

City of Seattle

Unreinforced Masonry Building Seismic Hazards Study

December 2007

Prepared for:

City of Seattle Department of
Planning and Development



ReidMiddleton

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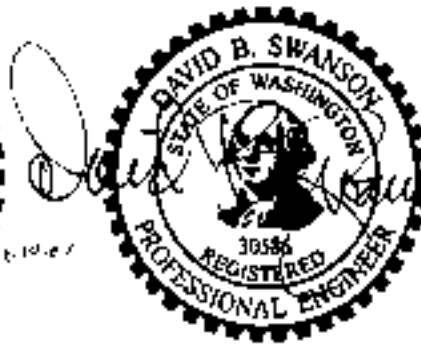
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File No. 262007.025



EXPIRES 12/10/07



EXPIRES 6/28/06

Executive Summary

Historically, unretrofitted Unreinforced Masonry (URM) buildings have performed poorly during earthquakes. Of the 31 buildings that were posted with red placards indicating the building was considered unsafe for the public to enter, 20 were URM buildings. Of the over \$200 million in estimated damage to Seattle resulting from the 2001 Nisqually earthquake, URM buildings appeared to suffer over \$8 million in property damage repairs (in terms of 2001 dollars). Furthermore, approximately one out of eight buildings screened had permit records indicating the building sustained damage from the earthquake.

In consolidating previous reports and conducting additional field surveys, a low estimate for the number of URM buildings in Seattle appears to range from 850 to 1000 buildings. There are significant concentrations of URM buildings in areas that are expected to be subjected to the highest seismic forces Seattle is predicted to endure. Also, the City's URM buildings are in significant concentrations throughout the City, extending from the Roosevelt District in the north to Columbia City and West Seattle in the south and west.

In an effort to estimate the cost of future earthquakes, the direct property damage costs from the Nisqually earthquake were used. Note that the design level earthquake and rupturing of the Seattle Fault may cause two to three times the ground motion of the Nisqually earthquake, resulting in markedly increased costs. For financial costs associated with businesses' inability to operate and costs resulting from casualties, a study investigating a Magnitude 6.7 earthquake resulting from the Seattle Fault was referenced. In terms of 2007 dollars, the estimated financial impact has an approximate range of \$53 to \$91 million.

Based on Seattle's permit records from 1990 to 2007 for the surveyed buildings, the rate of retrofits to URM buildings appears to be below 10 percent. The demolition rate of URM buildings also appears to be below 10 percent. Hence, it appears Seattle's URM buildings may be in a similar condition in 2007 as they were prior to the 2001 Nisqually earthquake.

In an attempt to roughly estimate the cost of seismically retrofitting Seattle's URM buildings to a performance level at which the building may suffer damage but is expected to withstand a design level earthquake without significant damage to the gravity system and without emergency egress being impaired, the Federal Emergency Management Agency's publications were referenced. In terms of 2007 dollars, the estimated structural-only upgrade costs appear to range from \$358 to \$431 million, with architectural and nonstructural costs (excluding historic preservation and disabled access costs) being approximately 2.5 times higher.

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1.0 Introduction

1.1 Background

On February 28, 2001, the City of Seattle (City) experienced the Nisqually earthquake. Several unreinforced masonry (URM) buildings within the city limits sustained damage during the earthquake, resulting in over \$8 million in repair costs. Of the 31 buildings posted with red tags indicating they were considered unsafe and illegal to enter, 20 were URM buildings. Due to the potential risk to the public due to URM buildings during earthquakes, the Seattle City Council has expressed concern about better knowing the extent of risk posed by the City's URM buildings.

Seattle resides in an area of high seismic activity. Although the Nisqually earthquake caused over \$200 million in estimated losses to the City (Yamatsuka and Siu, 2002), it is not the largest earthquake the City may experience. Estimates of a Seattle Fault earthquake predict two to three times the maximum ground acceleration as compared to the Nisqually earthquake (Yamatsuka and Siu, 2002), likely causing significantly more damage.

1.2 Purpose

The overall goal of this study is to provide consolidated and updated technical information to the City's Department of Planning and Development (DPD) to help investigate and evaluate appropriate policy level mitigation strategies to reduce the seismic risk posed by URM buildings.

