

Santa Monica Municipal Code

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Chapter 8.80 SEISMIC STRENGTHENING PROVISIONS FOR EXISTING NON-DUCTILE CONCRETE BUILDINGS

8.80.010 Purpose.

The purpose of this Chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on concrete buildings and concrete frame buildings with masonry infills. (Added by Ord. No. 1945CCS § 20, adopted 6/8/99)

8.80.020 Scope.

The provisions of this Chapter shall apply to all buildings that were designed under building codes in effect prior to January 11, 1976, or built with building permits issued prior to January 11, 1978, and said buildings have concrete floors or roofs supported by reinforced concrete walls or concrete frames and columns, or said buildings have concrete frames with masonry infills.

Buildings designated as historically or architecturally significant landmarks on national, State or local historical registers shall also comply with the provisions of this Chapter. At the Building Officer's discretion, modifications to the standards set forth in this Chapter may be permitted when such modifications are consistent with the provisions of the State Historical Building Code.

Seismic strengthening in place prior to the effective date of the ordinance codified in this Chapter shall be evaluated according to the provisions of this Chapter and modified if deemed necessary by the Building Officer. (Added by Ord. No. 1945CCS § 20, adopted 6/8/99)

8.80.030 Definitions.

For purposes of this Chapter, the applicable definitions in the Building Code and the following shall apply:

Building Code is the Building Code of the City of Santa Monica.

Commenced construction is construction pursuant to a valid building permit which has progressed to the point that one of the called inspections as required by the Building Officer has been made and the work for which the inspection has been called has been judged by the Building Officer to be substantial and has been approved by the Building Officer.

Date of engineering report submittal is either that date upon which the report was due to be submitted to the City, or the date of actual submittal to the City, whichever is earlier.

Masonry infill is masonry, both unreinforced and reinforced, constructed within reinforced concrete frame members.

Type I building is any non-ductile concrete building that must be usable in the event of an emergency, and shall include hospitals, police and fire stations and disaster recovery centers.

Type II building is any non-ductile concrete building with one hundred or more occupants.

Type III building is any non-ductile concrete building with at least twenty but fewer than one hundred occupants.

Type IV building is any non-ductile concrete building with fewer than twenty occupants. (Added by Ord. No. 1945CCS § 20, adopted 6/8/99)

8.80.040 General requirements.

(a) The owner of each building within the scope of this Chapter shall cause an investigation of the existing construction and a structural analysis to be made of the building by a civil or structural engineer or architect licensed by the State of California. If the building does not meet the minimum standards specified in this Chapter, the owner shall cause it to be structurally altered to conform to such standards.

(b) The owner of each building within the scope of this Chapter, which has been analyzed to demonstrate compliance or structurally altered to comply with the minimum earthquake standards in this Chapter, shall maintain such building in conformity with the requirements of this Chapter in effect at the time of such analysis or structural alteration.

(c) Buildings within the scope of this Chapter may not be added to or structurally altered or otherwise remodeled without first complying with the provisions of this Chapter unless the Building Officer determines that the alterations are minor in nature.

(d) Notwithstanding any other provisions of this Code to the contrary, it is unlawful for any person, firm or corporation to maintain, use or occupy any building within the scope of this Chapter which does not meet the minimum earthquake standards specified in this Chapter within any of the time periods established.

This provision shall not apply if alteration or repair work has commenced to bring the building into compliance with requirements of this Chapter, and such work is proceeding in accordance with the time limits set forth in any order of the Building Officer or determination of the Nuisance Abatement Board. (Added by Ord. No. 1945CCS § 20, adopted 6/8/99)

8.80.050 Demolition.

An owner desiring to demolish a building must nevertheless comply with the strengthening provisions of this Code within the time allowed unless the owner receives permission to demolish the building prior to the time limits set forth in Section [8.80.060](#) for the filing of a permit and the submitting of plans to the Building Officer.

The owner shall submit a demolition permit application to the Building Officer and shall meet all of the requirements for demolition imposed by this Code, including but not limited to, those requirements set forth in Section [9.04.10.16.010](#) of this Code, before a demolition shall be permitted. Nothing in this Chapter shall be deemed to relieve a building owner of meeting the requirements for demolition of a building imposed by any other applicable law or regulation. (Added by Ord. No. 1945CCS § 20, adopted 6/8/99)

8.80.060 Time period for compliance.

(a) **Engineering Report.** Within two hundred seventy-five days of the date of notice to the owner by the City, the owner of any building subject to the provisions of this Chapter shall submit an engineering report to the Building

and Safety Division. For structures over three stories in height, the report shall be based upon a dynamic lateral-force analysis except for structures where resistance to all lateral loads is provided only by either new or existing shear walls that will be upgraded to the current Code, in which case the report may be based upon a static lateral force analysis. For structures three stories or less, the report shall be based upon a static lateral load analysis.

