program

SEAOSC recognizes the value in strengthening existing buildings as a means of creating safer, more sustainable communities. Improved performance of our community and region’s built environment is critically important to saving lives as well as protecting its housing, economy, character, and fabric. SEAOSC’s Safer Cities Advisory Committee has had the pleasure of working with a number of Southern California Cities to aid in the development of recent Seismic Retrofit Ordinances. Below is a list of proposed or approved seismic ordinances in which SEAOSC has been involved:

City of Los Angeles
Members of the Advisory Committee served on the City of Los Angeles Task Group which reviewed and provided recommendations on Wood Soft Story and Non-Ductile Concrete seismic retrofit ordinances. The Advisory Committee continues to advise the City on associated design bulletins.

City of Santa Monica
Members of the Advisory Committee provided technical recommendations on updates to their URM, Wood Soft Story, Non-Ductile Concrete, Concrete/Masonry Out-of-Plane Anchorage, and Pre-Northridge Steel seismic retrofit ordinances. The Advisory Committee

https://seaosc.org/SE-What-is-safer-cities
seaoc's recommendations regarding mandatory engineering assessments

updated 6/6/2021

summary:

1. Since the collapse of the Calaveras Dam South in Sutro, San Francisco, SEAOC and other professional organizations have been receiving data about progressive, structural condition assessments.

2. In particular, the County of Los Angeles, with SEAOC's guidance on mandated inspections, the State of Florida, with support from the International Code Council, has adopted a document to guide mandatory inspections of older buildings:
   - “Periodic” inspections: periodic inspections that typically do not involve a full structural assessment, but involve a visual inspection of the outside of the building at least every 5 years after initial construction.
   - “Annual” inspections: visual inspections that typically do not involve a visual inspection of the inside of the building, at least every 5 years after initial inspection.
   - “Mandatory inspections” requiring engineering assessments by a licensed engineer, every 30 years after initial construction.

3. SEAOC has reviewed the data posted forward by these groups and has adopted the positions expressed in this document and summarized below:

   - SEAOC supports a more proactive and preventative approach to existing structures, especially those based on initial inspections.
   - Current proposals for mandatory “Periodic” and “Mandatory” inspections are not justified by observed performance of California buildings or by observations on existing regulations. There is also no evidence that a program of such inspections would improve performance or prevent damage or collapse, especially if it diverges from other more beneficial work.
   - Current proposals for “Periodic” and “Mandatory” inspections also pose a number of technical, logistical, professional practice, and legal issues.

introduction:

SEAOC continues to follow studies of the June 24, 2021 collapse of Calaveras Dam South in Sutro, San Francisco, and the engineering errors and practices subsequently identified, as it develops its local standards. Alongside engineers, associations, code development organizations, and government agencies across the country, SEAOC has been reviewing the results of these initiatives, proposing standards and proposals for others in the context of existing state building regulations. At this time, the focus of the collapse is on deficiencies in design and engineering.

In particular, the County of Los Angeles included SEAOC's guidance on a proposed program of mandatory inspections. SEAOC provided final comments on October 13, 2021 letter to the County's Department of Public Works. This position statement is consistent with the guidance provided to the County of Los Angeles, per the SEAOC may revise this statement when additional information becomes available.

current regulatory links:

Where there is evidence of structural damage or vulnerability, from any cause, California building officials have regulatory tools available to support assessment and repair, without the implementation of a new mandatory program. These include the California Building Codes, which define “hazardous” and “dangerous” conditions, and permits that encourage two major revisions using the forthcoming 2021 edition, California Building and Safety Code Section 17700, which defines “substandard building,” and California Building and Safety Code Section 17700.3, which defines “substandard building,” and the International Property Maintenance Code. The property maintenance code, which is available in hard copy, in public libraries, and online, is approved by local jurisdictions to adopt two articles using the 2021 edition.
SEAOSC’s Condition Assessment Survey

For each type of construction material, what type of deficiency is typically observed?

- Deterioration
- Design deficiencies
- Construction defects
- Overloading
- Foundations and geotechnical

Graph showing the percentage of each deficiency for different materials (Concrete, Steel, Light Framed, Masonry).
SEAOSC’s Condition Assessment Survey

Life Safety is a Primary Priority

Concrete deterioration was the most common deficiency reported to be observed

Performing a Job Walk and Reviewing As-Built Docs is Common Scope

Removal of Finishes or Review of Maint. Records is Not Common Scope

Condition Assessments are Often Performed As Part…
• of Due Diligence During a Transaction
• Of a Voluntary Upgrade
• of a Mandatory Ordinance Related Upgrade

https://seaosc.org/SE-What-is-safer-cities
December 30, 2021

TO: Each Supervisor

FROM: Mark Pestrella, PE
for Director of Public Works

BOARD MOTION OF JULY 13, 2021, AGENDA ITEM 5
ASSESSING THE SAFETY OF HIGH-RISE BUILDINGS
IN LOS ANGELES COUNTY
FINAL REPORT

On July 13, 2021, as a result of the June 24, 2021, partial collapse of the Champlain Towers South 12-story beachfront condominium building in Surfside, Florida, the Board approved a motion by Supervisor Janice Hahn directing Public Works to assess the safety of high-rise buildings in the County of Los Angeles.