1.3 Scope of Services

The scope of work for this study is limited to providing information to the DPD relating to a sample set of the URM building inventory within the City. The following is a summary of performed work:

1. Consolidated data from previous URM building studies, including the 1994 Cindy Hoover study for DPD, the 1995 EQE City Facility Study, and the 2001 Reid Middleton rapid visual screening work for the DPD after the Nisqually earthquake.
2. Conducted additional field surveys in West Seattle, Capitol Hill, Northgate, Bitter Lake, Downtown, University District (U-District), and Roosevelt District neighborhoods to obtain more data on the City's URM building inventory.
3. Identified, through City records, which URM buildings had been damaged by the 2001 Nisqually earthquake and which buildings had been seismically retrofitted since 1980.
4. Assessed the performance of seismically retrofitted URM buildings during the Nisqually earthquake versus those that were not retrofitted, based on City records.
5. Reviewed City records regarding damaged URM buildings to identify patterns of damage.

1.4 Criteria Used to Identify URM Buildings

URM buildings were identified in the field by common characteristics, such as header bricks, brick sills, brick arches, and wall anchors, as shown in Figure 1. Buildings with these features and constructed before 1940 were included in the URM survey. Typically, West Coast building codes prohibited unreinforced masonry building construction after 1940. The year of the building's construction was usually identified through King County's GIS parcel viewer system, which lists tax records and other information about the structure. In some cases, the year was found through the date indicated on the building's cornerstone or through news articles.



Figure 1. Typical Characteristics of a URM Building.

2.0 Observations

2.1 Sampling of URM Buildings in Seattle

In order to attempt to mitigate risk, a sense of the hazard and vulnerability to that hazard needs to be assessed. Managing seismic risk is no different. To reduce the risk posed by a type of building that performs poorly in earthquakes, i.e., a URM building, the extent of risk should be known. This report has attempted to estimate the number of URM buildings throughout the City, identify where the concentrations of URM buildings occur, and compare these locations to the areas within the City that are expected to receive the strongest earthquake ground motions.

2.1.1 Previous URM Building Surveys

The City has performed or commissioned four significant studies since 1990, collectively noting 575 URM buildings within the City limits. These include the 1994 work by Cynthia Hoover, the 1995 City of Seattle Seismic Hazard Program Summary Report by EQE International, and the 2001 rapid visual screening work per FEMA 154 that Reid Middleton performed for the City after the Nisqually earthquake. The number of URM buildings recorded for each study is indicated in Table 2-1.

Table 2-1. Surveyed URM Buildings since 1990.

Study	Number of Surveyed URM Buildings
1994 Cynthia Hoover Study	132
1995 EQE Study	5
2001 Post Nisqually Study	186
2007 Study	252
Total	575

The Cynthia Hoover study was done by City of Seattle staff using the Applied Technology Council (ATC-21) forms, which have subsequently been adopted by FEMA into FEMA 154 forms. These forms standardize the way an evaluator assesses a building using the outside features of the building. From the assessment, a seismic hazard score may be calculated relatively quickly and assigned to the building. The lower the score, the more likely the building will be damaged during a seismic event. The study had the City inspectors screen all types of buildings, ranging from steel to concrete to unreinforced masonry buildings, in the Lake City, First Hill, Wallingford, and Columbia City areas of Seattle. Of the buildings screened during this work, 132 buildings were noted as URM buildings.

The EQE study examined 78 municipal facilities throughout the city, ranging from single-story fire stations to multi-story office buildings, with a goal to better assess structural and nonstructural hazards. Of the buildings surveyed, five were URM buildings.

The 2001 work performed by Reid Middleton for the City of Seattle in response to the Nisqually earthquake included rapid screening, using ATC forms, of buildings in the Ballard, Pioneer

Square, and International District. Of the buildings Reid Middleton screened after the Nisqually earthquake, 186 were URM buildings.

2.1.2 Estimated Number of URM Buildings Citywide

In order to estimate the extent of the seismic risk posed by URM buildings within the City limits, this report incorporates work from past studies and additional field work, noting the areas surveyed and estimating the number of URM buildings in the areas not surveyed. For the areas of Seattle surveyed, the number of URM buildings in this and previous studies totals 575 buildings. For the areas of Seattle that were not surveyed, two densities of URM buildings per area were used to estimate the likely number of URM buildings. Both were taken from areas that showed the least number of URMs during the survey. These areas were the Northgate/Bitter Lake and Lake City neighborhoods, with estimated densities of approximately 3.8 and 4.6 URM buildings per square mile, respectfully. Out of the approximately 83 square miles of land area for the City of Seattle, a total of approximately 8.3 square miles has been surveyed in this and past studies, and about 1.2 square miles has been identified as park land. The resulting estimated number of buildings that were not surveyed in the remaining areas ranges from 280 to 340. Thus, for a low estimate, the total number of URM buildings likely to be within the City limits ranges from 850 to about 1000 buildings.

