



Definitions

Soft-Story Building:

A structure that has a weaker first floor and is unable to carry the weight of the stories above during an earthquake. The first floor generally has large openings in the perimeter walls such as garages, tuck-under parking or even large windows.

Retrofit:

An improvement to a building by altering or adding structural elements.

Tuck-Under Parking:

Parking that is beneath the second floor.



For additional information, please contact:



Soft-Story Retrofit Unit

201 N. Figueroa St., Suite 890
(213) 482-SOFT (7638)
soft-storyretrofit@lacity.org

Office Hours:

7:30 am – 4:30 pm M, T, Th, F
9:00 am – 4:30 pm W

<http://ladbs.org/soft-story>

For Tenant Habitability Plan and Cost Recovery Guide, contact the Housing and Community Investment Department (HCIDLA):



Tenant Habitability Program Unit

(213) 252-1464
hcidla.code.seismic@lacity.org

<http://hcidla.lacity.org/tenant-habitability-program>

Cost Recovery Applications & RSO Information

(866) 557-RENT (7368)
hcidla.rso@lacity.org

<http://hcidla.lacity.org>



Los Angeles Soft-Story Retrofit Program

Property Owner's Guide



Soft-Story Program

What is this program about?

The purpose of this program is to reduce the risk of injury or loss of life that may result from the effects of earthquakes on wood frame soft-story buildings. In the Northridge Earthquake, many wood frame soft-story buildings caused loss of life, injury, and property damage. This program creates a guide for property owners to strengthen their buildings to improve performance during an earthquake.



Why is my building affected?

LADBS has determined that your building meets all the following criteria:

- Two or more stories wood frame construction;
- Built under building code standards enacted before January 1, 1978,
- Contains ground floor parking or other similar open floor space that causes soft, weak or open wall lines.

Exception: The program does not apply to residential buildings with 3 or less units.

Property Owner's Responsibility

What do I need to do first?

The property owner must hire an engineer or architect licensed in the state of California to evaluate the strength of the building. The engineer or architect must then develop plans for the building's seismic strengthening in compliance with this program. The owner must notify tenants in writing per HCID-LA regulations.

How do I find ...

An Engineer?

Please visit the State of California's Board for Professional Engineers, Land Surveyors, and Geologists for information regarding licensed engineers:

<http://bpelsg.ca.gov>

An Architect?

Please visit the California Architects Board for information regarding licensed architects:

<http://cab.ca.gov>

A Contractor?

Please visit the Contractors State License Board for information regarding hiring a contractor and to verify if a contractor is licensed and insured:

<http://cslb.ca.gov>

What do I do next?

Submit proof of previous retrofit, plans to retrofit, or plans to demolish to the Department of Building and Safety. Plans and calculations will be checked for compliance with the retrofit ordinance. LADBS will provide guidance for all necessary steps to obtain the retrofit permit, which includes obtaining clearances from all pertinent agencies.

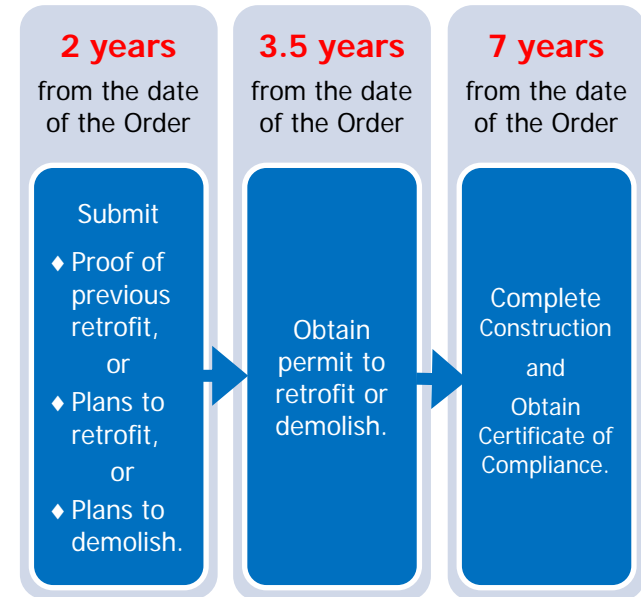
What do I do after a permit is issued?

Begin construction and request inspections at:

<http://ladbs.org/>

Compliance Requirements

How soon do I have to comply?



Submittal Package

What should I submit to LADBS?

The documents required for submittal are:

- ◆ Structural analysis/calculation package
- ◆ Architectural plans
- ◆ Structural plans

For more details see the LADBS Information Bulletin for Submittal Requirements.

Appeal Process

What should I do if I think my building is exempt from the program?

The owner of the building can appeal within 60 days of the service date of the Order to Comply by submitting a written request to the Board of Building and Safety Commissioners. The request should include supporting documents such as building permits for original construction or a retrofit that complies with the ordinance.