DATE: October 10, 2007

TO: Interested Persons

FROM: Office of the City Clerk

SUBJECT: NOTICE OF EXPIRED FILE STATUS

In 2005, the Council approved a policy wherein all Council files pending before the City Council, which have not been placed on a Council or Committee agenda for consideration for a period of two years or more, are deemed received and filed. The City Clerk is responsible for the administration of this process.

Quarterly, on the last day of March, June, September and December of each year, the City Clerk administratively closes all received and filed Council files. This letter provides notice that this Council file, and its subject matter, is no longer active as of October 1, 2007.

PLACE IN FILES

NOV 20 2007

DEPUTY

BOARD OF PUBLIC WORKS
MEMBERS

VALERIE LYNNE SHAW
PRESIDENT

ELLEN STEIN
VICE-PRESIDENT

JANICE WOOD
PRESIDENT PRO-TEMPORE

RONALD LOW
COMMISSIONER

CYNTHIA M. RUIZ
COMMISSIONER

JAMES A. GIBSON
SECRETARY

CITY OF LOS ANGELES
CALIFORNIA

JAMES K. HAHN
MAYOR

DEPARTMENT OF
PUBLIC WORKS

BUREAU OF
ENGINEERING

GARY LEE MOORE, P.E.
CITY ENGINEER

650 SOUTH SPRING ST., SUITE 200
LOS ANGELES, CA 90014-1911

September 22, 2004

The Honorable Jack Weiss, Chair
Information Technology and General Services Committee
Los Angeles City Council

Attention: Alan Alietti, City Clerk's Office
City Hall 395

Dear Councilman Weiss and Honorable Members:

Re: **WELDED STEEL MOMENT FRAME BUILDINGS (C[redacted])**

As requested, structures constructed with welded steel moment frames [SMFs] are discussed in this report along with their continuing function as office buildings. The terms "welded steel moment frame", "steel special moment frame", "steel moment-resisting space frame" or "steel frame" are often used interchangeably to describe steel building systems without reliance on cross-bracing or shear walls for lateral stability. The unique characteristic of SMFs is the use of bending resistance, created when horizontal beams are fixed in position to vertical columns, to counteract lateral and seismic forces. SMF high rise office buildings are popular because they maximize through view windows, have consistently sized bays for architecture and were touted as having superior lateral load resistance.

In the City, the Department of Building & Safety [LADBS] estimates the inventory of buildings with SMFs as their primary lateral force resisting system to be greater than 600 structures constructed since the 1960's, with many located in the downtown district and other financial districts of Los Angeles. <u>These SMF buildings are not the subject of any mandatory retrofit /strengthening requirement and continue to be fully useable for their intended occupancies</u>. However, pre-Northridge SMFs do not satisfy the *design criteria* described in the current Building Code.

Prior to the 1994 Northridge Earthquake, SMFs were widely believed to be and publicized as a preeminent building system. Other structural systems rely on strength, whereas SMFs rely on ductility. Instead of resisting an earthquake through linear elastic behavior, SMFs are designed to absorb an earthquake's energy through mostly inelastic behavior. SMF connections, when properly designed and constructed will undergo severe rotation and deformations without fracturing.

With the Northridge experience, the concern is whether SMFs can meet the high

Information Technology and
General Services

SEP 2 7 2004

RECEIVED
CITY CLERK'S OFFICE

2004 SEP 27 AM 8:07

CITY CLERK
BY vm DEPUTY

expectations that have were promoted by the steel industry in steel design codes and were taught in university curriculums for decades. This is compared with other structural systems with lessor expectations due to well established weaknesses. Such buildings have a history of poor performance and includes "unreinforced masonry", "weak stories" and "unreinforced infill" structures. During large earthquakes, heavy damage to those buildings were conceded with little additional scrutiny. On the other hand, the problems with SMF performance were unexpected and helped prompt the SAC Joint Venture study which subsequently led to the FEMA 350, 351, 352 and 353 documents on SMFs.

Within weeks of the Northridge Earthquake, City Ordinance No. 170406 established a SMF building evaluation and repair program for areas where the peak ground acceleration exceeded 0.3 g during the Northridge Earthquake. The study zone included all of the San Fernando Valley and portions of the Wilshire and Westwood areas. The ordinance required mandatory invasive examination of SMF connections. Within the study zone, one-third of the SMFs had no damage, one-third revealed construction defects and one-fifth suffered minor earthquake damage (less than 10% of the welds). Eleven percent of the buildings suffered damage to more than 10% of its welds.

As data for the study was compiled, it was further observed that certain SMFs suffered a disproportional amount of weld damage. Within the study zone population, 13% of the buildings accounted for 90% of the weld damage. The state-wide California Building Code is now based on the 1997 Uniform Building Code and considers that affinity for damage by requiring engineering assessments for redundancy, near-fault effects and higher seismic forces, interstory effects, weld quality, workmanship and compatibility of materials. LADBS went further and amended the Los Angeles Building Code to be the only agency that references the latest American Institute of Steel Construction Seismic Provisions. LADBS also provides additional guidance with Information Bulletin #P/BC 2002-098, a document based on FEMA 350 and the recommendations from the Structural Engineers Association of Southern California.

Since retrofitting a pre-Northridge SMF to meet current Los Angeles Building Code requirements is impractical, extremely costly and very disruptive, avoiding higher risk SMFs would be prudent policy. The selection of any building should include an engineering assessment of collapse prevention at the maximum considered earthquake. FEMA 351 provides guidance on assessing SMFs and FEMA 356 provides guidance on assessing other types of buildings.

Summary

Pre-Northridge SMFs are Building Code compliant and are expected to be legally permitted for occupancy for the foreseeable future. SMF buildings are not identified as hazardous and are not the subject of any mandatory retrofit. SMFs have exhibited better performance than other types of structures that continue to be code-permitted.

Recommendations for Future Building Purchases

1. Focus on buildings that meet current building code design criteria.
2. If pre-Northridge SMFs must be considered, the building should be structurally evaluated using FEMA 351 to assure a high degree of confidence against collapse in a maximum considered earthquake (less than 2% exceedance in 50 years - a 2,500 year return period).
3. Do not consider buildings with unreinforced masonry, unreinforced infill, interstory irregularities, planar irregularities, or, irregular and non-redundant pre-Northridge SMFs.

This assessment was also reviewed by the Department of Building & Safety. If you have any questions, please contact Mr. Hugh Lee, S.E., Bureau of Engineering - Design Standards and Investigations Group at (213)847-8776.

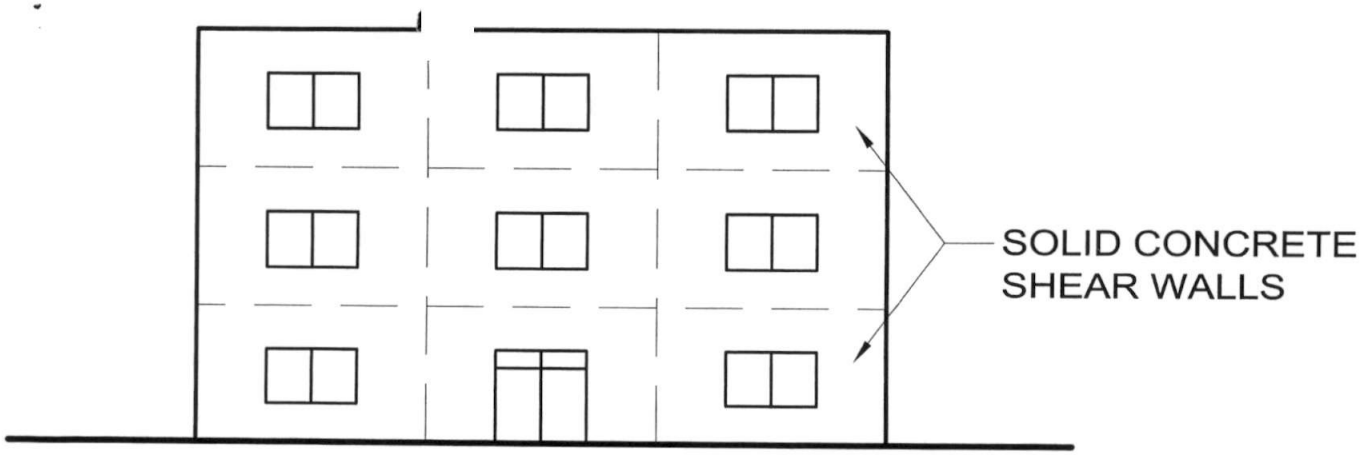
Sincerely,

Gary Lee Moore

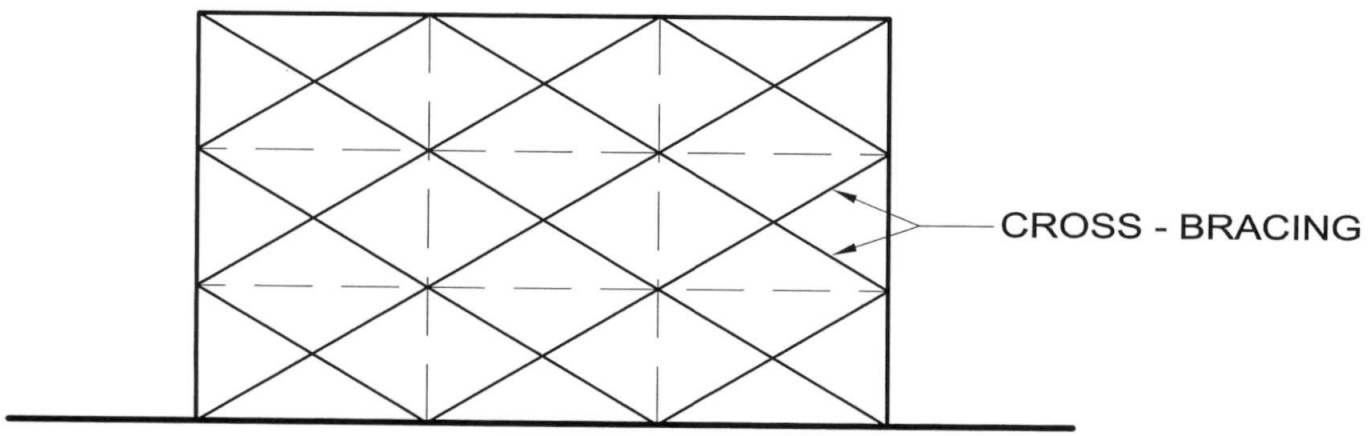
Gary Lee Moore, P.E.
City Engineer

GLM:AJV:HSL:hl/smrf3.wpd

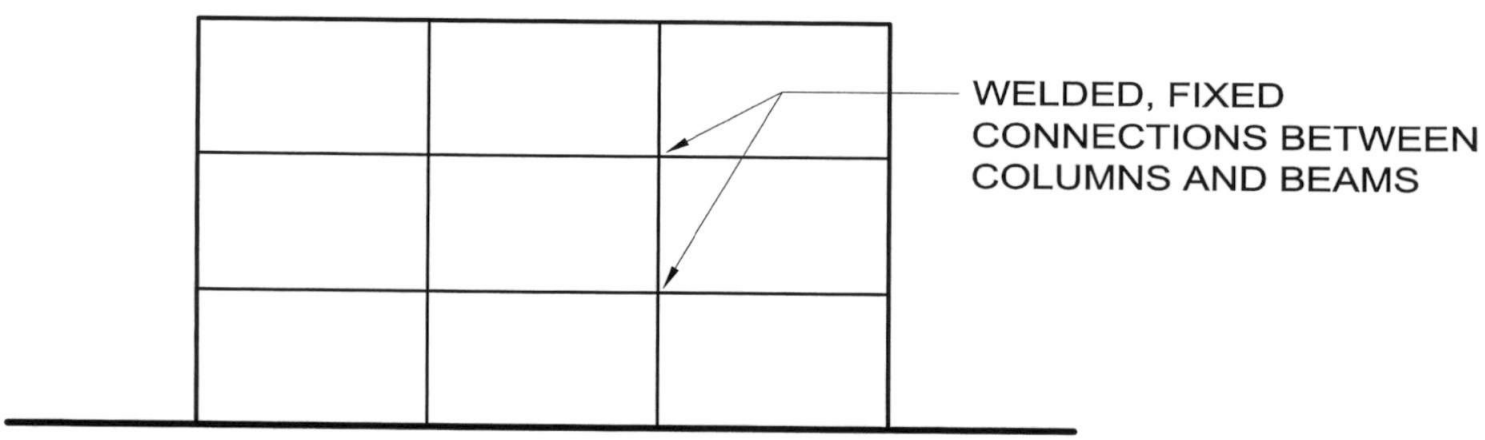
cc: A. Adelman, LADBS
R. Chan, LABDS
N. Delli Quadri, LADBS
R. Morales, CLA
A. Blain, GSD
P. Tondreault, GSD



SHEAR WALL BUILDINGS



BRACED BUILDINGS



STEEL MOMENT FRAME (SMF) BUILDINGS

CITY OF LOS ANGELES
CALIFORNIA

ELIAS MARTINEZ
CITY CLERK

J. MICHAEL CAREY
EXECUTIVE OFFICER



RICHARD J. RIORDAN
MAYOR

OFFICE OF THE
CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CA 90012
(213) 485-5708

FILED

MAR 06 1995

ELIAS MARTINEZ, City Clerk
By MM, Deputy

94-0082-S60

March 3, 1995

Councilmember Bernson
Councilmember Braude
Councilmember Chick
Councilmember Alarcón

Chief Legislative Analyst
City Administrative Officer
Building & Safety Department

RE: ADDING SECTION 91.8908 TO THE LOS ANGELES MUNICIPAL CODE RELATIVE TO SPECIAL PROVISIONS FOR THE REPAIR OF WELDED STEEL MOMENT FRAME BUILDINGS IN HIGH EARTHQUAKE DAMAGED AREAS

At the meeting of the Council held February 22, 1995, the following action was taken:

Attached report adopted	X
" motion " ( )	
" resolution " ( )	
Ordinance adopted	X
Motion adopted to approve attached report	
" " " " communication	
To the Mayor FORTHWITH	X
Ordinance Number	170406
Publication date	3-7-95
Effective date	3-7-95
Mayor vetoed	
Mayor approved	3-1-95
Mayor failed to act - deemed approved	
Findings adopted	
Negative Declaration adopted	
Categorically exempt	
Generally exempt	X
EIR certified	
Tract map approved for filing with the County Recorder	
Parcel map approved for filing with the County Recorder	
Bond approved is No. _____ of Contract	
Agreement mentioned therein is/are No. _____ _____ of contracts	

Elias Martinez
City Clerk
bs

steno\940082.60

FF
3/6/95

Recyclable and made from recycled waste.