2.1.3 Concentration of URM Buildings

Most of Seattle's URM buildings appear to be concentrated in areas that are expected to be subjected to the highest forces during earthquakes. From this and previous studies, there appears to be significant concentrations of URM buildings in the Pioneer Square District, International District, South of the Downtown (SoDo) area, and the Capitol Hill neighborhood. Figure 2 shows that these areas are expected to experience some of the highest seismic forces during an earthquake. Likewise, Figure 3 indicates these areas were subjected to some of the highest earthquake intensities and experienced some of the highest degrees of damage resulting from the 2001 Nisqually earthquake. Hence, URM buildings are in areas that have had and are expected to experience higher impacts from earthquakes.

2.2 Earthquake Considerations of the City's URM Buildings

Unretrofitted URM buildings historically perform poorly during earthquakes, and the 2001 Nisqually earthquake was no exception. DPD's permit history records indicate the City's URM buildings sustained over \$8 million in damage.

Also based on the DPD's permit history records, the City of Seattle appears to have low demolition and upgrade rates, especially when compared to other cities such as Oakland or Berkeley, California, which have seen substantial seismic improvements made to their URM buildings. Thus, the situation with the City's URM buildings appears to be much the same in 2007 as it was before the Nisqually earthquake.

2.2.1 URM Building Performance during the 2001 Nisqually Earthquake

Following the 2001 Nisqually earthquake, URM buildings comprised 20 of the 31 buildings that were posted with a red placard indicating the building was considered unsafe to enter. In addition, 74 of the 575, or approximately one out of every eight, URM buildings observed in studies dating from 1990 were noted in the DPD's permit records as being damaged. Figure 4 compares those buildings (of all types) that were red tagged to the URM buildings that were included in this survey. Of the buildings observed since 1990 and that had some sort of permit history in the City's database, 36 of the 74 buildings damaged, or about 48 percent, were listed as hazardous. This hazardous note on the DPD records usually indicates the building was considered hazardous in the view of a City inspector and posted by the inspector as unsafe to enter or with limited entry. Subsequently, the inspector would open a case number for the building for tracking and administrative purposes. However, in a number of instances this note was used in the record without corresponding verbiage indicating posting had occurred. For example, 109 Yesler Way, Case Number 210827, was shown on the permit records as being hazardous after the Nisqually earthquake, but without indication of the building being posted unsafe or given other restrictions.

2.2.2 Estimated Rate of Demolition of URM Buildings

Since construction of URM buildings is no longer permitted, one of the ways to reduce the seismic risk posed by URM buildings is through demolition. Based on DPD's records, since 1990 the City has had a relatively low rate of 2 percent for building demolition when compared to other cities in similar areas of high seismic risk, such as San Francisco and Oakland, California.

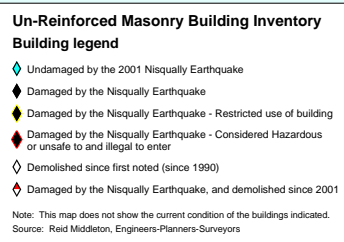
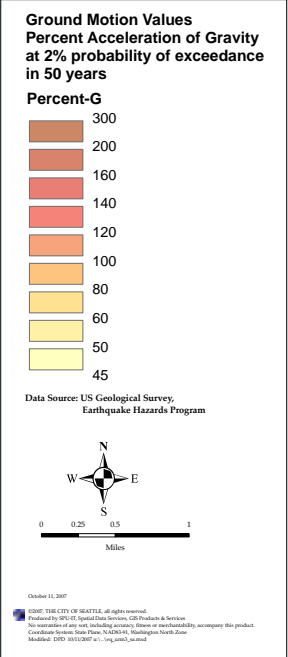
2.2.2.1 Demolition of Surveyed URM Buildings in the City Since 1990

The City's Permit Status records indicate that 12 of the 575 URM buildings sampled have been demolished since 1990. This suggests the City has a demolition rate of about 2 percent over a 17-year time period. Table 2-2 indicates the demolition of these URM buildings has been citywide, with the SoDo District experiencing the most demolitions. This can also be seen in Figures 2 and 3.

Table 2-2. Surveyed URM Buildings Demolished since 1990 by Neighborhood/Area.

