

County of Santa Clara
Board of Supervisors
Supervisory District Five
Supervisor Liz Kniss



BOS-D5-062409-09

DATE: June 24, 2009

TO: Board of Supervisors

FROM: *Liz Kniss*

Liz Kniss
Supervisor, District 5

SUBJECT: Residential Seismic Strengthening Standard Plan Set for Wood-Frame Houses

RECOMMENDED ACTION

Refer to the Planning Department review of 'Standard Plan A: Residential Seismic Strengthening Plan - 2008' and preparation of a resolution for consideration by the Board of Supervisors endorsing a regional minimum standard for seismic retrofitting of wood-frame houses that will a) adequately protect wood-frame houses; b) provide regional consistency; and c) allow homeowners to receive comparable bids for seismic retro-fit jobs.

REASONS FOR RECOMMENDATION

The Association of Bay Area Governments (ABAG) has requested that Santa Clara County join in a regional standard for seismic retro-fitting of wood-frame houses.

A 1999 ABAG study found that only one-third of wood-frame houses in the Bay Area built before 1960 had been retrofitted but, more significantly, less than ten percent had been adequately retrofitted. Therefore, ABAG recommends adoption of Plan Set A as a regional minimum standard that will a) adequately protect wood-frame houses; b) provide regional consistency; and c) allow homeowners to receive comparable bids for seismic retro-fit jobs.

Plan Set A was developed by the City of San Leandro with help from stakeholders and is now in use by the Cities of San Leandro, Oakland and Berkeley. Plan Set A has been approved by the Structural Engineers Association of Northern California (SEAONC), California Building Officials (CALBO), International Code Council (ICC) Plan Check Council (East Bay, Peninsula, Monterey Bay), Earthquake Engineering Council (EERI) Northern California Chapter and ABAG's Executive Board (Resolution 07 -08).