Mayor's Time Stamp

RECEIVED
'95 FEB 23 10:30
DEPUTY MAYOR

TIME LIMIT FILES
ORDINANCES

FORTHWITH

FILED
CITY CLERK'S OFFICE
City Clerk's Time Stamp
'95 FEB 23 A10:17
CITY CLERK
BY

U R G E N C Y C L A U S E

COUNCIL FILE NUMBER 94-0082-S60 COUNCIL DISTRICT

COUNCIL APPROVAL DATE FEBRUARY 22, 1995 LAST DAY FOR MAYOR TO ACT MAR 05 1995

ORDINANCE TYPE: __ Ord of Intent __ Zoning __Personnel __ General

__ Improvement _X_ LAMC __ LAAC __ CU or Var Appeals - CPC No

SUBJECT MATTER: ADDING SECTION 91.8908 TO THE LOS ANGELES MUNICIPAL CODE RELATIVE TO SPECIAL PROVISIONS FOR THE REPAIR OF WELDED STEEL MOMENT FRAME BUILDINGS IN HIGH EARTHQUAKE DAMAGED AREAS.

LOCATION:

APPLICANT:

RECOMMENDATIONS:	APPROVED	DISAPPROVED
PLANNING COMMISSION		
DIRECTOR OF PLANNING		
CITY ATTORNEY	X	
CITY ADMINISTRATIVE OFFICER		
AD HOC COMTE ON EARTHQUAKE RECOVERY	X	

DATE OF MAYOR APPROVAL, DEEMED APPROVED OR *VETO: MAR 01 1995

*VETOED ORDINANCES MUST BE ACCOMPANIED WITH OBJECTIONS IN WRITING PURSUANT TO CHARTER SEC. 29

(CITY CLERK USE ONLY PLEASE DO NOT WRITE BELOW THIS LINE)

DATE RECEIVED FROM MAYOR 3-2-95 ORDINANCE NO. 170406

DATE PUBLISHED 3-9-95 DATE POSTED EFFECTIVE DATE 3-9-95

ORD OF INTENT: HEARING DATE ASSESSMENT CONFIRMATION

shells\ordtime

95 MAR -2 PM 3:55

CITY CLERK

BY _____

ORDINANCE NO. 170406

An urgency ordinance relating to the repair of welded steel moment frame buildings with damage resulting from the 1994 Northridge Earthquake.

WHEREAS, the City of Los Angeles is located in Seismic Zone 4, which is considered by experts to be the most seismically active zone in the country; and

WHEREAS, Los Angeles is bounded on the east by the San Andreas Fault and the region is interlaced with other earthquake faults running through, adjacent to and under the City of Los Angeles; and

WHEREAS, the 1994 Northridge Earthquake caused considerable damage to Los Angeles buildings and structures, including welded steel moment frame buildings located in the San Fernando Valley and West Los Angeles areas of the City; and

WHEREAS, there were 61 people who lost their lives in the earthquake, but there could have been several thousand who lost their lives if the earthquake had occurred at midday instead of 4:31 in the morning; and

WHEREAS, experts expect a massive earthquake on one of the faults under the city within the next 30 years, and several earthquakes similar in intensity to the Northridge Earthquake during that same period; and

WHEREAS, studies have been conducted of the earthquake damage by structural engineers from the Department of Building and Safety (Department) and the Structural Engineers Association of Southern California (SEAOSC); and

WHEREAS, these engineers have determined that welded steel moment frame buildings located in high earthquake damaged areas were severely impacted by the Northridge Earthquake and its aftershocks; and

WHEREAS, the Building Code does not allow a welded steel moment frame building to be maintained with damaged connections and it is necessary to insure that repairs to these welded steel moment frame buildings be performed in an expeditious manner; and

WHEREAS, the damage to these welded steel moment frame buildings could expose occupants of these buildings to a potential life-safety risk in future earthquakes, and the City of Los Angeles must protect its population and property and enforce the Building Code so as to provide effective protection to all its citizens,

NOW, THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The Los Angeles Municipal Code is hereby amended by adding a new Section 91.8908 to read as follows:

SEC. 91.8908. SPECIAL PROVISIONS FOR THE REPAIR OF WELDED STEEL MOMENT FRAME BUILDINGS LOCATED IN HIGH EARTHQUAKE DAMAGED AREAS.

(a) Welded steel moment frame buildings located in high earthquake damaged areas experienced damage in the beam to column moment connection as a result of the earthquake of January 17, 1994 and its aftershocks. Except as provided by this section, it is unlawful for any person, firm, or corporation to maintain a building with damaged welded moment connections. The purpose of this section is to provide a practicable method, in addition to any other remedy available by law, whereby earthquake damaged welded steel frame moment buildings may be repaired.

(b) If the Department determines that a commercial building is a welded steel moment frame building located in a high earthquake damaged area, then the Department may issue an order to the owner, as shown on the last equalized assessment roll, to repair all damaged welded connections.

Within 180 days of mailing of the order the building owner shall submit a report to the Department indicating the number of damaged welded connections and proposed repair procedures. This inspection report shall be prepared under the direction of a structural engineer and shall include the results of any ultrasonic tests or the results of other approved methods of testing of connections. Permits shall be obtained and repairs to the damaged connections shall commence within 90 days of the approved submitted approval report. Repairs shall be completed within two years of the date of the permit.

(c) For purposes of this section, the following areas are high earthquake damaged areas:

That area bounded by, Mulholland Drive, Beverly Glen Boulevard, Pico Boulevard, Overland Avenue, Venice Boulevard, Centinela Avenue, Montana Avenue, 26th Street, Sunset Boulevard, and Mandeville Canyon Road.

That area of the City which is North of Mulholland Drive, and bounded by Universal City, Burbank, Glendale, Los Angeles County, and Ventura County.

The City Council, by resolution, may extend the boundaries of these earthquake damaged areas if it finds that damage has occurred to welded steel moment frame buildings outside the boundaries described above. The Department may issue an order for any welded steel moment frame building outside of the high earthquake damaged areas if the Department determines that the building has experienced earthquake damage.

(d) If an owner fails to comply with an order issued pursuant to this section within the time set forth in the order or such additional time as may be granted by the Department, then the Department may secure compliance utilizing the procedures set forth in Section 91.8903. However, if the Department utilizes Section 91.8903, then the order described in paragraph 1 of Subsection (a) of Section 91.8903 shall indicate that the building is within the scope of Division 89 because of the owner's failure to comply with the requirements of this section. Further the time for compliance set forth in Paragraph 2 of Subsection (a) of Section 91.8903 may be reduced to 10 days, and the order to vacate described in Paragraph 3 of Subsection (a) of Section 91.8903 may be issued whenever the Department deems appropriate.

(e) Notwithstanding any other provisions of this Code to the contrary, the owner of any building, who fails to comply with an order issued pursuant to this Section within the time limits established in this Section, shall be guilty of a misdemeanor. Further, if the Department determines at any time that the building is a hazardous building or unsafe to occupy, then it may order that the building be vacated or that other corrective actions be taken.

Sec. 2. Within 180 days after the adoption of this Ordinance, the Department shall report back to the Council with recommendations for the inspection of residential welded steel moment frame buildings located in high earthquake damaged areas.

Sec. 3. SEVERABILITY.

If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this Ordinance are declared severable.

Sec 4. URGENCY CLAUSE.

The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety. Failure to do necessary repair work could cause these buildings to fail in a future earthquake thus jeopardizing the health, safety and welfare of building tenants, employees, visitors and pedestrians. Therefore, this Ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.

a:Steel3\Disk#9

Sec. 5. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of **not less than three-fourths** of all of its members, at its meeting of FEB 22 1995.

ELIAS MARTINEZ, City Clerk

By _____
Deputy

Approved MAR 01 1995

_____
Mayor

Approved as to Form and Legality

NOV 29 1994

James K. Hahn, City Attorney

By _____
CLAUDIA MCGEE HENRY
Senior Assistant City Attorney

File No. C.F. 94-0082-S60

Form-23B-3/4

File No. 94-0082-S60

TO THE COUNCIL OF THE CITY OF LOS ANGELES

Your AD HOC COMMITTEE ON EARTHQUAKE RECOVERY

reports as follows:

	Yes	No
Public Comments	XX	

GENERAL EXEMPTION, ORDINANCE and AD HOC COMMITTEE ON EARTHQUAKE RECOVERY REPORT relative to the inspection of welded steel moment frame buildings damaged in the 1994 Northridge earthquake.

Recommendations for Council action:

1. FIND that this ordinance is exempt from the CEQA under Article III, Section 2 of the City Guidelines.

2. PRESENT AND ADOPT the accompanying Ordinance adding Section 91.8909 to the Los Angels Municipal Code relative to special provisions for the repair of welded steel moment frame buildings located in high earthquake damaged areas.

3. INSTRUCT the Department of Building and Safety to file a copy of the adopted ordinance and the environmental findings with the State Department of Housing and Community Development.

FISCAL IMPACT STATEMENT: None submitted by the City Attorney.

Summary:

The 1994 Northridge Earthquake caused considerable damage to Los Angeles buildings and structures, including welded steel moment frame buildings located in the San Fernando Valley and West Los Angels areas of the City. It has been predicted that a massive earthquake on one of the many faults under the City will occur within the next 30 years, and several more earthquakes similar in intensity to the Northridge Earthquake are expected during that same period.

Studies have been conducted of the earthquake damage by structural engineers from the Department of Building and Safety and the Structural Engineers Association of Southern California. These engineers have determined that welded steel moment frame buildings located in high earthquake damaged areas were severely impacted by the Northridge quake and its aftershocks. The present Building Code does not allow a welded steel moment frame building to be maintained with damaged connections and it is necessary to insure

that repairs to these welded steel frame buildings be performed in an expeditious manner. The damage to these buildings could expose occupants to a potential life-safety risk in future earthquakes, and the City must protect its population and property and enforce the Building Code so as to provide effective protection to all its citizens. The Ordinance states that it is unlawful for any person, firm, or corporation to maintain a building with damaged welded moment connections, and that, if determined by the Department of Building and Safety, an order to repair the damage can be issued to the owner.

The Ad Hoc Committee on Earthquake Recovery considered this matter at various meetings during 1994 and on November 22, 1994, instructed City Attorney to draft the accompanying ordinance.