On September 9, 2021, Public Works submitted to the Board an interim report that addressed the progress on the motion’s directives. The following is a detailed report of the findings and recommendations pursuant to the July 13, 2021, motion.

1. Collaborate with the Fire Department to review the cause of the structural collapse of the Champlain Towers.

   Investigation into the partial collapse of the Champlain Towers South condominium in Surfside, Florida, is still ongoing by the local authority. In addition, the U.S. Department of Commerce’s National Institute of Standards and Technology is also conducting an independent investigation.

   Although these formal investigations are not yet completed, preliminary indicators on the cause of the collapse include:
   - Inadequate maintenance, in particular the parking and pool areas
   - Construction/design defects
   - Unpermitted alterations without approvals
   - Corrosion due to saltwater seepage
Assessing the Safety of High-Rise Buildings in Los Angeles County  
Motion by Supervisor Janice Hahn: July 13, 2021

Action Items:

1. Collaborate w/ Fire Department to review the cause of the collapse
2. Create of an inventory of similar type high-rise privately-owned buildings and overlay the identified buildings on geologic hazard maps
3. Require building owners to hire a structural engineer to prepare engineering assessments of similar type (high-rise) buildings in the Marina del Rey area
4. Explore the feasibility of requiring a certification inspection program for all similar type (high-rise) buildings
5. Reach out to other neighboring jurisdictions to collaborate on developing joint action plans for high-rise buildings
6. Assemble a delegation to visit Surfside, Florida, when appropriate.
Assessing the Safety of High-Rise Buildings in Los Angeles County  Motion by Supervisor Janice Hahn: July 13, 2021

Action Items:

1. Collaborate w/ Fire Department to review the cause of the collapse
2. Create of an inventory of similar type high-rise privately-owned buildings and overlay the identified buildings on geologic hazard maps
3. Require building owners to hire a structural engineer to prepare engineering assessments of similar type (high-rise) buildings in the Marina del Rey area
4. Explore the feasibility of requiring a certification inspection program for all similar type (high-rise) buildings
5. Reach out to other neighboring jurisdictions to collaborate on developing joint action plans for high-rise buildings
6. Assemble a delegation to visit Surfside, Florida, when appropriate.
“Similar Type, High-Rise Construction”

<table>
<thead>
<tr>
<th>Height</th>
<th>• Occupied floors located more than 75 ft. above the lowest level of Fire Department vehicle access (more than 5 stories in height)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Occupancy</td>
<td>• Residential Use</td>
</tr>
<tr>
<td>Construction Material</td>
<td>• Concrete</td>
</tr>
<tr>
<td>Location</td>
<td>• Adjacent to the Ocean/Potential for Liquefaction</td>
</tr>
</tbody>
</table>
Assessing the Safety of High-Rise Buildings in Los Angeles County  
Motion by Supervisor Janice Hahn: July 13, 2021

Action Items:

1. Collaborate w/ Fire Department to review the cause of the collapse
2. Create of an inventory of similar type high-rise privately-owned buildings and overlay the identified buildings on geologic hazard maps
3. Require building owners to hire a structural engineer to prepare engineering assessments of similar type (high-rise) buildings in the Marina del Rey area
4. Explore the feasibility of requiring a certification inspection program for all similar type (high-rise) buildings
5. Reach out to other neighboring jurisdictions to collaborate on developing joint action plans for high-rise buildings
6. Assemble a delegation to visit Surfside, Florida, when appropriate.
Assessing the Safety of High-Rise Buildings in Los Angeles County

Motion by Supervisor Janice Hahn: July 13, 2021

Action Items:

1. Collaborate w/ Fire Department to review the cause of the collapse
2. Create of an inventory of similar type high-rise privately-owned buildings and overlay the identified buildings on geologic hazard maps
3. Require building owners to hire a structural engineer to prepare engineering assessments of similar type (high-rise) buildings in the Marina del Rey area
4. Explore the feasibility of requiring a certification inspection program for all similar type (high-rise) buildings
5. Reach out to other neighboring jurisdictions to collaborate on developing joint action plans for high-rise buildings
6. Assemble a delegation to visit Surfside, Florida, when appropriate.
Assessing the Safety of High-Rise Buildings in Los Angeles County  

