



Unreinforced Masonry Building Retrofit Work Program (Resolution 32033)

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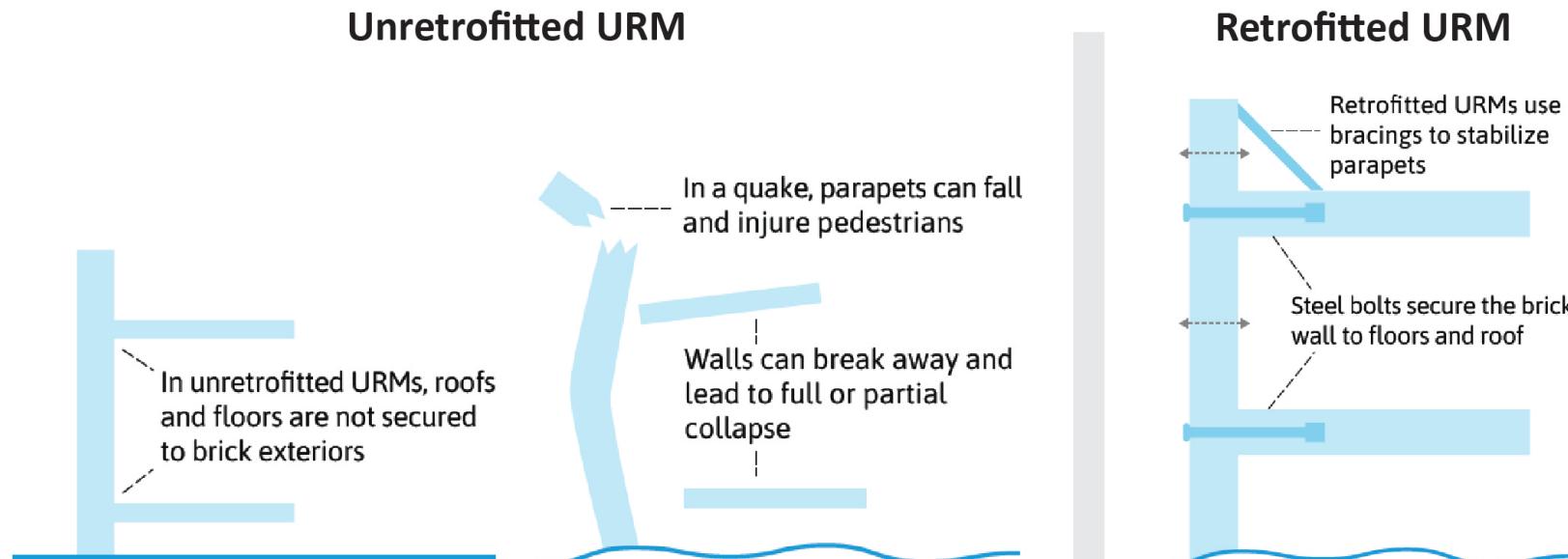
PUBLIC SAFETY & HUMAN SERVICES COMMITTEE
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Presentation Overview

- Background
- Policy Development Overview
- Summary of Resolution (RES) 32033

Background

Potential Impacts of an earthquake on an unretrofitted unreinforced masonry building (URM) versus a retrofitted URM



Source: Funding URM Retrofits, National Development Council, 2017

Background

Number of URMs by classification, September 2021

Classification	Number of URMs
Critical Risk: emergency service facilities and schools	75
High Risk: buildings over three stories in poor soil areas (i.e., liquefaction and slide areas); and buildings containing public assembly spaces with occupancies of more than 100 people	184
Medium Risk: all other buildings	883
Total Confirmed URMs	1,142

Policy Development Overview

- 1970s: Council adopts structural standard for URMs that is later repealed
- 2008: URM Technical and Policy Committees convene to propose retrofit standard and implementation program
- 2011: URM Technical Committee recommends adoption of a standard but the Policy Committee provides no recommendation
- 2012: URM Policy Committee reconvenes and issues draft recommendations
- 2013: SDCI conducts Columbia City outreach and education pilot
- 2016: SDCI completes validation of URM inventory list

Policy Development Overview

- 2017: URM Policy Committee releases final recommendations
- 2019: *Funding URM Retrofits* report released
- 2020: Washington State Legislature passes and the Governor signs into law House Bill 2405, establishing a voluntary commercial property assessed clean energy and resiliency (C-PACER) program
- 2021: King County Council adopts framework for a C-PACER program
- 2022: New URM policy position in SDCI

Summary of RES 32033

Would establish goals of a phased mandatory URM retrofit program:

1. Protect life safety by reducing the risk of injury from collapse of URMs in the event of an earthquake
2. Preserve Seattle's historic and culturally significant landmarks and structures that contribute to neighborhood character
3. Improve the City's resiliency to earthquake events
4. Minimize the impact of a URM retrofit program on vulnerable populations to the extent financially feasible

Summary of RES 32033

Program would include:

- 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 prioritizes 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

Summary of RES 32033

Specific actions to create the program would include:

- Funding any additional staff needed to support administration or technical review
- Evaluating City-owned URM
- Conducting community outreach
- Coordinating and streamlining permitting for retrofits in historic districts and landmark structures
- Coordinating timing to retrofit affordable housing or emergency shelter in URM
- Developing strategies to mitigate impacts of URM retrofits on vulnerable populations
- Collaborating with schools to develop an agreement on deadlines to retrofit URM
- Providing coaching and resources for URM owners and residents
- Preparing a communications strategy
- Submitting legislation establishing the program to the Council
- Providing quarterly progress updates to Council, beginning on August 1, 2022

Questions?