Respectfully submitted,

AD HOC COMMITTEE ON EARTHQUAKE RECOVERY

AB
2-14-95

Rept. & Ord.
ADOPTED

FEB 22 1995

LOS ANGELES CITY COUNCIL

TO THE MAYOR FORTHWITH

General Exempt Approved

AGENDA NO. 3	YES: 12	NO: 0	ABS: 3	02/22/95	TIME: 10 45 20
ALARCON.....YES	ALATORRE.....YES	BERNSON.....YES	CHICK.....YES		
GALANTER.....YES	HERNANDEZ....YES	HOLDEN.....YES	RIDLEY-THOMASYES		
SVORINICH....YES	WACHS.....YES	WALTERS.....YES	FERRARO.....YES		
BRAUDE.....ABS	GOLDBERG.....ABS	YAROSLAVSKY..ABS			

3

AD HOC COMMITTEE ON EARTHQUAKE RECOVERY
Report/Communication for Signature

Council File Number 94-0082-S60

Committee Meeting Date 11-22-94

Council Date 2-22

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCIL MEMBER BERNSON, Chair	✓		
COUNCIL MEMBER ALARCON	✓		
COUNCIL MEMBER CHICK	✓		
COUNCIL MEMBER HOLDEN			✓

Remarks steel frame rpt

AD HOC COMMITTEE ON EARTHQUAKE RECOVERY
Report/Communication for Signature

Council File Number 94-0082-S60

Committee Meeting Date 10-04-94

Council Date

COMMITTEE MEMBER	YES	NO	ABSENT
COUNCIL MEMBER BERNSON, Chair	✓		
COUNCIL MEMBER ALARCON	✓		
COUNCIL MEMBER CHICK			
COUNCIL MEMBER HOLDEN			
COUNCIL MEMBER YAROSLAVSKY			

Remarks Cont in Cmte 30 days

Pat Healy, Chief Legislative Assistant ♦♦♦♦♦♦ Phone 485-4796

Laura - copy of rd 213-243-1160 X205

Claudia McKee Henry - CA Bldg + Safety
Carol Deppé + Richard Holguin

Steel framers rd

1. Sunday Curtis 213-889-5300
2. Charles Franklin 310-474-3769
   10850 Wilshire Blvd., #1210 LA 90024
3. Barbara Lansberg 213-891-8193
4. Mike 805-633-1300
5. Joe ~~Gale~~ Gole 310-208-4400
6. Gary Smolker - 310-337-2790
   copy of rd, etc.
7. Glen Rosten 310-216-4390 FAX 310-216-7391
8. ~~Gwen~~ 310-393-4000
9. Stephanie Roberts
   Irell + Manella
   333 S. Hope St. #3300
   LA 90071-3042
   213-229-0534
   copy of rd.
10. Maurice Chasse 818-284-8962

JAMES K. HAHN
CITY ATTORNEY

Office of the City Attorney
Los Angeles, California

CRIMINAL BRANCH
(213) 485-5452
—
CIVIL BRANCH
(213) 485-6370
—
WRITER'S DIRECT DIAL
NUMBER (213)485-5419

REPORT NO. R94 0404

REPORT RE:

FINAL DRAFT OF ORDINANCE RELATIVE TO THE INSPECTION OF WELDED STEEL MOMENT FRAME BUILDINGS DAMAGED IN THE 1994 NORTHRIDGE EARTHQUAKE

The Honorable City Council
City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

(Council File No. 94-0082-S60 transmitted herewith.)

Honorable Members:

Pursuant to the instructions of the Ad Hoc Committee on Earthquake Recovery, this Office has prepared and transmits, approved as to form and legality, a final draft urgency ordinance on the above described subject matter.

The Department of Building and Safety has determined that this ordinance is exempt from the California Environmental Quality Act ("CEQA") under Article III, Section 2 of the City Guidelines. If the City Council concurs, it should adopt this finding when enacting the ordinance.

The ordinance could be interpreted as modifying the requirements of state law. Transmitted along with this draft ordinance are findings prepared by the Department of Building and Safety to comply with the requirements of Health and Safety Code §§ 17958.5, 17958.7 and 18941.5. Should the City Council adopt this ordinance, it may comply with these provisions by either adopting these findings or making its own findings.

We also recommend that if the subject ordinance is enacted, your Honorable Body instruct the Department of Building and Safety to file a copy of the ordinance, together with a copy of the findings, with the State Department of Housing and Community Development at the earliest possible time.

FILED
CITY CLERK'S

'94 NOV 29 P1:48

CITY CLERK

BY _____ DEPUTY

A representative of this Office will be available to answer any questions you may have at the time you consider this ordinance.

Very truly yours,

JAMES K. HAHN, City Attorney

By
CLAUDIA MCGEE HENRY
Senior Assistant City Attorney

CMH:pat
(213) 485-5419

ORDINANCE NO. _____

An urgency ordinance relating to the repair of welded steel moment frame buildings with damage resulting from the 1994 Northridge Earthquake.

WHEREAS, the City of Los Angeles is located in Seismic Zone 4, which is considered by experts to be the most seismically active zone in the country; and

WHEREAS, Los Angeles is bounded on the east by the San Andreas Fault and the region is interlaced with other earthquake faults running through, adjacent to and under the City of Los Angeles; and

WHEREAS, the 1994 Northridge Earthquake caused considerable damage to Los Angeles buildings and structures, including welded steel moment frame buildings located in the San Fernando Valley and West Los Angeles areas of the City; and

WHEREAS, there were 61 people who lost their lives in the earthquake, but there could have been several thousand who lost their lives if the earthquake had occurred at midday instead of 4:31 in the morning; and

WHEREAS, experts expect a massive earthquake on one of the faults under the city within the next 30 years, and several earthquakes similar in intensity to the Northridge Earthquake during that same period; and

WHEREAS, studies have been conducted of the earthquake damage by structural engineers from the Department of Building and Safety (Department) and the Structural Engineers Association of Southern California (SEAOSC); and

WHEREAS, these engineers have determined that welded steel moment frame buildings located in high earthquake damaged areas were severely impacted by the Northridge Earthquake and its aftershocks; and

WHEREAS, the Building Code does not allow a welded steel moment frame building to be maintained with damaged connections and it is necessary to insure that repairs to these welded steel moment frame buildings be performed in an expeditious manner; and

WHEREAS, the damage to these welded steel moment frame buildings could expose occupants of these buildings to a potential life-safety risk in future earthquakes, and the City of Los Angeles must protect its population and property and enforce the Building Code so as to provide effective protection to all its citizens,

NOW, THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. The Los Angeles Municipal Code is hereby amended by adding a new Section 91.8908 to read as follows:

SEC. 91.8908. SPECIAL PROVISIONS FOR THE REPAIR OF WELDED STEEL MOMENT FRAME BUILDINGS LOCATED IN HIGH EARTHQUAKE DAMAGED AREAS.

(a) Welded steel moment frame buildings located in high earthquake damaged areas experienced damage in the beam to column moment connection as a result of the earthquake of January 17, 1994 and its aftershocks. Except as provided by this section, it is unlawful for any person, firm, or corporation to maintain a building with damaged welded moment connections. The purpose of this section is to provide a practicable method, in addition to any other remedy available by law, whereby earthquake damaged welded steel frame moment buildings may be repaired.

(b) If the Department determines that a commercial building is a welded steel moment frame building located in a high earthquake damaged area, then the Department may issue an order to the owner, as shown on the last equalized assessment roll, to repair all damaged welded connections.

Within 180 days of mailing of the order the building owner shall submit a report to the Department indicating the number of damaged welded connections and proposed repair procedures. This inspection report shall be prepared under the direction of a structural engineer and shall include the results of any ultrasonic tests or the results of other approved methods of testing of connections. Permits shall be obtained and repairs to the damaged connections shall commence within 90 days of the approved submitted approval report. Repairs shall be completed within two years of the date of the permit.

(c) For purposes of this section, the following areas are high earthquake damaged areas:

That area bounded by, Mulholland Drive, Beverly Glen Boulevard, Pico Boulevard, Overland Avenue, Venice Boulevard, Centinela Avenue, Montana Avenue, 26th Street, Sunset Boulevard, and Mandeville Canyon Road.

That area of the City which is North of Mulholland Drive, and bounded by Universal City, Burbank, Glendale, Los Angeles County, and Ventura County.

The City Council, by resolution, may extend the boundaries of these earthquake damaged areas if it finds that damage has occurred to welded steel moment frame buildings outside the boundaries described above. The Department may issue an order for any welded steel moment frame building outside of the high earthquake damaged areas if the Department determines that the building has experienced earthquake damage.

(d) If an owner fails to comply with an order issued pursuant to this section within the time set forth in the order or such additional time as may be granted by the Department, then the Department may secure compliance utilizing the procedures set forth in Section 91.8903. However, if the Department utilizes Section 91.8903, then the order described in paragraph 1 of Subsection (a) of Section 91.8903 shall indicate that the building is within the scope of Division 89 because of the owner's failure to comply with the requirements of this section. Further the time for compliance set forth in Paragraph 2 of Subsection (a) of Section 91.8903 may be reduced to 10 days, and the order to vacate described in Paragraph 3 of Subsection (a) of Section 91.8903 may be issued whenever the Department deems appropriate.

(e) Notwithstanding any other provisions of this Code to the contrary, the owner of any building, who fails to comply with an order issued pursuant to this Section within the time limits established in this Section, shall be guilty of a misdemeanor. Further, if the Department determines at any time that the building is a hazardous building or unsafe to occupy, then it may order that the building be vacated or that other corrective actions be taken.

Sec. 2. Within 180 days after the adoption of this Ordinance, the Department shall report back to the Council with recommendations for the inspection of residential welded steel moment frame buildings located in high earthquake damaged areas.

Sec. 3. SEVERABILITY.

If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this Ordinance are declared severable.

Sec 4. URGENCY CLAUSE.

The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety. Failure to do necessary repair work could cause these buildings to fail in a future earthquake thus jeopardizing the health, safety and welfare of building tenants, employees, visitors and pedestrians. Therefore, this Ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.

a:Steel3\Disk#9

Sec. 5. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, by a vote of **not less than three-fourths** of all of its members, at its meeting of _____.

ELIAS MARTINEZ, City Clerk

By _____
Deputy

Approved _____

_____
Mayor

Approved as to Form and Legality

NOV 29 1994

_____
James K. Hahn, City Attorney

By _____
CLAUDIA MCGEE HENRY
Senior Assistant City Attorney

File No. C.F. 94-0082-S60

Form-23B-3/4

I WIS TO BE HEARD BEFORE THE Y COUNCIL

AGENDA ITEM NO. #3 TODAY'S DATE 3/22/95

I am speaking FOR [X] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.: 94-0082-S60

SUBJECT: Steel Frame Ord.

Name: Martha Cox

Street: 3172 Grimhall Dr

City: Los Alamitos 90720

Telephone: 310-594-8098

Are you speaking on your own behalf? YES [ ] NO [X]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: Bldg Owners & Managers Asso.

Street: 208 S. Flower St.

City: LA 90017

(over)

DID NOT SPEAK

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[X] Lobbyist for person.
[ ] Attorney for person.
[ ] Employee of the person.
[ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [X] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

HOUSING COMMITTEE OR ADVOCACY
AND REVITALIZATION COMMITTEE

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 94-0082-S60

- [ ] ~~Petitioner/Communicant~~ _____
- [x] Council Member(s) Burton, Braude, Chick + Alarcon
- [x] CLA
- [x] CAO
- [x] Bldg/Safety
- [ ] Board of Public Works
- [ ] CDD
- [ ] CRA
- [ ] DWP
- [ ] Plan.
- [ ] City Atty.
- [ ] Police
- [ ] Fire
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____

COUNTY CLERK'S USE

CITY CLERK'S USE

CITY OF LOS ANGELES
OFFICE OF THE CITY CLERK
ROOM 395, CITY HALL
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(Article III, Section 3 — City CEQA Guidelines)

Submission of this form is optional. The form shall be filed with the County Clerk, 111 No. Hill St., Los Angeles, California 90012, pursuant to Public Resources Code Section 21152(b). Pursuant to Public Resources Code Section 21166(d), the filing of this notice starts a 35-day statue of limitations on Court challenges to the approval of the project. Failure to file this notice with the County Clerk results in the statue of limitations being extended to 180 days.

LEAD CITY AGENCY	COUNCIL DISTRICT
DEPARTMENT OF BUILDING AND SAFETY	2-7, 11, 12

PROJECT TITLE	LOG REFERENCE
URGENCY ORDINANCE	N/A

PROJECT LOCATION The area bounded by Mullholland Drive, Beverly Glen Blvd., Pico Blvd., Overland Ave., Venice Blvd., Centinela Ave., Montana Ave., 26th St., Sunset Blvd., and Mandeville Cyn Rd.. (see attached)

DESCRIPTION OF NATURE, PURPOSE, AND BENEFICIARIES OF PROJECT:

An urgency ordinance relating to the repair of welded steel moment frame buildings with damage resulting from the 1994 Northridge Earthquake and it's aftershocks.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT, IF OTHER THAN LEAD CITY AGENCY:

CONTACT PERSON	AREA CODE	TELEPHONE NUMBER	EXT.
SUSAN E. SHISHIM	(213)	237-1846	

EXEMPT STATUS: (Check One)

		CITY CEQA GUIDELINES	STATE EIR GUIDELINES
☐	MINISTERIAL	Art. III, Sec. 2b	Sec. 15073
☐	DECLARED EMERGENCY	Art. III, Sec. 2a(1)	Sec. 15269(a)
☒	EMERGENCY PROJECT	Art. III, Sec. 2a(2) & (3)	Sec. 15269(c)
☐	GENERAL EXEMPTION	Art. III, Sec. 1	Sec. 15060
☐	CATEGORICAL EXEMPTION	Art. VII, Sec. 1	Sec. 15100
	Class_____ Category_____ (City CEQA Guidelines)		
☐	OTHER (See Public Resources Code Sec. 21080(b) and set forth state and city guideline provision.		

JUSTIFICATION FOR PROJECT EXEMPTION:

SPECIFIC ACTIONS NECESSARY TO PREVENT OR MITIGATE AND EMERGENCY.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT OF EXEMPTION FINDING.

SIGNATURE	TITLE	DATE
Susan E. Shishim	Staff Coordinator	11/29/94

FEE:	RECEIPT NO.	REC'D BY	DATE

That area of the City which is North of Mulholland Drive, and bounded by Universal City, Burbank, Glendale, Los Angeles County, and Ventura County.

