

A panoramic view of the Seattle skyline featuring the Space Needle, various skyscrapers, and Mount Rainier in the background under a clear blue sky. The foreground shows green trees.

# Unreinforced Masonry Program Update

Photo by John Skelton



Seattle Department of  
Construction and Inspections

Public Safety & Human Services Committee

April 11, 2023

# SDCI Purpose and Values

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## Our Purpose

Helping people build a safe, livable, and inclusive Seattle.

## Our Values

- Equity
- Respect
- Quality
- Integrity
- Service

# Today's Presentation

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## History

- Resolution 32033

## Ongoing Work

- Technical Development
- URM Policy Development

## Next Steps



# Introduction

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## Resolution 32033 requests:

- Definition of URMs
- Identification of the type of seismic retrofit standard required to bring URMs into compliance, depending on type of building
- Categorization system for building types and/or uses that prioritize key buildings and services
- Timeline for compliance
- Enforcement strategy
- Variety of potential funding opportunities and financial incentives for building owners to alleviate the financial burden of required seismic retrofits for URMs



# Ongoing Work

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## Parallel Tracks

### 1. Technical Development

- Update of Draft Technical Standards

### 2. Policy Development (Ordinance & Program)

- Policy Development Working Groups
- Interdepartmental Team



# Ongoing Work: Technical Development

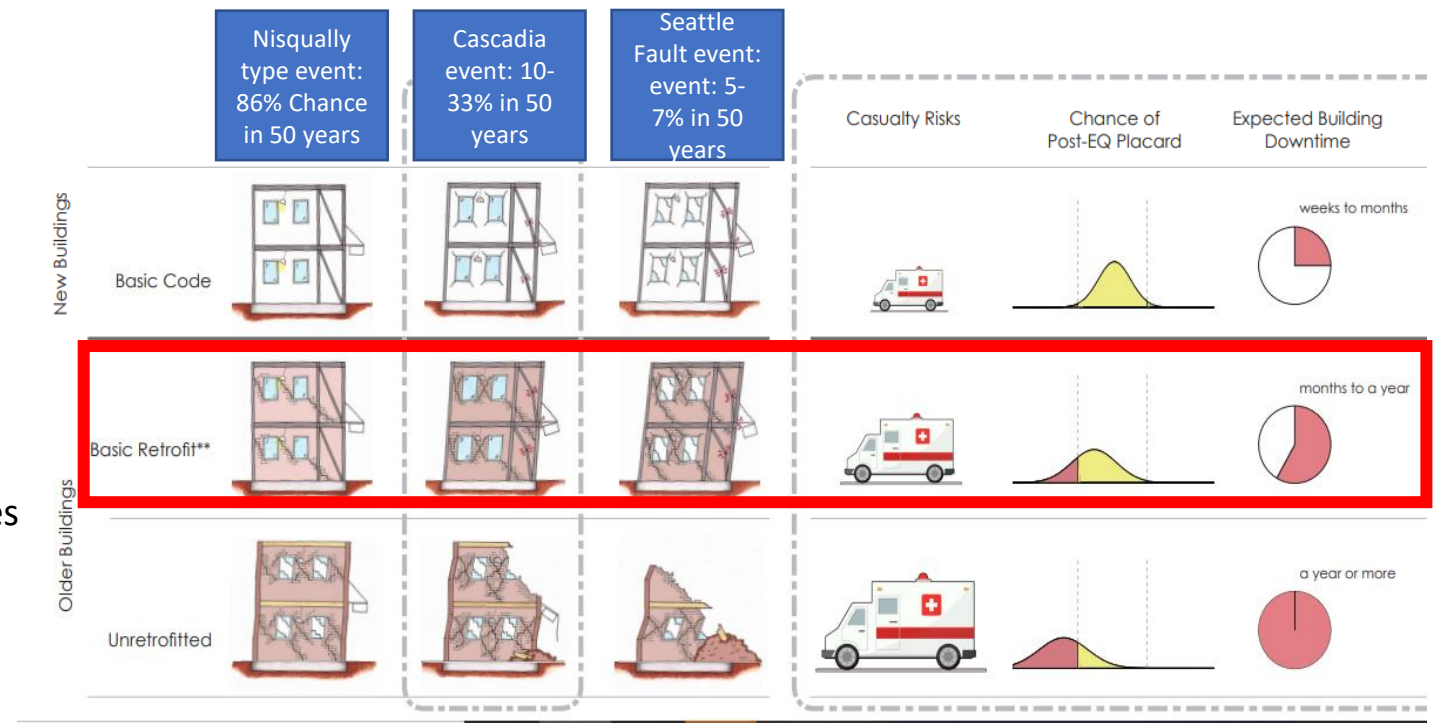
## 1. Comprehensive Method

- Seattle Existing Building Code (SEBC) Substantial Alteration
  - Reduced Seismic Forces

## 2. Alternate Method

- Requires:
  - Anchoring of walls to floors and roof
  - Tall URM walls are strong-backed to prevent out-of-plane bending failure
  - Parapets and other dangerous appendages to be braced

Neither method will be a contributing factor for other Substantial Alteration triggers.



