

14.24.080 Priority system and implementation schedule. Buildings subject to this chapter shall be classified by priority in accordance with the URM building priority system specified in this section. The building official may revise the priority classification of a building when new factual information is provided which would result in a change of the total priority points previously assigned to the building. Buildings shall be reviewed and upgraded in accordance with the implementation schedule set forth in this section.

A. Method of determining occupant/hour factors. Occupant/Hour factors are determined by dividing the number of assigned hours per week for a particular use by the occupant load factor in U.B.C. Table 33-A. The assigned "hours per week" represents the typical number of hours per week a particular use might be open for business or used and is derived from Table - A herein. Occupant loads are determined by using Table 33-A of the Uniform Building Code; 1988 Edition.

B. Table - A.

USE	HOURS PER WEEK	OCCUPANT LOAD FACTOR	OCCUPANT/HOUR FACTOR
Retail	48	30	1.60
Office	40	100	0.40
Residential	84	200	0.42
Restaurant/Bar	48	15	3.20
School/Day Care	35	35	1.00
Hotel/Motel	84	200	0.42
Public Building	48	15	3.20
Assembly Halls/Churches	8	15	1.10
Accessory/Storage	7	100	0.07
Industrial/Manufacturing	48	200	0.24

Other: For uses not listed above, the Building Official shall assign appropriate "hours per week" values based on the type and average hours of use.

C. Structural adjustments. Negative priority points for structural adjustments may be allowed by the Building Official when partial structural rehabilitation has been performed or exists to the extent that structural deficiencies due to seismic forces are significantly reduced so as to substantially reduce the hazard to life safety created by such deficiencies in the event of an earthquake. **The Building Official shall not reduce the total of priority system points by more than three (3) points for structural adjustments.**

In considering structural adjustments, the Building Official shall consider only force resisting elements and systems (i.e. complete roof diaphragm with tension anchors, shear transfer connections, parapet stability) that, will substantially complete the structural rehabilitation for that element or portion of the building in accordance with the approved upgrading plans and specifications.

D. Priority System Worksheet.

URM BUILDING PRIORITY SYSTEM

Occupant/Hour Factors

Retail = 1.6	Office = .4	Residential = .42	Restaurant/Bar = 3.2
Schl./Day Care = 1	Hotel = .42	Public Building = 3.2	Assembly/Church = 1.1
Accessory = .07	Indstrl/Manuf. = .24	Other: Determined by Building Official	

Determining Occupant/Hours

Use \_\_\_\_\_ : Square footage \_\_\_\_\_ X Occ./hour factor \_\_\_\_\_ = Occupant/Hours \_\_\_\_\_

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TOTAL OCCUPANT/HOURS \_\_\_\_\_

POINTS

Occupant/Hours	Points
0 - 500	0
501 - 2,000	1
2,001 - 5,000	2
5,001 - 8,000	3
8,001 - 11,000	4
11,001 & Above	5

Occupant/Hour Points \_\_\_\_\_

Number of Stories	Points
1	1
1.5	1.5
2	2
3	3

Number of Stories Points \_\_\_\_\_

Proximity to Public Sidewalk	Points
Less than 10 feet	1
Equal or greater than 10 feet	0

Proximity to Sidewalk Points \_\_\_\_\_

Proximity to Adjacent Building	Points
Within 3 feet of adjacent building	1
Greater than 3 feet	0

Adjacent Building Points \_\_\_\_\_

Structural Adjustment	Points
Roof diaphragm, parapet bracing	-1
Storefront lateral bracing system	-1
Other bracing, ties, connections	-1

(Structural Report/Plans Required) Structural Adjustment Points \_\_\_\_\_

PRIORITY

Less than 4 points = LOW PRIORITY  
 4 to 6 points = MODERATE PRIORITY  
 More than 6 points = HIGH PRIORITY

TOTAL POINTS \_\_\_\_\_

F. Implementation schedule. **High-Priority Buildings.**

1. A review and upgrading design prepared by an engineer or architect must be submitted to the building official for approval within 2 years of notice to owner to correct deficiencies.
2. A building permit for complete upgrading in accordance with the engineer's or architect's review and reinforcement design must be issued within 2 1/2 years of notice to owner to correct deficiencies.
3. Complete upgrading shall be completed within 2 years of issuance of building permit.

G. Implementation schedule. **Moderate-Priority Buildings.**

1. A review and reinforcement design by an engineer or architect must be submitted to the building official for approval within 3 years of notice to owner to correct deficiencies.
2. A building permit for complete upgrading in accordance with the engineer's or architect's review and reinforcement design must be issued within 5 years of notice to owner to correct deficiencies.
3. Complete upgrading shall be completed within 2 years of issuance of building permit.

H. Implementation schedule. **Low-Priority Buildings.**

1. A review and upgrading design by an engineer or architect must be submitted to the building official for approval within 4 years of notice to owner to correct deficiencies.
2. A building permit for complete upgrading in accordance with the engineer's or architect's review and reinforcement design must be issued within 10 years of notice to owner to correct deficiencies.
3. Complete upgrading shall be completed within 2 years of issuance of building permit.