November 30, 1994

FINDINGS AND DETERMINATIONS

Structural Steel Frame Buildings

Findings and Determinations to support an emergency ordinance to inspect and repair damaged column-beam connections in seismic resisting elements of steel-frame buildings, based on observations and analysis of damage resulting from the 1994 Northridge Earthquake. In order to provide adequate protection under the local climatic, geological and topographical conditions set forth below, the City of Los Angeles makes the following Findings and Determinations.

The City of Los Angeles is located in Seismic Zone 4, which is considered by experts to be the most seismically active of four zones in the United States.

Los Angeles is bounded on the east by the San Andreas Fault and the region is interlaced with other earthquake faults running through, adjacent and under the City of Los Angeles.

Moderate and massive earthquakes pose unusual and extraordinary stresses on buildings and structures requiring more stringent building regulations than would otherwise be required.

The January 17, 1994 Northridge Earthquake, which was a moderate earthquake having a magnitude of 6.7, caused extensive damage to Los Angeles buildings and structures, including damage to over 93,000 buildings, moderate to major damage to over 3,000, and the vacating of about 21,000 residential units, including 2,000 single family homes.

There were 57 people who lost their lives in the earthquake, but there could have been several thousand who lost their lives if the earthquake had occurred at midday instead of 4:31 in the morning.

Studies are currently being conducted of the earthquake damage by a task force of structural engineers from the Department of Building and Safety (Department) and the Structural Engineers Association of Southern California (SEAOSC).

In March 1994, the task force composed of 11 subcommittees, immediately began conducting field observations, prepared reports and case studies documenting their observations and findings, made recommendations regarding new buildings and damage repairs, and are currently working on seismic strengthening for the various classes of buildings.

Field observations revealed that the Northridge Earthquake caused considerable damage to steel-frame connections in

many buildings, and this damage has raised concerns although none of these buildings collapsed or caused loss of life.

The damage to these steel-frame connections, nevertheless, could expose occupants of these buildings to a potential life-safety risk in a future earthquake, and there may be a substantial number of other buildings which have similar damage and have gone undetected.

The City of Los Angeles must have a building code that provides effective protection for its immense population of over 3,500,000 people and which safeguards public and private property.

Experts expect a massive earthquake within the next 30 years on one of the faults that underlie the 464 square miles of the City, and several earthquakes similar in intensity to the Northridge Earthquake during that same period.

The General Manager of the Department, in an Inter-Departmental Memorandum dated August 18, 1994, approved an Emergency Enforcement Measure for Structural Steel Structures that was necessary for the protection of lives and property in Los Angeles, given the City's geological conditions (Appendix B to Ordinance No. 169949).

In addition to that protective measure taken for new structures, the following emergency ordinance is enacted for existing structural steel buildings located in areas of known damage, which will significantly relieve the threats to life safety and property damage that could result from future earthquakes of the same or greater magnitude as the Northridge Earthquake.

Emergency Inspection and Repair Ordinance for Structural Steel Buildings

Upon notification by the Department, the owners of more than 300 steel-framed structures in the San Fernando Valley and westside of town to conduct a rigorous inspection of the steel-frame connections by visual, ultrasound and other means, under the direction of a structural engineer with the technical support of a City approved test lab. Upon completion of the inspection, a written report should be submitted to the Department for review within 180 days of the notice. Where damage has occurred, a permit shall be secured within 90 days, and work completed to repair the damage within 2 years from the issuance of the permit.

The '94 Northridge Earthquake caused fractures in moment connections of more than 100 of these structures in the hardest hit areas and structural engineers and other technical persons throughout the industry consider this connection to be vulnerable to failure in a future earthquake. The failures occurred principally in connections where the beam flanges were welded to the column and a shear plate bolted to the beam web. Based on testing performed about 25 years ago, these steel moment frame connections should have taken the forces produced by this earthquake without failing. The testing, however, was performed on smaller sized steel members and for many years, now, the lateral resisting steel frames have been built primarily of larger members. Although none of these steel structures collapsed, these fractured connections have raised a major concern for the performance of these structures in future earthquakes and need to be repaired in an expeditious manner.

Therefore, the emergency ordinance set forth shall be effective upon publication of this ordinance.

CITY OF LOS ANGELES
CALIFORNIA

COMMISSIONERS
SCOTT Z. ADLER
PRESIDENT
JAMESINA E. HENDERSON
VICE-PRESIDENT
JEANETTE APPLEGATE
MABEL CHANG
JOYCE L. FOSTER

RICHARD J. RIORDAN
MAYOR

DEPARTMENT OF
BUILDING AND SAFETY
400, CITY HALL
LOS ANGELES, CA 90012-4869

WARREN V. O'BRIEN
GENERAL MANAGER

ARTHUR J. JOHNSON, JR.
EXECUTIVE OFFICER

November 15, 1994

Ad Hoc Committee on Earthquake Recovery
City Council
Room 340, City Hall

Attention: Pat Healy, Chief Legislative Assistant

DRAFT ORDINANCE RELATIVE TO INSPECTION OF WELDED STEEL MOMENT FRAME BUILDINGS DAMAGED IN THE 1994 NORTHRIDGE EARTHQUAKE

The following changes have been made to the previously submitted draft ordinance:

1. The intent of the Ordinance has been clarified to indicate it only applies to welded connections and not to bolted connections.

2. The inspection of residential buildings has been deleted in this draft. The Department will be required to report back to the Committee within 180 days on recommendations for residential buildings.

3. Requirement that inspection procedures meet Department guidelines has been eliminated.

4. Time limits to inspect and to repair the building have been increased to 180 days and two years.

5. Requirement has been added to allow the Department to vacate a hazardous building.

It is recommended that the Committee approve the attached revised draft ordinance.

Arthur J. Dennis for
ARTHUR J. JOHNSON, JR.
General Manager

Attachment
A:adhocrb

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER Recyclable and made from recycled waste

ORDINANCE NO. _____

An urgency ordinance relating to the repair of welded steel moment frame buildings with damage resulting from the 1994 Northridge Earthquake.

WHEREAS, the City of Los Angeles is located in Seismic Zone 4, which is considered by experts to be the most seismically active zone in the country; and

WHEREAS, Los Angeles is bounded on the east by the San Andreas Fault and the region is interlaced with other earthquake faults running through, adjacent to and under the City of Los Angeles; and

WHEREAS, the 1994 Northridge Earthquake caused considerable damage to Los Angeles buildings and structures, including welded steel moment frame buildings located in the San Fernando Valley and West Los Angeles areas of the City; and

WHEREAS, there were 61 people who lost their lives in the earthquake, but there could have been several thousand who lost their lives if the earthquake had occurred at midday instead of 4:31 in the morning; and

WHEREAS, experts expect a massive earthquake on one of the faults under the city within the next 30 years, and several earthquakes similar in intensity to the Northridge Earthquake during that same period; and

WHEREAS, studies have been conducted of the earthquake damage by structural engineers from the Department of Building and Safety (Department) and the Structural Engineers Association of Southern California (SEAOSC); and

WHEREAS, these engineers have determined that welded steel moment frame buildings located in high earthquake damaged areas were severely impacted by the Northridge Earthquake and its aftershocks; and

WHEREAS, the Building Code does not allow a welded steel moment frame building to be maintained with damaged connections and it is necessary to insure that repairs to these welded steel moment frame buildings be performed in an expeditious manner; and

WHEREAS, the damage to these welded steel moment frame buildings could expose occupants of these buildings to a potential life-safety risk in future earthquakes, and the City of Los Angeles must protect its population and property and enforce the Building Code so as to provide effective protection to all its citizens,

NOW, THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. The Los Angeles Municipal Code is hereby amended by adding a new Section 91.8908 to read as follows:

SEC. 91.8908. SPECIAL PROVISIONS FOR THE REPAIR OF WELDED STEEL MOMENT FRAME BUILDINGS LOCATED IN HIGH EARTHQUAKE DAMAGED AREAS.

(a) Welded Steel moment frame buildings located in high earthquake damaged areas experienced damage in

the beam to column moment connection as a result of the earthquake of January 17, 1994 and its aftershocks. Except as provided by this section, it is unlawful for any person, firm, or corporation to maintain a building with damaged welded moment connections. The purpose of this section is to provide a practicable method, in addition to any other remedy available by law, whereby earthquake damaged welded steel frame moment buildings may be repaired.

(b) If the Department determines that a commercial building is a welded steel moment frame building located in a high earthquake damaged area, then the Department may issue an order to the owner, as shown on the last equalized assessment roll, to repair all damaged welded connections.

Within 180 days of mailing of the order the building owner shall submit a report to the Department indicating the number of damaged welded connections and proposed repair procedures. This inspection report shall be prepared under the direction of a structural engineer and shall include the results of any ultrasonic tests or the results of other approved methods of testing of connections. Permits shall be obtained and repairs to the damaged connections shall commence within 90 days of the submission of the report. Repairs shall be completed within two years of the date of the permit.

(c) For purposes of this section, the following areas are high earthquake damaged areas:

That area bounded by, Mulholland Drive, Beverly Glen Boulevard, Pico Boulevard, Overland Avenue, Venice Boulevard, Centinela Avenue, Montana Avenue, 26th Street, Sunset Boulevard, and Mandeville Canyon Road.

That area of the City which is North of Mulholland Drive, and bounded by Universal City, Burbank, Glendale, Los Angeles County, and Ventura County.

The City Council, by resolution, may extend the boundaries of these earthquake damaged areas if it finds that damage has occurred to welded steel moment frame buildings outside the boundaries described above. The Department may issue an order for any welded steel moment frame building outside of the high earthquake damaged areas if the Department determines that the building has experienced earthquake damage.

(d) If an owner fails to comply with an order issued pursuant to this section within the time set forth in the order or such additional time as may be granted by the Department, then the Department may secure compliance utilizing the procedures set forth in Section 91.8903. However, if the Department utilizes Section 91.8903, then the order described in paragraph 1 of Subsection (a) of Section 91.8903 shall

indicate that the building is within the scope of Division 89 because of the owner's failure to comply with the requirements of this section. Further the time for compliance set forth in paragraph 2 of Subsection (a) of Section 91.8903 may be reduced to 10 days, and the order to vacate described in paragraph 3 of Subsection (a) of Section 91.8903 may be issued whenever the Department deems appropriate.

(e) Notwithstanding any other provisions of this Code to the contrary, the owner of any building, who fails to comply with an order issued pursuant to this Section within the time limits established in this Section, shall be guilty of a misdemeanor. Further if the Department determines at any time that the building is a hazardous building or unsafe to occupy it may order that the building be vacated or that other corrective actions be taken.

Sec. 2. Within 180 days after the adoption of this Ordinance, the Department shall report back to the Council with recommendations for the inspection of residential welded steel moment frame buildings located in high earthquake damage areas.

Sec. 3. SEVERABILITY.

If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining

provisions of this Ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this Ordinance are declared severable.

Sec 4. URGENCY CLAUSE.

The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety. Failure to do necessary repair work could cause these buildings to fail in a future earthquake thus jeopardizing the health, safety and welfare of building tenants, employees, visitors and pedestrians. Therefore, this Ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.

c:\wp51\f\cmh\Steel3\(t-4)
a: Marietta Disk 1/Steel3

CITY OF LOS ANGELES
CALIFORNIA

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries relative to this matter refer to File No.

RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

94-0082-S60
(file transmitted)

November 23, 1994

CITY ATTORNEY
LAND USE/ENVIRONMENT
RECEIVED
NOV 28 1994

James K. Hahn
City Attorney
Room 1800, City Hall East

Attention: Claudia McGee Henry

Pursuant to your request, Council File 94-0082-S60 is being transmitted for the purposes of drafting a report and Ordinance concerning the repair of welded steel moment frame buildings with damage resulting from the 1994 Northridge Earthquake.

Upon completion, please transmit the Council File, report and Ordinance to Pat Healy, Ad Hoc Committee on Earthquake Recovery, c/o City Clerk, Room 395, City Hall.

If I can be of any further assistance, please contact me at 485-4796

Sincerely,

Helen Gruenwald for

Pat Healy, Chief Legislative Assistant
Ad Hoc Committee on Earthquake Recovery

FILE NO.	SUBJECT
	(5)
94-0082 S60	Continued from 7-19-94 Departments of Building and Safety, and Housing, and CAO to report on a draft Ordinance prepared in response to Motion (Bernson-Braude-Chick-Alarcón) relative to the repair of steel moment frame buildings damaged in the 1994 Northridge Earthquake.

