



Definitions

Non-Ductile Concrete Building:

A concrete 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, built pursuant to a permit application for a new building that was submitted before January 13, 1977.

Retrofit:

An improvement to a building by altering or adding structural elements to mitigate the deficiencies of these existing buildings.



Financial Help by PACE Program

What is PACE (Property Assessed Clean Energy)?

PACE allows for commercial and residential property owners to obtain financing for seismic retrofit improvements in addition to energy efficiency, water conservation, and renewable energy improvements.

Property owners participating in PACE receive financing through the PACE provider and repay the investment as an assessment added to the property tax bill.

How does PACE work?

To schedule a one-on-one meeting or to speak with someone to learn more about your options, call (877)785-2237 or email info@lapace.org.

<http://lapace.org>

Retrofitting Resources

LADBS Non-Ductile Concrete Retrofit Program:

<http://ladbs.org/non-ductile>

Ordinances:

Non-Ductile Concrete Retrofit Ordinance eff. 11/22/15 Ord. 183893:

http://clkrep.lacity.org/onlinedocs/2014/14-1697-S1_ord_183893_11-22-15.pdf

Substantial Structural Damage Ordinance eff. 5/11/16 Ord. 184169:

http://clkrep.lacity.org/onlinedocs/2014/14-1697_ord_184169_5-11-16.pdf

Structural Engineers Association of Southern California (SEAOSC) Find an Engineer:

<http://www.seaosc.org/find-an-engineer>

For additional information, please contact:



Non-Ductile Concrete Retrofit Unit

201 N. Figueroa St., Suite 880

Phone: (213)978-4475

Email: ladbs.nonductileconcrete@lacity.org

Office Hours:

7:30 am – 4:30 pm M, T, Th, F

9:00 am – 4:30 pm W

<http://ladbs.org/non-ductile>

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 Non-Ductile Concrete Retrofit Program

Property Owner's Guide



Non-Ductile Concrete Retrofit Program

What is this program about?

The purpose of the program is to reduce the risk of injury or loss of life that may result from the effects of earthquakes on non-ductile concrete buildings. Non-ductile concrete buildings are a major contributor to earthquake losses around the world. In California, those constructed to building code standards earlier than the code improvements in 1976 are at particular risk for collapse and could pose significant life safety hazards. Non-ductile reinforced concrete buildings are brittle and have a limited capacity to absorb the energy of strong ground shaking beyond their limited elastic range, causing the likelihood of collapse and mortality for inhabitants. The program provides a guide for property owners and minimum standards to improve the performance of these buildings.

Why is my building affected?

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

- Building has 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; and,
- Built pursuant to a permit application for a new building that was submitted to the Department before January 13, 1977.

Exception: The program does not apply to detached single family dwellings or detached duplexes.

LADBS Services

Please visit the LADBS Non-Ductile Concrete Retrofit website at <http://ladbs.org/non-ductile> for the following information:

- Frequently Asked Questions
- LADBS Non-Ductile Concrete Building Checklist
- Plan Requirements

Property Owner's Responsibility

What do I need to do first?

The property owner must hire an engineer licensed by the State of California to:

- Evaluate the building, complete the LADBS "Non-Ductile Concrete Building Checklist", and submit it with the supporting documents required by the checklist to LADBS Non-Ductile Concrete Retrofit Unit within three years from the date of the "Order to Comply" letter.

What do I do next?

Within 10 years from the date of the "Order to Comply" letter, submit proof of previous retrofit in conformance with Chapter 85 or former 95 of the Los Angeles Building Code, a structural analysis showing compliance with the retrofit ordinance, structural analysis and plans to retrofit, or plans to demolish the subject building(s) to the LADBS. Plans and calculations will be checked for compliance with the Non-Ductile Concrete Retrofit Ordinance. LADBS will provide guidance for all necessary steps to obtain the retrofit permit, which includes obtaining clearances from pertinent agencies.

The property owner must notify the residential tenants of the building in writing per HCIDLA regulations prior to issuance of the building permit for the building retrofit.

What do I do after a permit is issued?

Begin construction and request inspections at the required phases of construction at: <http://ladbs.org/>

How do I find ...

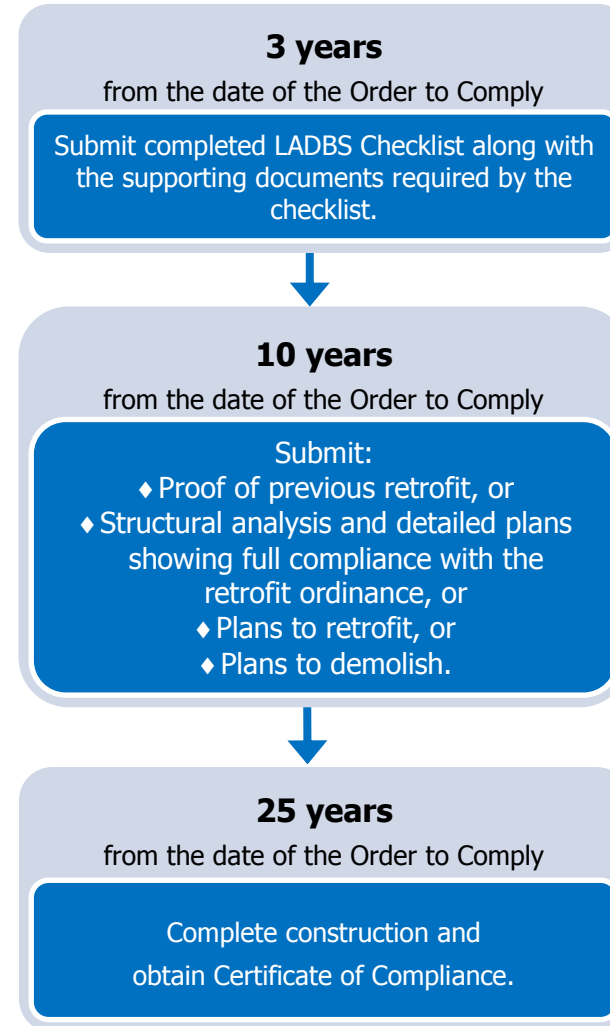
An Engineer? Please visit the State of California's Board for Professional Engineers, Land Surveyors, and Geologists for information regarding licensed engineers: <http://bpelsg.ca.gov>

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>

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 and construction details

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" letter by submitting a written request to the Board of Building and Safety Commissioners. The request shall include supporting documents such as building permits for original construction or a building permit and final inspection approval for a prior retrofit that complies with the Non-Ductile Concrete Retrofit Ordinance.

What information do I need to provide to show my building is not subject to the Non-Ductile Concrete Retrofit Ordinance?

The following documents may be used:

- Provide building permit of the original (new) building showing plans were submitted to LADBS on or after January 13, 1977, or
- Provide proof that the building was previously retrofitted in full conformity with all the provisions in the 2017 LABC Chapter 85 or former Chapter 95 (Ordinance No. 171,260; No. 179,324; No. 172,592; and No. 182,850), or
- Provide a copy of the original building plans showing building construction is not of concrete construction.

Specific areas of the building construction will need to be verified by non-destructive testing or visual exposure and inspections made and approved by LADBS to verify the building construction is consistent with the plans.

The provided construction plans, test reports, and other supporting documentation shall be submitted to LADBS and a plan check fee will be required to review the provided documentation.