# BIC Regular Meeting of May 15, 2024

## Agenda Item 7



and the said

11-11

### Concrete Building Safety Program May 15, 2024

414

#### 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



#### **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

#### **Concrete Building Program Report**

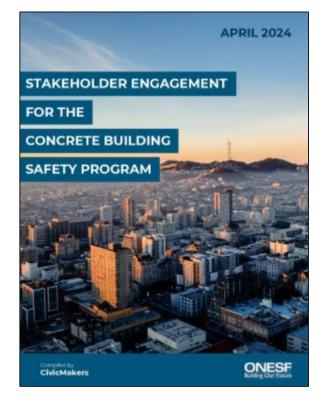
Two types of concrete buildings

- 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



#### **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

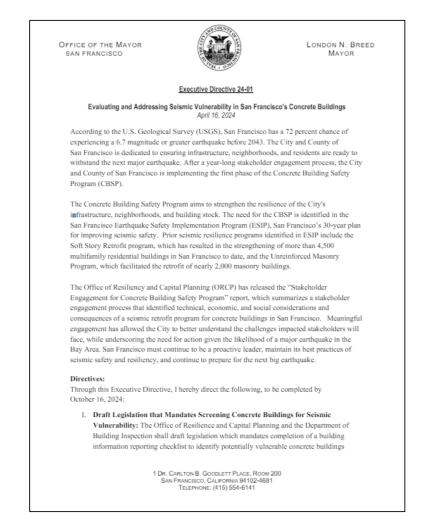
#### **Report – Stakeholder Recommendations**

- 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

#### **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



#### 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