(b) The report shall demonstrate whether the structure conforms to the earthquake design provisions contained in Appendix 8 of the Uniform Code for Building Conservation, 2000 Edition or the Building Code in effect at the time the report is submitted to the City. If the report concludes the structure does not comply with either of these standards, the structure shall be strengthened to comply with the standards within the time periods shown in Table 8.80-A below.

Table 8.80-A
Time Limits for Owner

Building Type	File for Permit/Submit Plans	Commence Construction	Complete Construction
I	60 days from date of engineering report submittal	150 days from date of engineering report submittal	1 year from date of engineering report submittal
II	180 days from date of engineering report submittal	270 days from date of engineering report submittal	3 years from date of engineering report submittal
III	1 1/2 years from date of engineering report submittal	1 year 8 months from date of engineering report submittal	3 years from date of engineering report submittal
IV	2 years 5 months from date of engineering report submittal	2 years 8 months from date of engineering report submittal	4 years from date of engineering report submittal

(Added by Ord. No. 1945CCS § 20, adopted 6/8/99)

8.80.070 Administration.

(a) **Building Classification.** The Building Officer shall determine the occupant load and classification of building type. The occupant load shall be determined in accordance with the Building Code and shall include the entire building plus the occupant load of any adjacent building that interconnects with the subject building or uses the subject building for exiting purposes.

(b) **Contents of Order.** When the Building Officer determines that a building is within the scope of this Chapter, the Building Officer shall issue an order as provided herein.

The order shall specify that the building has been determined by the Building Officer to be within the scope of this Chapter and, therefore, is required to meet the seismic strengthening provisions of this Chapter. The order shall specify the building type classification and shall set forth the owner's alternatives and time limits for compliance.

(c) **Service of Order.** The order shall be in writing and may be given either by personal delivery thereof to the owner or by deposit in the United States mail in a sealed envelope, postage prepaid, addressed to the owner as shown on the last equalized assessment roll. Service by mail shall be deemed to have been completed at the time of deposit in the U.S. mail. The failure of any owner to receive such notice shall not affect in any manner the validity of any of the proceedings taken thereunder. Proof of giving notice may be made by an affidavit of any employee of the City which shows service in conformity with this Section. Building and Fire Life Safety Commission action, Nuisance Abatement Board action, Building Officer administrative action, other correspondence between the City and the building owner or building owner's representative, or other evidence of knowledge of notification shall also be deemed as proof of giving notice.

(d) **Recordation.** At the time that the Building Officer serves the aforementioned order, the Building Officer shall file with the Office of the County Recorder a certificate stating that the subject building is within the scope of this Chapter. The certificate shall also state that the building owner has been ordered to structurally analyze the building and to structurally alter it when the Building Officer determines the building is not in compliance with this Chapter.

If the building is either demolished, found not to be within the scope of this Chapter, or is structurally capable of resisting minimum seismic forces required by this Chapter as a result of structural alterations or an analysis, the Building Officer shall file with the Office of the County Recorder a certificate terminating the status of the subject building as being classified within the scope of this Chapter. (Added by Ord. No. 1945CCS § 20, adopted 6/8/99; amended by Ord. No. 2380CCS § 9, adopted 11/22/11)

8.80.080 Strengthening provisions.

(a) **Essential and Hazardous Facilities.** Essential and hazardous facilities, shall be strengthened to meet the requirements of the Building Code of the City of Santa Monica for new buildings of the same occupancy category.

(b) **All Other Buildings.** All buildings, other than essential or hazardous facilities, shall be strengthened to meet the requirements of Appendix Chapter 8 of the Uniform Code of Building Conservation, 2000 Edition published by the International Conference of Building Officers, adopted herein by reference, or the Building Code. The earthquake loading used for determination of demand on elements and the structure, shall correspond to that required by the Building Code for new buildings. (Added by Ord. No. 1945CCS § 21, adopted 6/8/99)

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