Neighborhood/Area	Number of Surveyed URM Buildings Demolished
Roosevelt District	1
Wallingford	1
Ballard	1
First Hill	1
Pioneer Square	1
Downtown	1
South of Downtown District	5
West Seattle	1
Total	12

Seismic Hazard Map-
Spectral Acceleration
2 % probability of
exceedance in 50 years
City of Seattle



Seismic Hazard Map & Observed URM Buildings
Figure 2 - Page 6

Community Internet Intensity Map

City of Seattle

USGS Nisqually Earthquake Community Internet Intensity Map
February 28, 2001
magnitude=6.8

Legend

Nisqually Earthquake Intensity

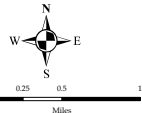
- IV Light shaking, no damage
- V Moderate shaking, very light damage
- VI Strong shaking, light damage
- VII Very strong, moderate damage
- VIII Severe shaking, moderate/heavy damage

Data Source: US Geological Survey, Earthquake Hazards Program
 Intensity is a qualitative measure of the strength of ground shaking at a particular site. Roman numerals are used to describe intensities to distinguish them from magnitudes.

DPD Earthquake Response Status
 8:00 a.m. March 30, 2001
 Posted Buildings

- Unsafe and Illegal to Enter

Source: Emergency Response Center (ERC) and DCLU Operations Center

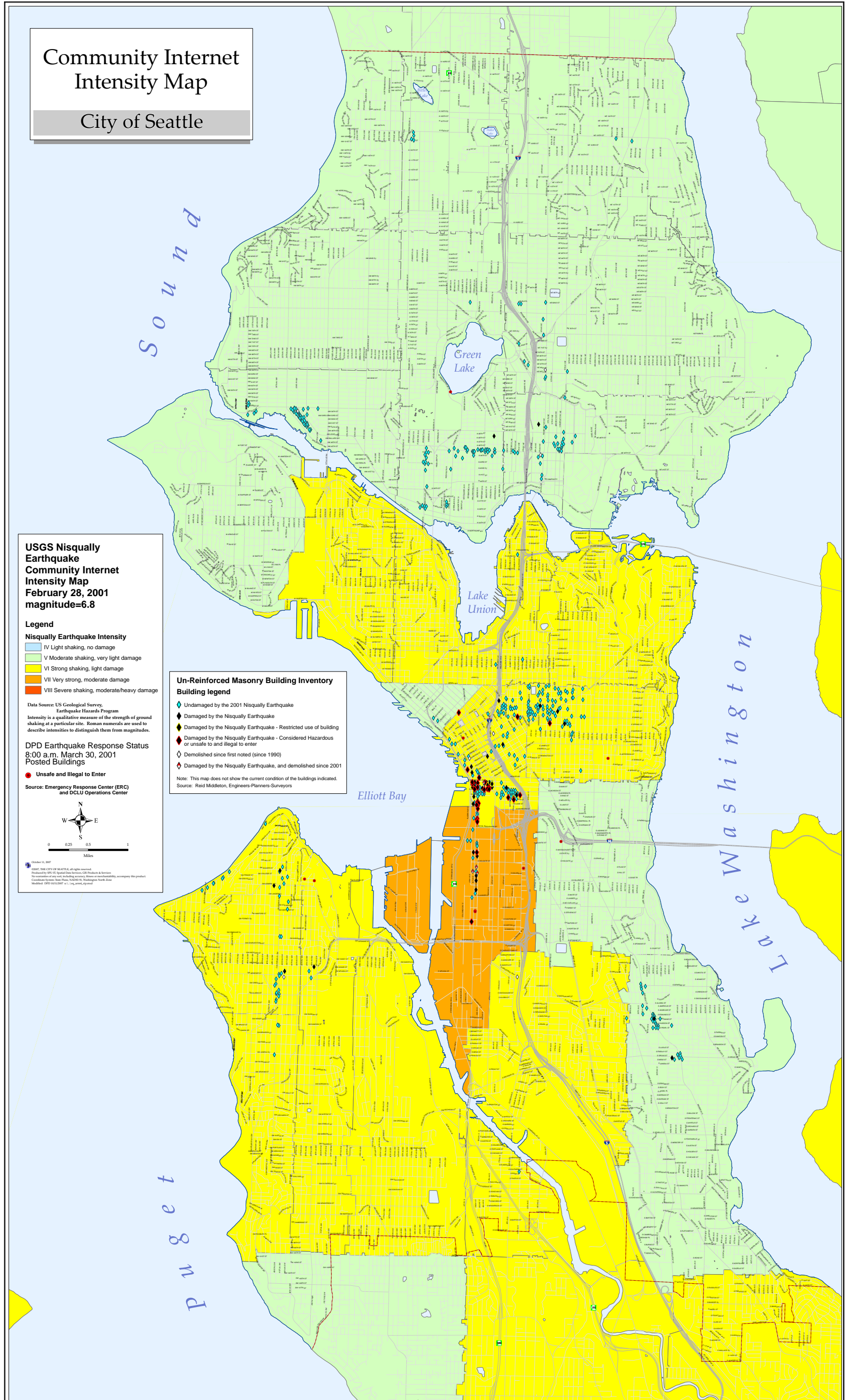


October 11, 2007
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 Prepared by RMI of Reid Middleton Architects & Services
 for the purpose of providing information to the community.
 Construction from: Tom Rasmussen, N4260-14, Tukwila, WA 98148
 Modified: 07/10/2007 by: rmi, rmi@rmi.com

