

***BIC Regular
Meeting of
May 15, 2024***

Agenda Item 7



Concrete Building Safety Program

May 15, 2024

Concrete Building Safety Program

Purpose

Identify and strengthen vulnerable concrete buildings

Goals

- Protect life and public safety
- Preserve housing and critical use
- Protect the economy
- Preserve city vitality and character
- Speed earthquake recovery



Concrete Building Safety Program

Issues of concern

- 72% probability for 6.7+ earthquake by 2044
- Concrete buildings serve as residences, businesses and disaster recovery infrastructure

Primary City Partners

- Office of Resilience and Capital Planning
- Department of Building Inspection
- City Administrator's Office
- Department of Emergency Management

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Concrete Building Program Report

Two types of concrete buildings

- Non-Ductile Concrete – housing, industrial, commercial, offices. Retrofits can be complicated and expensive
- Tilt-ups – grocery stores, warehouses, auto-body shops. Retrofits are more straightforward

Two groups provided recommendations

- Technical & Stakeholder

42 stakeholder representatives, including building owners/managers, tenant/business advocates, builders/developers, labor, and technical experts



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Report – Stakeholder Recommendations

1. Develop financing plan
2. Pursue grants to support building owners
3. Create a communications plan similar to the Soft Story Program
4. Establish a notification process for residents and tenants before work begins, include retrofit timelines, tenant support and tenant rights
5. Provide guidance and resources for building owners and residents to understand processes and rights associated with relocating to temporary housing

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Report – Stakeholder Recommendations

6. Provide communication packet helping building owners communicate with tenants about earthquake risks
7. Include funding for dedicated full-time DBI staff to administer the program
8. Coordinate requirements, timelines and communications for alarms, sprinklers and façade
9. Streamline small sidewalk encroachment permits to reduce administrative burden on City departments and building owners


Concrete Building Safety Program

Mayor Breed Directive

Draft legislation mandating building owners complete and submit a screening checklist to DBI

DBI to develop and publish concrete building retrofit standards in the SF Building Code

OFFICE OF THE MAYOR
SAN FRANCISCO



LONDON N. BREED
MAYOR

Executive Directive 24-01
Evaluating and Addressing Seismic Vulnerability in San Francisco's Concrete Buildings
April 16, 2024

According to the U.S. Geological Survey (USGS), San Francisco has a 72 percent chance of experiencing a 6.7 magnitude or greater earthquake before 2043. The City and County of San Francisco is dedicated to ensuring infrastructure, neighborhoods, and residents are ready to withstand the next major earthquake. After a year-long stakeholder engagement process, the City and County of San Francisco is implementing the first phase of the Concrete Building Safety Program (CBSP).

The Concrete Building Safety Program aims to strengthen the resilience of the City's infrastructure, neighborhoods, and building stock. The need for the CBSP is identified in the San Francisco Earthquake Safety Implementation Program (ESIP), San Francisco's 30-year plan for improving seismic safety. Prior seismic resilience programs identified in ESIP include the Soft Story Retrofit program, which has resulted in the strengthening of more than 4,500 multifamily residential buildings in San Francisco to date, and the Unreinforced Masonry Program, which facilitated the retrofit of nearly 2,000 masonry buildings.

The Office of Resiliency and Capital Planning (ORCP) has released the "Stakeholder Engagement for Concrete Building Safety Program" report, which summarizes a stakeholder engagement process that identified technical, economic, and social considerations and consequences of a seismic retrofit program for concrete buildings in San Francisco. Meaningful engagement has allowed the City to better understand the challenges impacted stakeholders will face, while underscoring the need for action given the likelihood of a major earthquake in the Bay Area. San Francisco must continue to be a proactive leader, maintain its best practices of seismic safety and resiliency, and continue to prepare for the next big earthquake.

Directives:
Through this Executive Directive, I hereby direct the following, to be completed by October 16, 2024:

- Draft Legislation that Mandates Screening Concrete Buildings for Seismic Vulnerability:** The Office of Resiliency and Capital Planning and the Department of Building Inspection shall draft legislation which mandates completion of a building information reporting checklist to identify potentially vulnerable concrete buildings

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Next steps

1. Develop legislation for evaluation/screening phase and establish retrofit standards
2. Require building evaluation and conduct eligibility screening
 - Get accurate count of buildings that may need retrofitting and remove buildings that were included under less specific criteria
 - Process
 - Building owner hires licensed engineer to complete and submit a short checklist detailing building composition
 - DBI reviews checklists, tracks compliance
3. Establish retrofit standards
 - Publish technical standards for voluntary retrofits



THANK YOU