DISPOSITION Cont. to next meeting

Departments submitting written reports or materials during the Committee meeting must provide copies to each Committee Member and two additional copies to the City Clerk -- one copy for the Council File and the second copy to be made available for public inspection during the meeting.

er0823.agd

****SPECIAL MEETING****

AD HOC COMMITTEE ON EARTHQUAKE RECOVERY

Tuesday - August 23, 1994

8:30 a.m. - Room 340, Council Chamber - City Hall

MEMBERS: COUNCIL MEMBER HAL BERNSON, Chair
COUNCIL MEMBER RICHARD ALARCÓN
COUNCIL MEMBER LAURA CHICK
COUNCIL MEMBER NATE HOLDEN
COUNCIL MEMBER ZEV YAROSLAVSKY

(Helen Ginsburg, Legislative Assistant - 213-237-1616)

FILE NO.	SUBJECT
	(1)
94-0082 S20	City Administrative Officer (CAO) status report on disaster assistance funds received from FEMA and OES.
	DISPOSITION _____
	(2)
94-0082 S12	Board of Public Works status report on City sponsored demolition and debris removal program.
	DISPOSITION _____
	(3)
94-0082 S63	Los Angeles Housing Department status report relative to Ghost Town Task Force activities, as instructed by Motion (Alarcón-Bernson).
	DISPOSITION _____
	(4)
94-0538	Continued from 8-2-94 Department of Building and Safety verbal update concerning a draft Ordinance to be prepared in response to Motion (Wachs-Svorinich) requiring multiple residential buildings to be equipped with battery powered emergency lights.
	DISPOSITION _____

#5

REPORT FROM

CITY ADMINISTRATIVE OFFICER

TO	DATE	CAO FILE No.
The Ad Hoc Committee on Earthquake Recovery	8-23-94	0220-03191-0000
REFERENCE		COUNCIL FILE No.
Request from Committee to Report Back on Economic Impact of the Repair of Steel Moment Frame Buildings dated July 21, 1994		94-0082 S60
SUBJECT		COUNCIL DISTRICT
Report on Motion (Bernson-Braude, et. al) Regarding the Economic Impact of the Repair of Steel Moment Frame Buildings		

SUMMARY

The Department of Building and Safety (Department) has identified 304 total buildings in the Valley and West Los Angeles areas targeted for repair of steel-frame connections due to possible damage from the Northridge Earthquake. Of these buildings, 267 are office use, 32 are residential, and five are hotels.

The Department's draft ordinance divides the buildings into low rise (six stories or less) and high rise (seven stories or more). In low rise buildings, the larger of a minimum of 15 percent of rigid frame moment connections or eight connections are to be randomly inspected by a certified structural engineer. In high rise buildings, the larger of ten percent of rigid frame moment connections or twelve connections are to be randomly inspected. Depending on the level of damage found, additional inspections may be required.

The procedure to inspect office buildings would likely include the following steps:

- Remove suspended ceiling tiles to expose connections
- Scrape off fire proofing material around joint connection
- Visually check for cracks or defects
- Test by using ultrasonic equipment which will detect internal cracks or defects

It is possible that the required inspections in office buildings could be done during normal business hours with little disruption to the occupants. There is also the option to do the work after business hours. The time it will take to complete the inspection of a building will vary depending upon its size. However, the Department estimates that in a low rise building, five to six connections can be inspected in one day.

The cost estimates from firms which conduct these inspections range from $500 to $2,000 per joint or $2,000 to $8,000 per inspection. A typical joint equals two connections and the minimum requirement is inspection of eight connections. These cost estimates assume there was **no** asbestos used in the construction. The Department reports that the majority of office buildings should have no asbestos based on its initial surveys.

(Summary continued)

K. Connie

CITY ADMINISTRATIVE OFFICER

Recyclable and made from recycled waste.

CITY

'94 AUG 23 A11:22

CITY

BY

The procedure to inspect residential buildings would likely include the following steps:

- Open hole in drywall or plaster ceiling to expose connections
- Scrape off fire proofing material around joint connection
- **Removal of asbestos (if present) around joint connection**
- Visually check for cracks or defects
- Test by using ultrasonic equipment which will detect internal cracks or defects
- If no or minimal defects found, repair the ceiling

The amount of disruption and debris is very different in residential buildings. The construction of the ceiling and the possibility of asbestos contamination significantly increases the amount of time it will take to inspect. Depending on the location(s) within the dwelling which must be inspected, the lifestyle and tolerance of the resident(s) for construction activity, temporary relocation **may** be necessary. There has been little experience in the inspection of residential buildings, therefore an estimated timeframe is unavailable.

The cost estimates from firms which would conduct these inspections range from $2,000 to $4,000 per joint or $8,000 to $16,000 per inspection. These estimates include repair of the ceilings. It is unclear how much higher the cost will be if asbestos removal is required. Because many of the residential building were built prior to 1975, the Department estimates that the majority **will** contain asbestos.

The Housing Department is reviewing the address listing to determine the occupancy of the 32 residential buildings. It is estimated that many of these buildings are condos or townhomes which are owner-occupied. Temporary relocation of these residents could be costly and there is currently no plan proposed for financial or replacement housing assistance.

The draft ordinance requires the repair of steel-frame connections based upon the degree of damage found in the sample inspections. The cost to repair the connections to the condition prior to the earthquake ranges from $1,500 to $2,000 per joint for buildings with **no** asbestos. There is no cost estimate for repair of buildings **with** asbestos. The repair process requires special welding procedures. The Department reports that two 17 story office buildings in Warner Center have been voluntarily repaired at an estimated total cost of $1.5 million to $2.5 million.

The draft ordinance meets the goals of the motion. However, we believe that further study is needed in the cost estimates for residential inspection, repair, and relocation requirements. The Department reports there are a number of experimental techniques being studied to reduce the time and cost impacts on the inspection/repair of residential buildings. The majority of buildings identified (267) are office buildings. And although cost estimates for repair and inspection vary widely, disruption to business and occupants appears minimal. Additionally, there is an option to complete the work during off-hours.

RECOMMENDATIONS

1. That the Ad Hoc Committee on Earthquake Recovery modify the draft ordinance for enforcement of inspection and repair of steel moment frame buildings to apply only to office buildings at this time.

(Recommendations continued)

Recyclable and made from recycled waste.

2. That the Department of Building and Safety be instructed to further study the process and impact of inspection and repair of steel frame residential buildings and the Housing Department study the occupancy and relocation options of the effected buildings.

3. That the Departments of Building and Safety and Housing report back to the Committee with their findings within 90 days.

RLR:ocm

24561d76

I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. 5 TODAY'S DATE 8/23

I am speaking FOR [ ] AGAINST [ ] the Agenda Recommendation
TO PROVIDE ADDITIONAL INFORMATION

COUNCIL FILE NO.: 94-0082

SUBJECT: Testing + Repair of Steel Frame Bldgs

Name: Glenn Rosten

Street: 10701 Wilshire Bl #1705

City: LA

Telephone: 310 216-4390

Are you speaking on your own behalf? YES [X] NO [ ]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name:

Street:

City:

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [ ] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

2

I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. 5 TODAY'S DATE 8/23/94

I am speaking FOR [X] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.: 94-0062

SUBJECT: STEEL MOMENT FRAME ORDINANCE TO INVESTIGATE MOMENT CONNECTIONS.

Name: Jay Allan

Street: 1801 Century Park East Suite 2300

City: Los Angeles CA 90067

Telephone: (310) 553-0899

Are you speaking on your own behalf? YES [X] NO [ ]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: _____

Street: _____

City: _____

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person.

[ ] Attorney for person.

[ ] Employee of the person.

[ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

4

I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. 5 TODAY'S DATE 8/24/94

I am speaking FOR [ ] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.:

SUBJECT: Earthquake

Name: GEORGE MIHLSTEN

Street: 633 W. 5th St.

City: LA

Telephone: 485-1234

Are you speaking on your own behalf? YES [X] NO [ ]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: Barrington Plaza

Street:

City:

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [ ] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

3

I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. 5 TODAY'S DATE 8-23-94

I am speaking FOR [X] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.: 94-0082

SUBJECT: STEEL MOMENT FRAMES
MOMENT CONNECTIONS

Name: TRAILER MARTIN

Street: 1800 WILSHIRE BLVD

City: LOS ANGELES, CALIF

Telephone: (213) 483-6490

Are you speaking on your own behalf? YES [X] NO [ ]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name:

Street:

City:

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person.

[ ] Attorney for person.

[ ] Employee of the person.

[ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

5

I WISH T E HEARD BEFORE THE CITY UNCIL

AGENDA ITEM NO. 5 TODAY'S DATE 8/23/94

I am speaking FOR [X] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.: 94-0082 S60

SUBJECT: Steel Frame Bldgs

Name: Martha Cox-Nitikman

Street: 3172 Brimhall Dr

City: Los Alamitos 90720

Telephone: 213629-2662

Are you speaking on your own behalf? YES [ ] NO [ ]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: BOMA

Street:

City:

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [ ] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

6

I WISH T E HEARD BEFORE THE CITY UNCIL

AGENDA ITEM NO. 5 TODAY'S DATE 08-23-94

I am speaking FOR [ ] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.: 94-0082

SUBJECT: _____

_____

_____

Name: Maurice R. Chasse'

Street: 2724 W. Mesa St.

City: Alhambra, Ca 91801

Telephone: 818 284 8962

Are you speaking on your own behalf? YES [X] NO [ ]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: _____

Street: _____

City: _____

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [ ] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

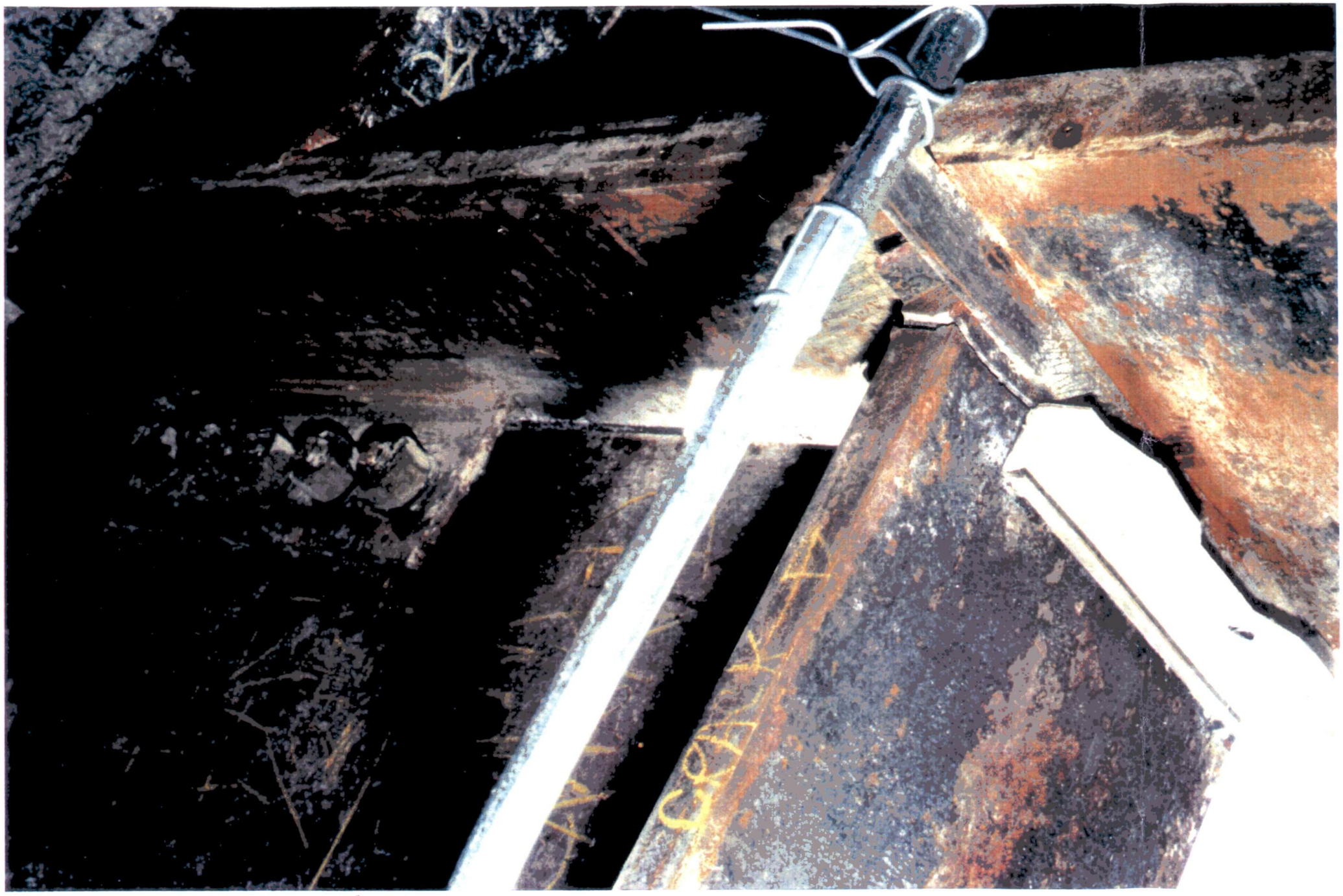
Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