Un-Reinforced Masonry Building Inventory Building legend

- Undamaged by the 2001 Nisqually Earthquake
- Damaged by the Nisqually Earthquake
- Damaged by the Nisqually Earthquake - Restricted use of building
- Damaged by the Nisqually Earthquake - Considered Hazardous or unsafe to and illegal to enter
- Demolished since first noted (since 1990)
- Damaged by the Nisqually Earthquake, and demolished since 2001

Note: This map does not show the current condition of the buildings indicated.
 Source: Reid Middleton, Engineers-Planners-Surveyors



Nisqually Intensity Map & Observed URM Buildings

Posted Buildings vs. URM Buildings City of Seattle

**DCLU Earthquake Response Status
8:00 a.m. March 30, 2001**

Posted Buildings

- Damage - No Restriction of Use
- Unsafe and Illegal to Enter
- Damage Found - Restricted Use of Building

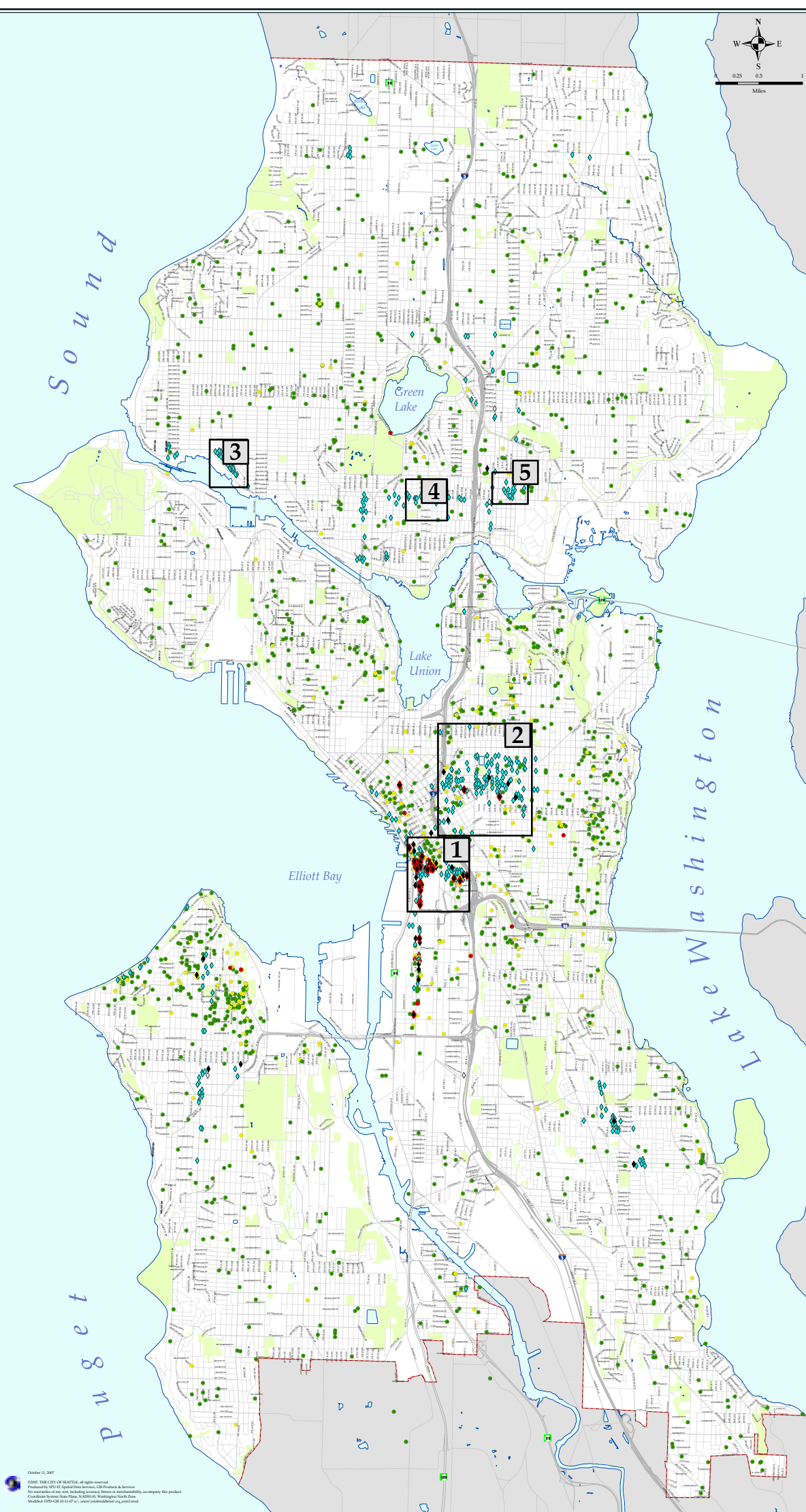
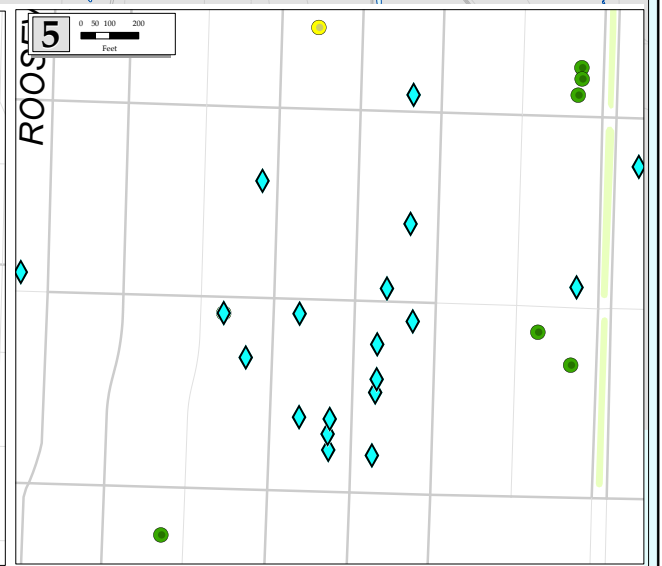
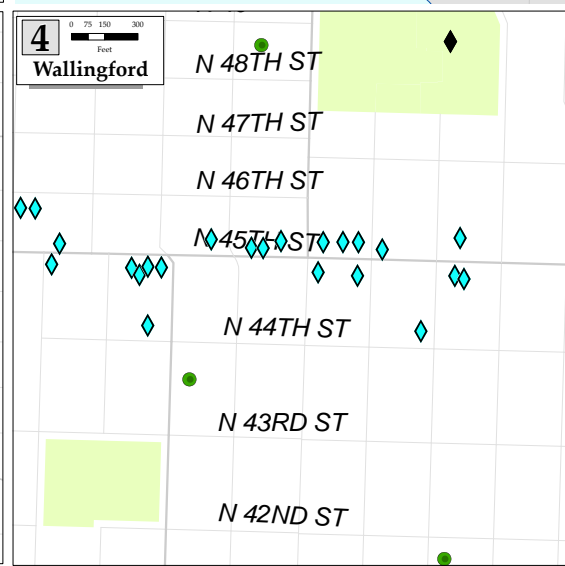
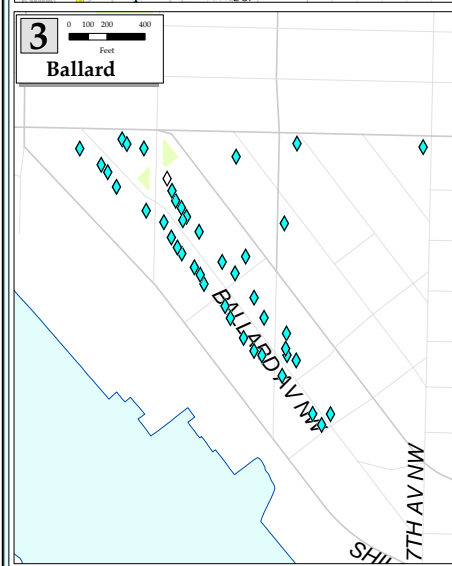
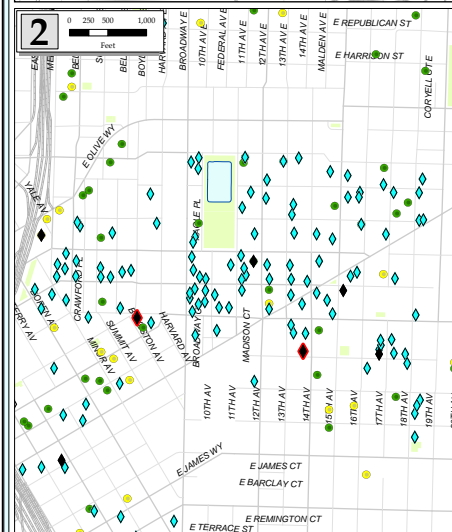
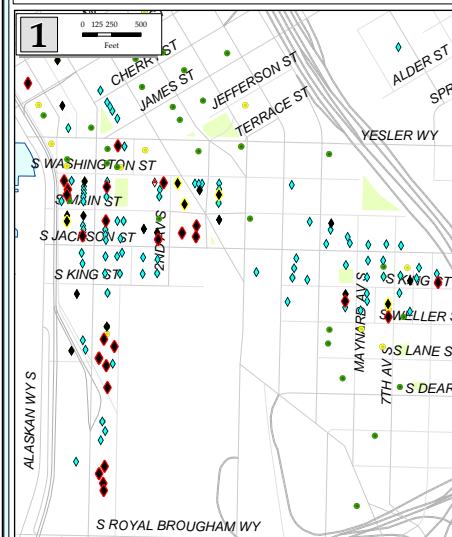
Source: Emergency Response Center (ERC) and DCLU Operations Center