# Ongoing Work: Technical Development

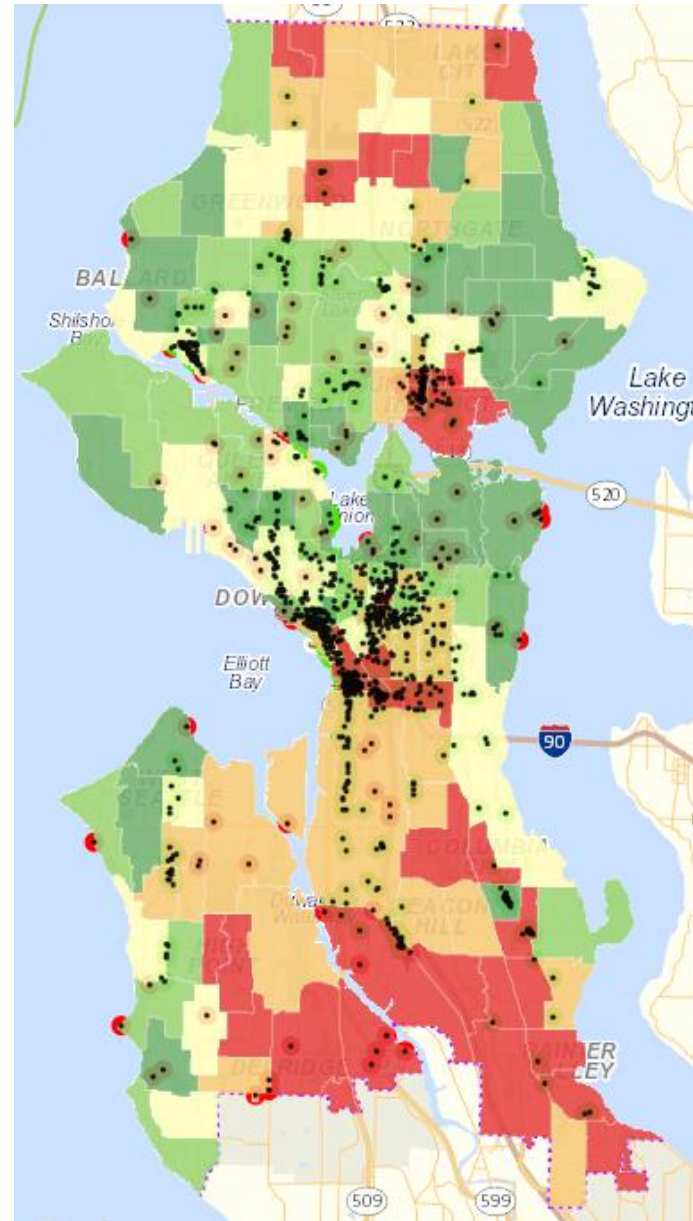
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## Director's Rule

- Establish standard for compliance prior to URM ordinance adoption
  - Support voluntary retrofits
    - Structures retrofitted to this Technical Standard will be deemed to comply with any future URM ordinance.
- Timeframe
  - Goal: Complete technical standard by summer 2023
  - Complete Director's Rule by end of 2023

# Seattle's URM's and Social Equity

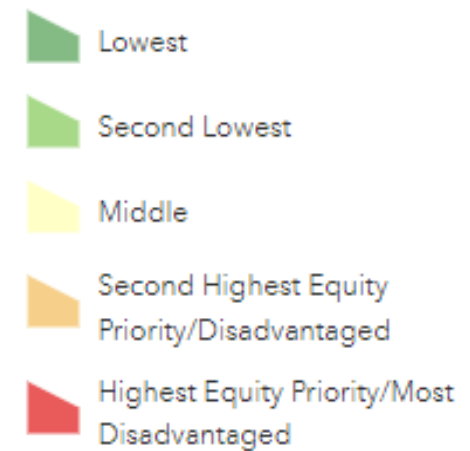
- ~1100 URM's:
  - 22,050 Residents
  - 37 Designated Affordable Housing
  - ~1600 units
- Retrofits:
  - ~2 Years to complete
  - \$32-35/Sq.ft.
  - ~\$1.2 Billion (2019 dollars)
- Perspective:
  - Yesler Terrace Redevelopment
    - 1,200 Residents (URM 18X)
    - 561 Units



- Seattle URM Buildings

## Socioeconomic Disadvantage Index Current

### Socioeconomic Disadvantage Quintile





# Ongoing Work: Policy Development

URM Policy Development Working Groups				
Group	Technical Standard Briefing Working Group	Communications Working Group	Funding Working Group	Owners' & Tenants' Needs Working Group
<i>Intent</i>	<i>Provide forum for Q&amp;A on technical standard</i>	<i>Community engagement and acceptance</i>	<i>Explore ways to mitigate cost of retrofits</i>	<i>Address physical and economic displacement</i>
<i>Sub-Group</i>		<i>Case-studies sub-group</i>	<i>Retrofit Credit/TDR sub-group</i>	
<i>Sub-Group</i>			<i>Grant &amp; Finance sub-group</i>	

# Ongoing Work: Policy Development

- Interdepartmental Team
  - Alignment of programs
  - Alignment of funding opportunities
- Transfer of Development Rights/Retrofit Credit
  - Coordination with OPCD, King County
  - ASAP!



# Next Steps

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- Hire new structural plans engineer and intern for URM retrofits
- Continue development of Technical Standard and Director's Rule
- Continue Policy Development Working Groups and IDT meetings
- Work with Mayor's Office, other City departments, City Council, and external stakeholders to implement Resolution 32033
- Coordinate with Council on legislative actions once work is completed
- Deliver next progress update memo to Council June 2023

# Questions?

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