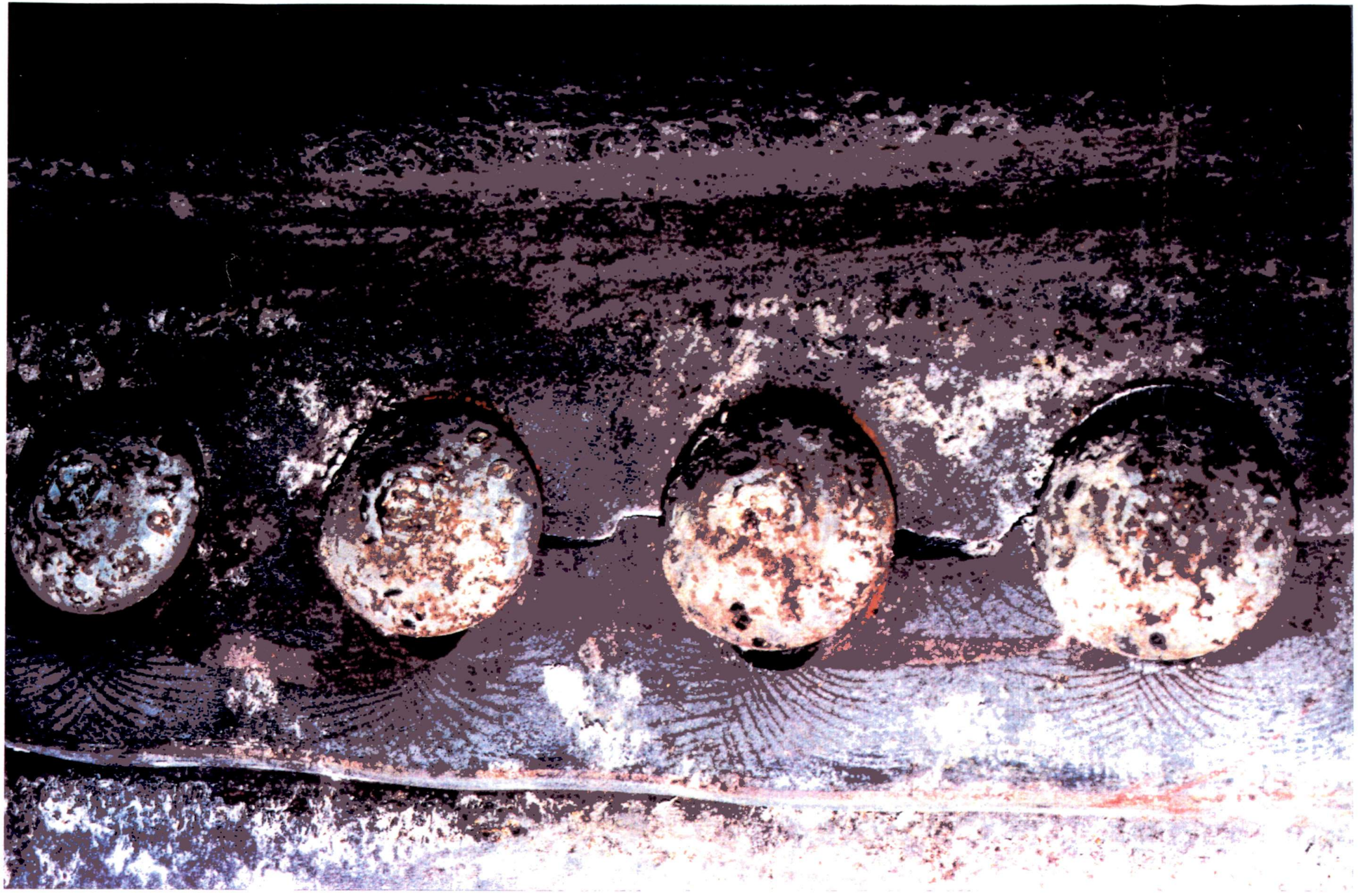




R
ING
'94




COL B-1
4th FLR.
FRAMING
7/11/94



THE ALLEN COMPANY

Received in Calte 8/23/94 AB

8/16/94

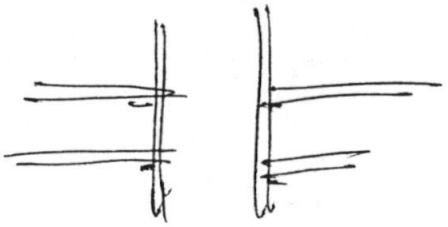
Mr. Dave Houghton
MNH
15901 Hawthorne Blvd.
Lawndale, CA. 90260

Attn: Dave Houghton

Re: Inspection Criteria
Steel Frame Buildings

Dear Dave:

As discussed a generic building of 100' x 200' with a total of 9 bays of frames in short direction and a total of 12 bays of frames in long direction.



2 point connection

∴ 10 story building — 40 pts/floor x 10 = 400 pts
15 — 600 pts
20 — 800 pts
30 — 1200 pts

1801 Century Park East, Suite 2300 • Los Angeles, California 90067 • (310) 553-0899 • Fax (310) 551-0796
27281 Las Ramblas, Suite 200 • Mission Viejo, California 92691 • (714) 582-0740 • Fax (714) 582-9139

Office Buildings
(T-Bar Ceiling)

no asbestos		with asbestos	
F.P. removal	$100/2pts		1000/2pts
Testing	125/2pts		125/2pts
F.P. replacement	125/2pts		125/2pts
Contingency	50/2pts		100/2pts
	$400/2pts		$1350/2pts

Condominiums
(hard ceiling)

no asbestos		w/asbestos	
Demolition	$200/2pts	$200/2pts	– Demo
F.P. removal	100/2pts	1000/2pts	– F.P. rem
Testing	125/2pts	125/2pts	– Testing
F.P. replacemnt	125/2pts	125/2pts	– F.P. repla
Repair/replacemnt ceilg	1000/2pts	1000/2pts	– Repair
Contingency	150/2pts	150/2pts	– contr.
	$1700/2pts	$2600/2pts	

Let's assume [redacted] series of office [redacted] buildings
(no asbestos - T bar ceils)

# of stories	# of pts (total)	# pts tested (6%)	Cost of Testing	Cost of Analysis	Total cost
10	400	24	$\frac{24}{2} \times 400 = 4800$	12000	16,800
15	600	36	7200	12000	19,200
20	800	48	9600	12000	21,600
25	1000	60	12000	15,000	27,000
30	1200	72	14,400	15000	29,400
35	1400	84	16,800	20000	36,800

OFFICE BUILDINGS
(w/asbestos - T Bar Ceiling)

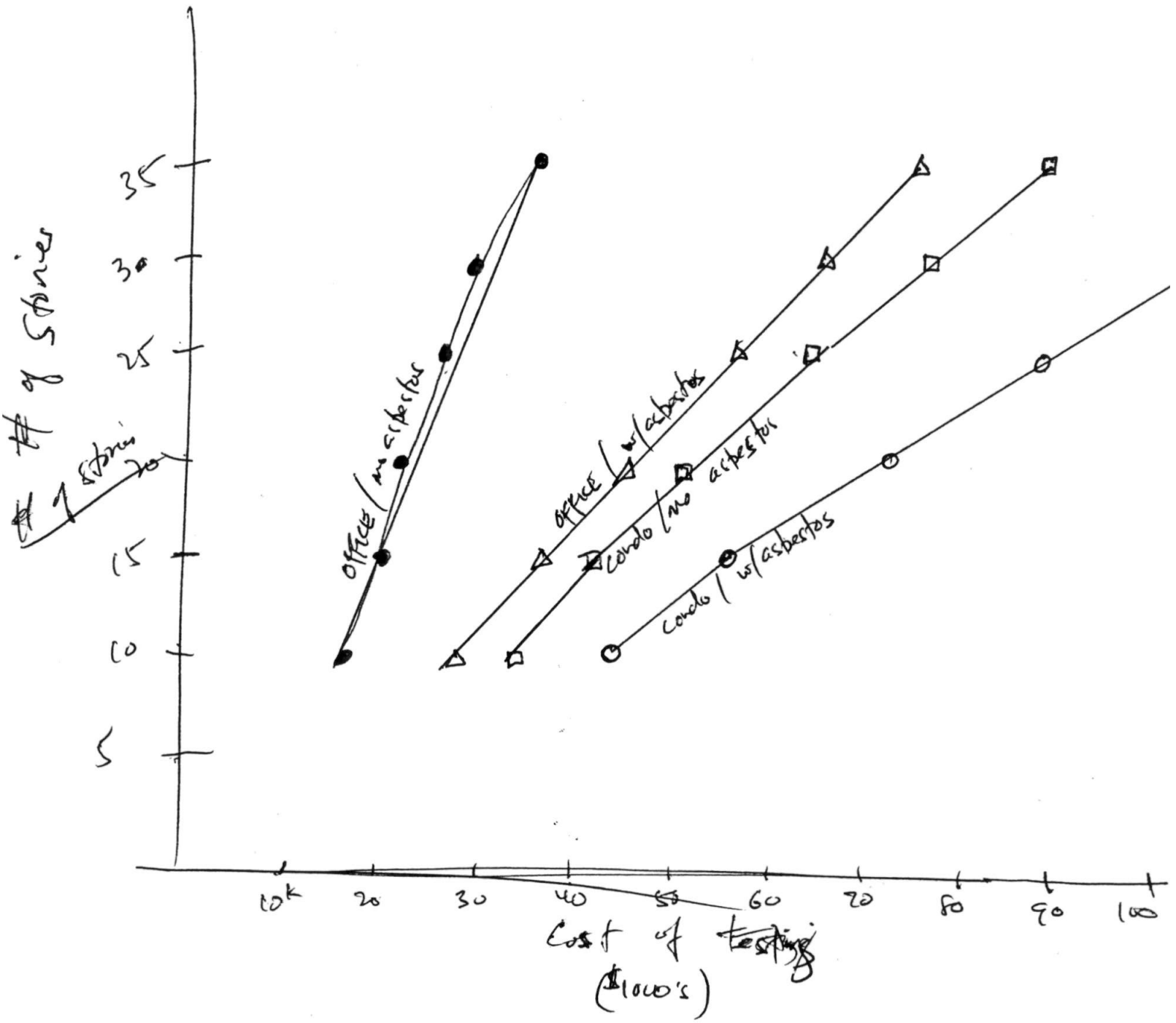
# of Stories	# of pts (Total)	# of pts tested (6%)	Cost of Testing	Cost of Analysis	Total Cost
10	400	24	$\frac{24}{2} \times 1350 = 16,200$	$12000	28,200
15	600	36	24300	12000	36,300
20	800	48	32400	12000	44,400
25	1000	60	40,500	15000	55,500
30	1200	72	48,600	15000	63,600
35	1400	84	56,700	$18000	74,700

Condominiums
(no asbestos - hard ceiling)

# of Stories	# of (units) pts	# of pts tested (6%)	Cost of Testing	Cost of Analysis	Total Cost
10	400	24	$\frac{24}{2} \times 1700 = \$20,400$	$1200	$32,400
15	600	36	30,600	1200	42,600
20	800	48	40,800	1200	52,800
25	1000	60	51,000	1500	66,000
30	1200	72	61,200	1500	76,200
35	1400	84	71,400	$1800	$84,400

Condominiums
(w/ asbestos - hard ceiling)

# of stories	# of pts (total)	# of pts tested (6%)	Cost of Testing	Cost of Analysis	Total Cost
10	400	24	$\frac{24}{2} \times 2600 = 31,200$	$12000	$43,200
15	600	36	46,800	12000	58,800
20	800	48	62,400	12000	74,400
25	1000	60	78,000	15000	93,000
30	1200	72	93,600	15000	108,600
35	1400	84	109,200	$18000	$127,200


# of stories
35
30
25
15
10
5
office / no asbestos
office / w/ asbestos
condo / no asbestos
condo / w/ asbestos
10k
20
30
40
50
60
70
80
90
100
Cost of testing
($1000's)

Dave, since our telephone conversation, I have developed a preliminary set of curves for 4 building combinations related to cost of testing. Page 7 is a summary of relative costs associated with these building types. As you can see, the rate of cost is highest for condominium w/ asbestos while office buildings with no asbestos - T Bar ceilings are lowest cost per/SF or height. Since all figures for rental abatements, lost revenue, moving costs are relative, these figures should not be effected in relationship to each other.

I believe that a floor of 6% is reasonable for joint testing and I have assumed that in these figures. The City of Los Angeles would probably accept 5% floor for joints tested provided a dynamic analysis is reliable. I further believe that a floor is necessary to establish an upper and lower boundary for all engineers, contractors and building owners so realistic costs can be assumed from day one.

I realize that these figures do not show entire picture; however, relative costs should be considered in relationship to cost of analysis as it pertains to different building type.