Motion by Supervisor Janice Hahn: July 13, 2021

**Action Items:**

1. Collaborate w/ Fire Department to review the cause of the collapse
2. Create of an inventory of similar type high-rise privately-owned buildings and overlay the identified buildings on geologic hazard maps
3. Require building owners to hire a structural engineer to prepare engineering assessments of similar type (high-rise) buildings in the Marina del Rey area
4. Explore the feasibility of requiring a certification inspection program for all similar type (high-rise) buildings
5. Reach out to other neighboring jurisdictions to collaborate on developing joint action plans for high-rise buildings
6. Assemble a delegation to visit Surfside, Florida, when appropriate.
Assessing the Safety of High-Rise Buildings in Los Angeles County  
Motion by Supervisor Janice Hahn: July 13, 2021

**Action Items:**

1. Collaborate w/ Fire Department to review the cause of the collapse
2. Create of an inventory of similar type high-rise privately-owned buildings and overlay the identified buildings on geologic hazard maps
3. Require building owners to hire a structural engineer to prepare engineering assessments of similar type (high-rise) buildings in the Marina del Rey area
4. Explore the feasibility of requiring a certification inspection program for all similar type (high-rise) buildings
5. Reach out to other neighboring jurisdictions to collaborate on developing joint action plans for high-rise buildings

6. Assemble a delegation to visit Surfside, Florida, when appropriate.
County of Los Angeles Department of Public Works’ Report Recommendations:

1. Utilize Existing Building Code Provisions to Identify and Respond to Unsafe Conditions
2. Work with Regional Partners to Develop High-Rise Maintenance Guidelines
3. Create Local Ordinance for Periodic Assessments
4. Assist Existing High-Rise Building Owners
County of Los Angeles Department of Public Works’ Report Recommendations:

1. Utilize Existing Building Code Provisions to Identify and Respond to Unsafe Conditions

2. Work with Regional Partners to Develop High-Rise Maintenance Guidelines

3. Create Local Ordinance for Periodic Assessments

4. Assist Existing High-Rise Building Owners
Relevant Existing Regulations that Address Building Repair

SEAOC recommends the 2022 CEBC, available soon

Sec. 17920.3 defines “Substandard Building”

SEAOC advises using the 2024 edition which includes changes to structural condition assessment
County of Los Angeles Department of Public Works’ Report Recommendations:

1. Utilize Existing Building Code Provisions to Identify and Respond to Unsafe Conditions

2. Work with Regional Partners to Develop High-Rise Maintenance Guidelines

3. Create Local Ordinance for Periodic Assessments

4. Assist Existing High-Rise Building Owners
**Maintenance Inspections**

- Performed by the Owner or Owner’s Authorized Representative
- Visual surveillance & documentation for obvious defects or damages
- Focus items such as deformations, cracks, efflorescence, water intrusion, and corrosion
- Not limited to structural systems. Considers building envelope and components.
- Completed regularly (annually)

**Periodic Inspections**

- Performed by a Registered Design Professional
- All results, as well as any corrective measures, must be documented
- Visual Surveillance and Review of Existing Design and Construction Documents
- May include removal of finishes or material testing
County of Los Angeles Department of Public Works’ Report Recommendations:

1. Utilize Existing Building Code Provisions to Identify and Respond to Unsafe Conditions

2. Work with Regional Partners to Develop High-Rise Maintenance Guidelines

3. Create Local Ordinance for Periodic Assessments

4. Assist Existing High-Rise Building Owners
An Engineer’s Concerns Regarding a Mandatory Structural Assessment Program

- Targeting a specific subset of buildings can improperly suggest that other buildings are safe.
- A Distinction b/t Seismic Performance & Normal Conditions is Imperative.
- Terminology Used to Describe the Program can be Deceptive to Public “Certify”.
- Building Collapse is Rare w/out Extreme Event.
- Feasibility of Enforcement.
- Proactive Maintenance Inspection Possibly More Effective & Enforceable.

https://www.seaoc.org/page/SEAOC Policies
County of Los Angeles Department of Public Works’ Report Recommendations:

1. Utilize Existing Building Code Provisions to Identify and Respond to Unsafe Conditions

2. Work with Regional Partners to Develop High-Rise Maintenance Guidelines

3. Create Local Ordinance for Periodic Assessments

4. Assist Existing High-Rise Building Owners
Educating our Community

- Develop Tools, Bulletins, Fact Sheets
- Availability of Existing Resources
- Educate Owners to Understand and Manage Risk
- Share Existing Codes, Regulations and Legal Precedents
Questions?