Un-Reinforced Masonry Building Inventory

Building legend

- ◆ Undamaged by the 2001 Nisqually Earthquake
- ◆ Damaged by the Nisqually Earthquake
- ◆ Damaged by the Nisqually Earthquake - Restricted use of building
- ◆ Damaged by the Nisqually Earthquake - Considered Hazardous or unsafe to and illegal to enter
- ◆ Demolished since first noted (since 1990)
- ◆ Damaged by the Nisqually Earthquake, and demolished since 2001

Note: This map does not show the current condition of the buildings indicated.
Source: Reid Middleton, Engineers-Planners-Surveyors



Posted Buildings & Observed URM Buildings
Figure 4 - Page 8

2.2.2.2 Seattle URM Demolition Rate Compared to Other Cities

The City of Seattle has a relatively low rate of demolition of URM buildings compared to other West Coast cities that have experienced significant earthquakes (see Table 2-3). Some reasons for this low rate may include protection and preservation of URM buildings in certain areas of the City, such as Pioneer Square, and the designation of other buildings within the City as historic landmarks. Given these efforts against demolition, it appears that upgrading the buildings may be a more expedient way to reduce seismic risk to the public posed by URM buildings.

Table 2-3. Demolition Rates of URM Buildings.

City	URM Demolitions from 1990 to 2003 ²
San Jose ¹	8%
Oakland ¹	7%
San Francisco ¹	6%
Berkeley ¹	1%
Seattle ²	2%

¹ Data taken from EERI's Unreinforced Masonry Building Fact Sheet at www.quake06.org.

² Data taken through September 2007 from the DPD web site and used in conjunction with this and previous works' surveyed buildings.

2.2.3 Estimated Rate of Seismic Upgrades to URM Buildings

Another way to reduce the seismic risk posed by URM buildings is to upgrade the buildings to better resist earthquakes. Upgrades may include anchoring the masonry walls to the floor and roof diaphragms, anchoring parapets to the roof, securing potential falling hazards, and adding additional structure to the building to reduce the earthquake forces imparted to the bricks. Seismically upgrading URM buildings reduces the risk to the public posed by building damage or collapse.

2.2.3.1 URM Buildings in the City Since 1990

Based on the City's permitting records, the City has had a relatively low rate of URM building upgrades. From 1990 to the Nisqually earthquake in 2001, a total of 13 of the 575 surveyed URM buildings have had some form of seismic upgrade performed. Since the Nisqually earthquake in 2001, another 16 of the 575 buildings surveyed have had some form of seismic upgrade performed. Table 2-4 lists URM upgrades before and after the Nisqually earthquake by neighborhood and area.

Table 2-4. Upgraded URM Buildings Since 1990¹.

Area	Upgraded before 2001	Upgraded after 2001	Total
Northgate/Bitter Lake	0	0	0
Lake City	0	0	0
U-District/Roosevelt	0	1	1
Ballard	0	1	1
Wallingford	0	1	1
First Hill	1	0	1
Capitol Hill	3	1	4
Downtown	1	1	2
Pioneer Square	7	6	13
South of the Downtown	0	1	1
West Seattle	1	0	1
Columbia City	0	4	4
Totals	13	16	29

¹ Information taken from the DPD's Permit Status information system.

2.2.3.2 Seattle URM Seismic Upgrade Rate Compared to Other Cities

Compared to other major cities that may experience significant seismic events, Seattle's rate of seismically retrofitting URM buildings, based on City permit records, appears to be relatively low, as shown in Table 2-5. Note that the other cities listed in Table 2-5 have ordinances that require URM buildings be retrofitted. These cities are used as an indicator of what retrofit rate may be possible for Seattle.