VTM, Jay Allen, SE

-8-

****SPECIAL MEETING****

AD HOC COMMITTEE ON EARTHQUAKE RECOVERY

Tuesday - July 19, 1994

8:30 a.m. - Room 340, Council Chamber - City Hall

MEMBERS: COUNCIL MEMBER HAL BERNSON, Chair
COUNCIL MEMBER RICHARD ALARCÓN
COUNCIL MEMBER LAURA CHICK
COUNCIL MEMBER NATE HOLDEN
COUNCIL MEMBER ZEV YAROSLAVSKY

(Helen Ginsburg, Legislative Assistant - 213-237-1616)

FILE NO.	SUBJECT
	(1)
92-1154 S60	Department of Building and Safety to report on a draft ordinance relative to the repair of steel moment frame buildings damaged from the 1994 Northridge Earthquake.
	DISPOSITION Continue 30 days - B&S, Housing & CAO to report back re relocation of tenants, repair costs etc
	(2)
94-0082 S20	City Administrative Officer (CAO) status report on disaster assistance funds received from FEMA and OES.
	DISPOSITION _____
	(3)
94-0082 S12	Board of Public Works status report on City sponsored demolition and debris removal program.
	DISPOSITION _____
	(4)
94-0082 S44	Motion (Braude-Bernson) directing the City Attorney to prepare and present an ordinance exempting businesses which were totally destroyed in the Northridge Earthquake from payment of business taxes.
	DISPOSITION _____

FILE NO.	SUBJECT
	(5)
93-0982	Department of Aging request to accept $3,992,625 in Older Americans Act Title IV grant funds for senior citizen victims of the 1994 Northridge Earthquake. (CAO recommendations approved by the Arts, Health and Humanities Committee 6-28-94)

DISPOSITION_____

Departments submitting written reports or materials during the Committee meeting must provide copies to each Committee Member and two additional copies to the City Clerk -- one copy for the Council File and the second copy to be made available for public inspection during the meeting.

er0719.agd

TY OF LOS ANGELE
CALIFORNIA

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries relative to this matter refer to File No.

TOM BRADLEY
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - 485-5703
General Information - 485-5705

Pat Letcher
Chief Legislative Assistant

92-1154-S60
(file not transmitted)

July 21, 1994

Gary Squier, General Manager
Los Angeles Housing Department

Dear Mr. Squier:

At its meeting of July 19, 1994, the Ad Hoc Committee on Earthquake Recovery considered the attached Motion (Bernson, et.al.) and draft Ordinance concerning the repair of steel moment frame buildings which may have sustained damage from the January 17, 1994 Earthquake. During the Committee's discussion of the proposed Ordinance, it was reported that some of the damaged buildings were residential high-rises, which may entail the relocation of tenants for the duration of the repair work (especially if asbestos is involved). The Committee Chairman directed the LAHD to report back to the Committee in 30 days regarding the impact of such potential relocations resulting from the required repairs. The Department of Building and Safety is preparing a report regarding the numbers of buildings potentially affected, the methodologies of inspection/repair, and inspection/repair cost estimates; Mr. Robert Ayers, Deputy Superintendent of Building, Department of Building and Safety, (213) 847-7738, is coordinating the project.

The matter is scheduled for the Committee meeting of August 23, 1994; please direct your response to the Committee in care of the City Clerk's Office, City Hall, Room 395. If I can be of assistance to you or your staff, please contact me at (213) 237-1616.

Sincerely,

Helen Ginsburg

Helen Ginsburg, Legislative Assistant
Ad Hoc Committee on Earthquake Recovery

cc: Council Member Hal Bernson, attn: Lee Hintlian
Department of Building & Safety, attn: Bob Ayers

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER Recyclable and made from recycled waste

TY OF LOS ANGELE
CALIFORNIA

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries relative to this matter refer to File No.

TOM BRADLEY
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - 485-5703
General Information - 485-5705

Pat Letcher
Chief Legislative Assistant

92-1154-S60
(file not transmitted)

July 21, 1994

Keith Comrie, City Administrative Officer
Room 300, City Hall East

Dear Mr. Comrie:

At its meeting of July 19, 1994, the Ad Hoc Committee on Earthquake Recovery considered the attached Motion (Bernson, et.al.) and draft Ordinance concerning the repair of steel moment frame buildings which may have sustained damage from the January 17, 1994 Earthquake. During the Committee's discussion of the proposed Ordinance, the members expressed concern regarding the economic impact of the proposed Ordinance. It was reported that some repairs may entail temporary relocation of tenants in residential and commercial structures, and would also impact any businesses located in the affected buildings. The Committee Chairman directed the CAO to report back to the Committee in 30 days regarding the economic impact of the required repairs. The Department of Building and Safety is preparing a report regarding the numbers of buildings potentially affected, the methodologies of inspection/repair, and inspection/repair cost estimates; Mr. Robert Ayers, Deputy Superintendent of Building, Department of Building and Safety, (213) 847-7738, is coordinating the project.

The matter is scheduled for the Committee meeting of August 23, 1994; please direct your response to the Committee in care of the City Clerk's Office, City Hall, Room 395. If I can be of assistance to you or your staff, please contact me at (213) 237-1616.

Sincerely,

Helen Ginsburg

Helen Ginsburg, Legislative Assistant
Ad Hoc Committee on Earthquake Recovery

cc: Council Member Hal Bernson, attn: Lee Hintlian
Department of Building & Safety, attn: Bob Ayers

AN EQUAL EMPLOYMENT OPPORTUNITY – AFFIRMATIVE ACTION EMPLOYER Recyclable and made from recycled waste.

Rec'd in Cmte
7/19/94

DRAFT ONLY 6-29-94

ORDINANCE NO. _____

An urgency ordinance relating to the repair of steel moment frame buildings with damage resulting from the 1994 Northridge Earthquake.

WHEREAS, the City of Los Angeles is located in Seismic Zone 4, which is considered by experts to be the most seismically active zone in the country; and

WHEREAS, Los Angeles is bounded on the east by the San Andreas Fault and the region is interlaced with other earthquake faults running through, adjacent to and under the City of Los Angeles; and

WHEREAS, the 1994 Northridge Earthquake caused considerable damage to Los Angeles buildings and structures, including steel moment frame buildings located in the San Fernando Valley and West Los Angeles areas of the City; and

WHEREAS, there were 61 people who lost their lives in the earthquake, but there could have been several thousand who lost their lives if the earthquake had occurred at midday instead of 4:31 in the morning; and

WHEREAS, experts expect a massive earthquake on one of the faults under the City within the next 30 years, and several earthquakes similar in intensity to the Northridge Earthquake during that same period; and

WHEREAS, studies have been conducted of the earthquake damage by structural engineers from the Department of Building

and Safety (Department) and the Structural Engineers Association of Southern California (SEAOSC); and

WHEREAS, these engineers have determined that steel moment frame buildings located in high earthquake damaged areas were severely impacted by the Northridge Earthquake and its aftershocks; and

WHEREAS, the Building Code does not allow a steel moment frame building to be maintained with damaged connections and it is necessary to insure that repairs to these steel moment frame buildings be performed in an expeditious manner; and

WHEREAS, the damage to these steel moment frame buildings could expose occupants of these buildings to a potential life-safety risk in future earthquakes, and the City of Los Angeles must protect its population and property and enforce the Building Code so as to provide effective protection to all its citizens,

NOW, THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. The Los Angeles Municipal Code is hereby amended by adding a new Section 91.8908 to read as follows:

SEC. 91.8908. SPECIAL PROVISIONS FOR THE REPAIR OF STEEL MOMENT FRAME BUILDINGS LOCATED IN HIGH EARTHQUAKE DAMAGED AREAS.

(a) Steel moment frame buildings located in high earthquake damaged areas experienced damage in the beam to column moment connection as a result of the earthquake of January 17, 1994 and its aftershocks. It is unlawful for any person, firm, or corporation to maintain a building with damaged moment connections. The purpose of this section is to provide a practicable method, in addition to any other remedy available by law, whereby earthquake damaged steel frame moment buildings may be repaired.

(b) If the Department determines that a building is a steel moment frame building located in a high earthquake damaged area, then the Department may issue an order to the owner, as shown on the last equalized assessment roll, to repair all damaged connections.

Within 120 days of mailing of the order the building owner shall submit a report to the Department indicating the number of damaged connections and proposed repair procedures. This inspection report shall be prepared under the direction of a structural engineer and shall include the results of ultrasonic testing of connections. The preparation of the report and the completion of repairs shall be in accordance with guidelines and inspection criteria established by the Department. Permits shall be obtained and repairs to the damaged connections shall commence within 90 days of the Department's approval of the report. Repairs shall be completed within one year of the date

of the Department's initial order.

(c) For purposes of this section, the following areas are high earthquake damaged areas:

That area bounded by, Mulholland Drive, Beverly Glen Boulevard, Pico Boulevard, Overland Avenue, Venice Boulevard, Centinela Avenue, Montana Avenue, 26th Street, Sunset Boulevard, and Mandeville Canyon Road.

That area of the City which is North of Mulholland Drive, and bounded by Universal City, Burbank, Glendale, Los Angeles County, and Ventura County.

The City Council, by resolution, may extend the boundaries of these earthquake damaged areas if it finds that damage has occurred to steel frame buildings outside the boundaries described above.

The Department may issue an order for any steel frame building outside of the high earthquake damaged areas if the Department determines that the building has experienced earthquake damage.

(d) If an owner fails to comply with an order issued pursuant to this Section within the time set forth in the order or such additional time as may be granted by the Department, then the Department may secure compliance utilizing the procedures set forth in Section 91.8903. However, if the Department utilizes Section 91.8903, then the order described in Paragraph 1 of Subsection (a) of Section 91.8903 shall indicate

that the building is within the scope of Division 89 because of the owner's failure to comply with the requirements of this Section. Further the time for compliance set forth in Paragraph 2 of Subsection (a) of Section 91.8903 may be reduced to 10 days, and the order to vacate described in Paragraph 3 of Subsection (a) of Section 91.8903 may be issued whenever the Department deems appropriate.

(e) Notwithstanding any other provisions of this Code to the contrary, the owner of any building who fails to comply with an order issued pursuant to this Section within the time limits established in this Section shall be guilty of a misdemeanor.

Sec. 2. SEVERABILITY.

If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, such invalidity shall not affect the remaining provisions of this Ordinance which can be implemented without the invalid provision, and, to this end, the provisions of this Ordinance are declared severable.

Sec 3. URGENCY CLAUSE.

The City Council finds and declares that this Ordinance is required for the immediate protection of the public peace, health and safety. Failure to do necessary repair work could cause these buildings to fail in a future earthquake thus jeopardizing the health, safety and welfare of building tenants,

INSPECTION CRITERIA

Structural engineers who have been hired by owners of buildings that have been cited by the Department to be investigated shall report information to the Department on the enclosed forms titled "Northridge 1994 Earthquake Data Pertaining to Steel Framed Structures." The intent of the inspection is to catch damage to connections due to earthquake. Small root defects/cracks are not considered to be earthquake damage. The buildings to be investigated shall be classified low rise (6 stories or less) and high rise (7 stories or more). Besides filling out the form, the report is to include sketches of the plan of the building showing locations of moment-resisting or braced frames and elevations of the frames showing location of damage.

The criteria to be used in determining the number of moment connections to be investigated is as follows:

Low Rise Buildings

1. Determine if building is out of plumb. As of this date, records on buildings that have been found to be out of plumb indicate damage to moment connections in every case.
2. The larger of a minimum of 15% of rigid frame moment connections or 8 connections are to be randomly inspected. The random sampling shall be specified by the structural engineer, shall be done on multiple levels of the building and shall be subject to review by the Department.

3. Inspection of the moment connection shall require a visual inspection and ultrasonic testing by a Level II ultrasonic technician certified in accordance with AWSD1.1 and SNT-TC-1A. All Level II certifications shall be current within the past 3 years. Certification shall be obtained from a Level III technician with current certification.

4. If damage to a moment connection is found, an additional 10% but not less than 6 of the connections shall be inspected. If additional damage is found, the remaining connections shall be inspected.

High Rise Buildings

1. Determine if building is out of plumb. As of this date, records on buildings that have been found to be out of plumb indicate damage to connections in every case.

2. The larger of a minimum of 10% of rigid frame moment connections or 12 rigid frame moment connections in the building shall be randomly inspected. The random sampling shall be specified by the structural engineer, shall be done on multiple levels of the building and shall be subject to review by the Department.

3. Inspection of the moment connection shall require a visual inspection and ultrasonic testing by a Level II ultrasonic technician certified in accordance with AWSD1.1 and SNT-TC-1A. All Level II certifications shall be current within the past 3 years. Certification shall be obtained from a Level III technician with current certification.

4. If damage to a connection is found, an additional 10% but not less than 12 of the connections shall be inspected. If additional damage is found, the remaining connections shall be inspected unless an alternate inspection schedule is approved by the Department.

