



Local Government Committee

June 1, 2005 meeting notes



Meeting Time/Place:

5:30 pm at EERI's office (499 Fourteenth Street, Suite 320, Oakland, CA)

Attendees:

Marguerite Bello, Craig Cole, Candace Hill, Keith Knudsen, Dan Lambert, Jack McMillan, Laura Samant, Roger Sharpe, Fred Turner

1. City of Albany

Marguerite reported on the URM ordinance in Albany. The City is holding a meeting with building owners on June 29, 2005 to present the ordinance and answer questions. They have hired an administrator for the program. They also received five responses from structural engineering firms submitting in response to an RFQ to get on a short list of qualified structural firms. The City is looking at contributing some amount (say \$500) for each URM to assist owners in having engineering analyses performed.

2. Pre-Disaster Mitigation

Marguerite passed on a question from Jeanne Perkins of ABAG seeing if the committee was interested in sponsoring/participating in another PDM workshop similar to the ones put on in 2004. This topic was tabled until the next meeting pending finding out more specifics of the type of workshop being suggested.

3. AB304 Update

Fred Turner passed on input from a meeting held on June 1, 2005 on the bill. Attendees included interested City representatives including those from the City of Santa Monica, Rocklin, William Shock of CALBO, and a representative from the Governor's office. There was essentially no opposition to the bill. Fred passed out a draft with minor edits developed during this meeting.

4. Best Practices

Laura Samant presented the work that Sarah Ferris and EERI intern had prepared about Government Best Practices in the San Francisco Bay Area. She had performed a literature search and created a list of ordinances and projects and filled out summary information on about half of them. Attachment A & B contain the list and an example summary sheet. The intended audience of the list is City decision makers, who can use the list to assist them in finding what other cities have done. The information is preliminary and the following actions are still required:

- Review, improve, and add to the content
- Develop a web interface to provide to a web designer, and
- Determine how to publicize the existence of the document

The list contains approximately 80 ordinances/programs in various cities and counties.. A discussion was held how to improve the data. Suggestions included:

- sending the gathered information to the original author informing them of our plans for the information and allowing them to comment.
- Including some way for the originating author to receive acknowledgement/recognition for their project with the intent that they would be more interested in cooperating.
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The objective is to have all this data reviewed and updated by the end of 2005.

Laura Samant and Candace Hill of the CGS offered to review the data. Craig Cole offered to call selective entities once the type of information being sought is better defined.

Keith Knudsen suggested that the best way to get a big jump start on the gathering of data is to have an expert panel pull this together.

Action: Laura Samant will draft a plan for reviewing/updating the information and send it around to the government committee for comment.

5. City of Martinez:

Roger Sharpe and Craig Cole met with the following City of Martinez staff: Rob Schroeder, Mayor; June Catalano, City Manager; Dave Scola, Building Official; Susan McCue, Economic Development Consultant; Janet Kennedy, Councilmember.

The City of Martinez is taking action to move from a voluntary URM ordinance to a mandatory ordinance. The asked members of the EERI NC Chapter Local Government Committee to meet with them to discuss some of the issues, concerns, and solutions, that other cities have had enacting a mandatory ordinance.

The City has approximately 20 URMs, most all are one-story and are located within a two block area. Most are owner operator or the building owners own only a few buildings.

Should the City mandate seismic retrofits other code upgrades would be required including disability access and flood mitigation. It was acknowledged that the State Attorney General had made it clear that disability upgrades are required regardless of what triggers the upgrade. The question of flood upgrades was not as well defined. This is a significant concern for the City as the URMs are located within the flood zone and there are two sources of floodwaters: the Alhambra Creek which runs through town to the Sacramento River; and the Sacramento River. It was discussed that the City should contact the FEMA region IX representatives to discuss their situation. EERI would try to find the name of an appropriate contact at FEMA and pass it along to the City. It was also suggested that to explore excluding the dollar cost of seismic upgrades from total rehabilitation costs in calculating the construction dollars as a trigger for flood upgrades.

None in the EERI meeting had every heard of seismic retrofits triggering flood upgrades. It was suggested that Martinez staff contact staff at other Cities that also have URMs in flood zones, such as San Jose, Santa Rosa, and Napa. Keith Knudsen passed on that he believed that Michael Hornick is the head of FEMA Region IX flood control.

EERI passed on to Martinez staff the following types of incentives that other Cities have used to mitigate the burden that a mandatory URM ordinance places on building owners:

- Foregoing of plan check fees for seismic retrofits (many cities)
- Expediting plan checks (many cities)
- Offering low interest loans (City of SF floated a bond for this purpose)
- Pre-qualifying structural engineering firms (Pittsburg, Albany)
- Managing the seismic evaluation phase (San Leandro and Pleasanton)

Dave Scola planned to base the retrofit criteria on the 2003 International Existing Building Code (IEBC). EERI concurred that this was the correct document to use.

One of the next steps the City was going to undertake was to meet with the owners of the buildings to discuss the vulnerability concern of their buildings and their plan for a new ordinance. The City requested EERI NC Government committee representatives to attend if possible.

6. Berkeley Soft Story

Dan mentioned that The Berkeley Rent stabilization board agreed to establish a subcommittee to review the proposed ordinance. Discussed the engineering costs for performing the seismic assessments. Dan had received from Craig Cole estimates of those costs. Dan and Craig agreed to share these estimates with attendees. Craig Cole to distribute.

7. Fire Stations

Marguerite Bello stated that there were approximately 425 fire stations in the 9 Bay Area counties. Proposed assessing a sampling of the fire stations for which an extrapolation of seismic vulnerability could be performed. Discussed using FEMA 154 walk-by type of assessment. Fred Turner to take a cut at tailoring form to fire stations. Craig Cole to review. At next meeting it was agreed to have a good description of the process. Agree on an acceptable form and develop a recruiting plan for a weekend "drive-about".

8. Next meeting: July 20th, 2005 – 5:30 pm at EERI's office