

**8.76.080 Time limits for compliance.**

The owner of any building covered by this Chapter shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	3 Years or 36 Months
Application for Building Permit and Submission of Plans	12 Years or 144 Months
Final Approval	20 Years or 240 Months

SECTION 7. Chapter 8.80 of the Santa Monica Municipal Code is hereby amended to read as follows:

**Chapter 8.80 Mandatory Seismic Retrofit Requirements for Existing Non-Ductile Concrete Buildings**

**8.80.010 Purpose.**

The purpose of this Chapter is to promote the public welfare and safety by reducing the risk of death or injury that may result from the effects of earthquakes on existing concrete buildings. Older concrete buildings are typically vulnerable in seismic events due to deficiencies in the lateral force resisting system (beams, columns and joints) that render the building incapable of sustaining gravity loads when the building is subjected to earthquake-induced lateral displacements. This Chapter creates minimum standards to mitigate hazards from these structural deficiencies. Adherence to these minimum

standards will improve the performance of these buildings during earthquakes and reduce, but not necessarily prevent, the loss of life, injury or earthquake-related damage.

**8.80.020 Scope and Applicability.**

(a) The provisions of this Chapter shall apply to any concrete building built under building code standards enacted before January 11, 1977.

(b) Buildings described in subsection (a) above that have completed all required seismic retrofit with a lateral load resisting analysis and structural design plans, and obtained valid final approval from the City of Santa Monica prior to the adoption of this Ordinance, are exempt from the requirements this Chapter.

(c) An owner of any buildings within the scope of this Chapter shall demonstrate compliance with the mandatory seismic retrofit requirements of this Chapter, as set forth in Section 8.80.050, consistent with the time limits set forth in this Chapter.

**8.80.030 Definitions.**

**ASCE 41-13 (2014 Edition)** is a standards publication by the American Society of Civil Engineers entitled "Seismic Evaluation and Retrofit of Existing Buildings" and describes deficiency-based and systematic procedures to evaluate and retrofit existing buildings to withstand the effects of earthquakes. This publication is referenced in Chapter 35 of the California Building Code.

**Concrete building** is a building having concrete floors and/or roofs, either with or without beams, supported by concrete walls and/or concrete columns, and/or concrete frames with or without masonry infills, or any combination thereof.

**Masonry infill** is the unreinforced or reinforced masonry wall construction within a reinforced concrete frame.

#### **8.80.040 Compliance requirements.**

The structural evaluation, structural analysis report, and structural design plans for the seismic strengthening and retrofit for Non-Ductile Concrete buildings shall be conducted by a State of California licensed civil or structural engineer, or a State of California registered architect.

For Non-Ductile Concrete buildings over 55 feet in height as described by Section 8.44.090 of the Santa Monica Municipal Code, the structural evaluation, structural analysis report, and structural design plans shall be conducted by a State of California licensed structural engineer.

Plans and associated documents shall bear the seal and signature of the design professional.

#### **8.80.050 Engineering analysis and design.**

**(a) Scope of analysis.** This Chapter requires the alteration, repair, retrofit, replacement or addition of structural elements and their connections to meet the following requirements in this section.

**(b) Building structural analysis, design and evaluation.** The building shall meet one of the following criteria:

1. Strength of the lateral-force resisting system shall meet or exceed seventy-five percent (75%) of the base shear specified in the California Building Code seismic provisions. Elements not designated to be part of the lateral-force resisting system shall be adequate for gravity load effects and seismic displacement due to the full (100%) of the design story drift specified in the California Building Code seismic provisions.

2. Meet or exceed the requirements specified for “Basic Safety Objectives” from ASCE 41-13 using ground motions and procedures established by the City based on ASCE 41-13.

**8.80.060 Time limits for compliance.**

The owner of any building covered by this Chapter shall comply with the following time limits.

Action by Building Owner	Time Limits from Date of Service of Order
Structural Evaluation Report	3 Years or 36 Months
Application for Building Permit and Submission of Plans	4 Years, 6 Months or 54 Months
Final Approval	10 Years or 120 Months

SECTION 8. Chapter 4.36 of the Santa Monica Municipal Code is hereby amended to read as follows:

**Chapter 4.36 TENANT RELOCATION ASSISTANCE**

**4.36.010 Definitions.**

For purposes of this Chapter, the following words and phrases shall have the following meaning:

(a) **Comparable Housing.** A replacement unit shall be comparable to the existing unit if both units are reasonably comparable in size, number of bedrooms and bathrooms, accessibility, price, location (which may be in either Santa Monica or Los Angeles),