A:insper

July 5, 1994

NORTHRIDGE 1994 EARTHQUAKE

INSPECTION REPORT FOR STEEL FRAMED STRUCTURES

Date of Report_____

1. Address/Location

2. Name of Building_____

3. Year of Construction_____ 4. Number of Stories_____

5. Use_____

6. Permit Granting Authority LA County_____Los Angeles_____Other_____

7. Engineer of Record_____

8. Engineer Inspecting Building_____

9. Extent of permanent lateral deflection , if any_____Direction_____

10. Shape of Building (Rectangular, L-Shaped or other)_____
_____

11. Were there any vertical irregularities such as set-backs or soft stories?_____
_____

12. Grade of Steel Specified For:

    a.Beams_____
    b.Columns_____
    c. Primary Bracing Members_____

13. Range of Steel Shape Sizes:

    a.Beams_____
    b.Columns_____
    c. Primary Bracing Members_____

14. Non-composite floor ☐ Composite ☐

15. Lateral System (Circle as appropriate): Prin. Dir. 1 Prin. Dir. 2

a. Moment Frame_____
b. Braced-Concentric (X, K or Chevron)_____
c. Braced-Eccentric_____
d. Dual-Concentric (X, K or Chevron)_____
e. Dual-Eccentric_____
f. Other (Describe)_____

16. Number of bays in each principal direction and ratio of lateral resistance frame to total frames:

a. Principal direction 1: #_____, ratio_____
b. Principal direction 2: #_____, ratio_____

17. Total number of moment or bracing connections provided per floor:

a. Principal direction 1:_____
b. Principal direction 2:_____

18. Total number of damaged moment or bracing connections per floor and total number per building:

a. Principal direction 1: #_____, total_____
b. Principal direction 2: #_____, total_____

19. Describe type of connection detail used including type of welding process if known _____

_____

Were back-up bars left on?_____ Were runoff dams used?_____
Overall Weld Quality_____
Welded web_____
Bolted Web_____W/Welds_____W/O Welds_____

20. Describe nature of damage_____

_____

_____

employees, visitors and pedestrians. Therefore, this Ordinance shall become effective upon publication pursuant to Section 281 of the Los Angeles City Charter.

Steel 3\Disk #6

5

I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. 1 TODAY'S DATE

I am speaking FOR [ ] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.:

SUBJECT: Inspection of Steel Frame

Name: CAROL SCHATZ

Street: 606 So Olive Ste 1200

City: LA 90014

Telephone: (213) 624-1200

Are you speaking on your own behalf? YES [ ] NO [✓]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: CENTRAL CITY ASSOC.

Street:

City:

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [X] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [X] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

4

I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. 1 TODAY'S DATE _____

I am speaking FOR [ ] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.: _____

SUBJECT: _____

Name: BRUCE L. MEGOWAN

Street: ~~7~~ 700 YARMOUTH ROAD

City: PALOS VERDES ESTATES, CALIF.

Telephone: 310 541 2980

Are you speaking on your own behalf? YES [~~X~~] NO [X]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: THE YARMOUTH GROUP

Street: 725 S. FIGUEROA #1590

City: L.A.

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [ ] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

I WISH I HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. 26 TODAY'S DATE 5/17

I am speaking FOR [X] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.: 94-0082 560

SUBJECT: Inspection of steel frame bldgs.

Name: Geoff Ely

Street: 7929 Sunglemon

City: LA 91352

Telephone:

Are you speaking on your own behalf? YES [ ] NO [X]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: B.O.M.A.

Street: 700 S. Flower

City:

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [ ] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. EARTHQUAKE RE INSPECTIONS (1) TODAY'S DATE 7/19/94

I am speaking FOR [ ] AGAINST [X] the Agenda Recommendation

COUNCIL FILE NO.:

SUBJECT: INSPECTION OF STEEL FRAME BLDGS

Name: GLENN ROSTEN

Street: 10701 WILSHIRE BL

City: LA

Telephone: 310 474-3591

Are you speaking on your own behalf? YES [X] NO [ ]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name:

Street:

City:

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [ ] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

2

I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. 1 TODAY'S DATE _____

I am speaking FOR [ ] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.: _____

SUBJECT: impeachment

Name: C Thilston

Street: 633 W. 5th St

City: LA

Telephone: 485 1234

Are you speaking on your own behalf? YES [ ] NO [ ]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: _____

Street: _____

City: _____

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [ ] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

3

I WISH TO BE HEARD BEFORE THE CITY COUNCIL

AGENDA ITEM NO. #1 TODAY'S DATE 7/19/94

I am speaking FOR [X] AGAINST [ ] the Agenda Recommendation

COUNCIL FILE NO.:

SUBJECT: Steel Frame Bldgs.

Name: Geoffrey M. Ely

Street: 7929 Sungarnon

City: Sun Valley, CA

Telephone: 818-

Are you speaking on your own behalf? YES [ ] NO [X]

If NO, and you are being compensated to speak for or represent someone other than yourself, please disclose who you are representing:

Name: Bldg. Owners & Managers Assn

Street: 700 S. Flower St. #2325

City: Los Angeles, CA 90017

(over)

What relationship do you have with the person you are speaking for or representing? (Check as many as apply)

[ ] Lobbyist for person. [ ] Employee of the person.

[ ] Attorney for person. [ ] Other:_____.

Are you registered as a Lobbyist with the City Ethics Commission?*

YES [ ] NO [ ]

* Any questions about the City's Lobbying Law should be directed to the City Ethics Commission at (213) 237-0310. You may also go to the Commission Office at 201 N. Los Angeles Street, L.A. Mall, Suite 2, Los Angeles, CA 90012.

PLEASE GIVE THIS CARD TO ONE OF THE TWO POLICE OFFICERS AT THE FRONT OF THE COUNCIL ROOM WELL BEFORE YOUR ITEM IS TO BE HEARD BY THE CITY COUNCIL.

Rec'd in Committee
7/19/94
#6

Building Owners and Managers Association of Greater Los Angeles

700 South Flower, Suite 2325, Los Angeles, California 90017
ph (213) 629.2662 fx (213) 624.1031

BOMA of Greater Los Angeles

President
JAMES C. EWING
Koll Management Services

Vice President
MARY A. MARX
Voit Companies

Vice President
MICHAEL E. MEYER
Pillsbury Madison & Sutro

Vice President
H. CARL MUHLSTEIN
Wilrock National of California

Vice President
CHRISTOPHER STIRLING
Homart Development Co.

Treasurer
THOMAS GUTMAN
Koll Management Services

Executive Director
GEOFFREY M. ELY

Board of Directors
PAUL R. ALANIS
KOAR International

HUGH DIRSTINE
TCW Realty Advisors

ERNEST JOHNSON
JMB PROPERTIES CO.

ROLF D. KLEINHANS
The Prudential Realty Group

MICHAEL MCCLUNE
New America Asset Mgmt.

DAVID MCKENNEY
Voit Commercial Brokerage

BRUCE L. MEGOWAN
The Yarmouth Group

DEBRA PARKER
Koll Management Services

LYLE C. RANDLES
Wilkins Randles Associates

NELSON C. RISING
Maguire Thomas Partners

BRIAN ROSS
LaSalle Partners Asset Management

STEPHEN S. RUSSELL
Interscape Construction

JOHN H. SEMCKEN III
Los Angeles Center

BERNARD SICHEL
Reliance Development Group

ALAN SIEROTY
Sieroty Company, Inc.

PAULETTE TOUMAZOS
Wilkins Randles Associates

DANIEL ZORNIZER
Zornizer and Associates

TO: MEMBERS OF THE AD HOC COMMITTEE FOR EARTHQUAKE RECOVERY

FROM: GEOFFREY M. ELY, EXECUTIVE DIRECTOR

SUBJECT: AMENDMENTS TO THE STEEL FRAME ORDINANCE

DATE: JULY 19, 1994

Our Association believes that inspections of steel frame buildings need to be performed as soon as possible. We do have concerns about the repair portion of the ordinance, however.

We would like to request that the following actions be taken by this committee regarding the steel frame building ordinance:

1. Amend the ordinance to delay the start of the repair period until 30 days after the results from the University of Texas study have been released.

We do not think it is defensible for the City to require repair work when the structural engineering community is poised to make any extremely important discovery regarding ways to improve welded connections within the next few months.

2. Amend the ordinance to request that the entire period for completing the repair work be extended to TWO years.

One year of time may not be enough to allow building owners the opportunity to uncover the columns, remove asbestos, move tenants, perform the tests, repair work and any other work triggered by the weld repair such as handicap upgrades, then restore the tenant workspace and move the tenant back in.

3. Amend the ordinance to state "xray and other technologies acceptable to the Department of Building and Safety."

Xray pictures can be taken without removing the covering on each beam, thus saving the owner a great deal of time and expense.

4. That the Ad Hoc Committee request that the Department of Building and Safety review and analyze the following issues, and report back to this Committee on their results:

a) that the ordinance specifically include support plate technology as well as improved welds in the definition of "repairs", which allows owners to obtain insurance payment for the work ("improvements" are not reimbursable);

b) that weld repair triggers other code upgrades, such as handicap/ADA, mechanical code and seismic bracing of sprinklers, the cost of which often exceeds that of the original project.

We look forward to working with the Department of Building and Safety and this committee in the coming months as this ordinance takes affect.

ELIAS MARTINEZ
City Clerk

J. Michael Carey
Executive Officer

When making inquiries relative to this matter refer to File No.

94-0082-S60

CITY OF LOS ANGELES
CALIFORNIA

RICHARD J. RIORDAN
MAYOR

Office of
CITY CLERK
Council and Public Services
Room 395, City Hall
Los Angeles, CA 90012
Council File Information - (213) 485-5703
General Information - (213) 485-5705

Pat Healy
Chief Legislative Assistant

May 18, 1994

All Councilmembers
City Administrative Officer
Chief Legislative Analyst
Building & Safety Department
Department of General Services
City Attorney

MAY 19 1994
PLACE IN FILES
DEPUTY

RE: REQUIRING OWNERS OF STRUCTURAL STEEL-FRAME BUILDINGS TO CONDUCT RIGOROUS INSPECTIONS OF THEIR BUILDINGS WHEN NOTIFIED BY THE DEPARTMENT OF BUILDING AND SAFETY

At the meeting of the Council held May 17, 1994 the following action was taken:

Attached report adopted	
Attached motion adopted (Bernson - Braude - Chick - Alarcón)	X
Attached resolution adopted	
Ordinance adopted	
Motion adopted to approve attached report	
Motion adopted to approve attached communication	
To the Mayor for concurrence	
FORTHWITH To Concerned Departments	X
Mayor concurred	
Appointment confirmed	
Findings adopted	
Negative Declaration adopted	
Categorically exempt	
Generally exempt	
EIR certified	
Tract map approved for filing with the County Recorder	
Parcel map approved for filing with the County Recorder	
Bond approved is No. _____ of Contract	
Resolution of acceptance of future street to be known as _____ adopted	

Elias Martinez

City Clerk
crm
steno\940082.60

Recyclable and made from recycled waste.

ja 26

For Tuesday 5.17.94

CALLED SPECIAL

TO CITY CLERK FOR PLACEMENT ON NEXT REGULAR COUNCIL AGENDA TO BE POSTED

#51

MAY 10 1994

MOTION

WHEREAS, the Northridge Earthquake caused considerable damage to steel-frame connections in many buildings; and

WHEREAS, this damage has raised concerns although none of these buildings collapsed or caused loss of life; and

WHEREAS, the damage to these steel-frame connections, nevertheless, could expose occupants of these buildings to a potential life-safety risk in a future earthquake; and

WHEREAS, there may be a substantial number of other buildings which have similar damage and have gone undetected; so,

THEREFORE, Council directs the Department of Building and Safety to develop an emergency ordinance that would require owners of structural steel-frame buildings, when notified by the Department of Building and Safety, to conduct a rigorous inspection of the steel-frame connections by visual, ultrasound and other acceptable means, under the direction of a structural engineer with the technical support of a City approved test lab. Upon completion of the inspection, a written report shall be submitted to the Department of Building and Safety for review and approval. Where damage has occurred, a permit shall be secured to make all necessary repairs. The report shall be submitted within 120 days and all repairs completed within one year of receiving notice from the Department that the building falls within the scope of this

ordinance. The repair shall be started within 90 days of the approved date of the report. Should this investigative finding indicate there is extensive damage to the structural steel frame which could cause partial or full collapse in a future earthquake, the Department of Building and Safety is to be notified immediately.

PRESENTED BY:

Hal Bernson
Councilman, 12th District

SECONDED BY:

Marvin Braude
Councilman, 11th District

Laura Chick

A:\Motion2.gw

MO.

ADOPTED

MAY 17 1994

LOS ANGELES CITY COUNCIL

FORTHWITH TO CONCERNED DEPTS.

YES: 13 NO: 0 ABS: 2

AGENDA NO. 26 05/17/94 TIME: 12 35 05

ALARCON.....YES	ALATORRE....YES	BERNSON.....YES	CHICK.....YES		
GALANTER.....YES	GOLDBERG....YES	HERNANDEZ....YES	RIDLEY-THOMASYES		
SVORINICH....YES	WACHS.....YES	WALTERS.....YES	YAROSLAVSKY..YES		
FERRARO.....YES	BRAUD.....ABS	HOLDEN.....ABS			

CITY COUNCIL

SUGGESTED NOTIFICATION OF COUNCIL ACTION

Council File No. 94-0082-S60

- [ ] Petitioner/Communicant _____
- [x] Councilperson(s) all

- [x] City Admin. Officer
- [x] Chief Legislative Analyst
- [ ] Treasurer
- [x] Building and Safety
- [ ] Fire Commission
- [x] General Services
- [ ] Police Commission
- [ ] Public Works (Board)
- [ ] Planning Department
- [ ] Water and Power Department
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____

- [x] City Attorney
- [ ] Controller
- [ ] Information Services Dept.
- [ ] City Clerk Tax and Permit
- [ ] Fire Department
- [ ] Personnel Department
- [ ] Police Department
- [ ] Public Works - Engineering
- [ ] Transportation
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____
- [ ] _____