Table 2-5. Rate of Seismic Upgrades of URM Buildings.

City	URM Buildings Upgraded from 1990 to 2003 ²
Oakland ¹	89%
San Jose ¹	85%
Berkeley ¹	79%
San Francisco ¹	62%
Seattle ²	5%

¹ Data taken from EERI's Unreinforced Masonry Building Fact Sheet at www.quake06.org.

² Data taken through September 2007 from the DPD records and used in conjunction with this and previous studies.

The rate of seismic upgrades for Seattle is probably higher than indicated above. If the verbiage used for the renovations was not listed on the permit records, or if the seismic upgrade work was combined with other work on the building and only the other work was listed, then the rate of upgrades would appear to be lower than it actually is. An examination of the permit drawings for the work done would reveal whether seismic upgrades had been completed; however, the investigation of each building's permit drawings for every work and renovation is beyond the scope of this study's work.

2.2.4 Summary of Current URM Seismic Risk Reduction Regulations

2.2.4.1 Oakland, California

The City of Oakland has had most of its known, potential seismically hazardous URM buildings retrofitted over the last 15 years. Oakland has experienced economic redevelopment and reinvestment in recent years from private sector investments. Through City Ordinances, the City has taken advantage of this redevelopment and reinvestment to have the new owners pay for upgrading existing URM buildings that have been identified as potential seismic hazards.

City Ordinance 15.28 gives the Building Official authority to establish a list of URM buildings within the City limits and deem them as potential hazards. Those buildings are mandated to be upgraded to the Uniform Code of Building Conservation (UCBC) or face penalties. Typical UCBC stated upgrades to the building would include:

1. Attaching the walls to the floor and roof;
2. Bracing the parapets;
3. Removing or securing falling hazards; and,
4. Protecting exit ways from falling hazards.

The penalties for failure may include:

1. Fines that may exceed \$10,000 for not meeting the requirements of Ordinance 15.28 within the specified time frame.
2. Notification to lenders and lien holders that the building is not in compliance with City ordinances.
3. Posting and maintaining a sign at the building entry, at the Owner's expense, that states the building is considered a potentially hazardous URM building.
4. Building Official may revoke the certificate of occupancy.
5. Building Official may withhold or deny issuance of permits.
6. Building Official may suspend existing permits.

It appears that, through the economic redevelopment of Oakland from private funding and the enforcement of Ordinance 15.28, upgrades and renovations of URM buildings have taken place. Typically, seismic improvements to the building have been done in the course of changing ownerships, allowing the new owner to change the building to meet their needs only if these upgrades are completed.

2.2.4.2 Berkeley, California

The City of Berkeley has also had a reduction in unretrofitted URM buildings since 1990. The City of Berkeley has similar city ordinances to those of Oakland and has experienced private money upgrading URM buildings. As with Oakland, the City of Berkeley established a list of potentially hazardous URM buildings under Title 19, Chapter 38, Section 020 (19.38.020), of the City Code. Under 19.38.030, unless the building official deems it unnecessary, the upgrade of the building will include:

1. A registered engineer for the design of the retrofit of the building.
2. A testing agency.
3. Special inspection to insure compliance with the approved construction documents.

Under 19.38.040 and 19.38.060, the City of Berkeley has limited the time given to owners of buildings listed as potentially hazardous to upgrade their URM buildings. If the owner fails to seismically upgrade the building within the allotted time limit, then by 19.38.040 and 19.38.070 the owner is obligated to:

1. Notify the residents of the building that the building is a potentially hazardous URM building.
2. At the Owner's expense, post and maintain a sign on the building that states the building to be a potentially hazardous building.

Also note, under 19.38.060, the schedule for seismic upgrades can be accelerated if the building goes through remodeling, alteration, or significant structural repairs. The schedule for seismic upgrades can also be accelerated with the sale or transfer of title, except through inheritance, to be within 6 months of the transfer.

It appears that with the economic development within the City of Berkeley (through private investments) and the City's emphasis on seismically upgrading the URM buildings, the City of Berkeley has seen 629 of the City's approximately 729 URM buildings become compliant with the UCBC as of 2003 (EERI, 2004).

3.0 Findings

3.1 Possible Damage Patterns to URM Buildings from the Nisqually Earthquake

Through identifying patterns of seismic damage in URM buildings, the seismic risk may be reduced by focusing efforts on rectifying or reducing the impact of these characteristics. Some characteristics of concern include the number of stories comprising the building, the location of the building within the City, and the year the URM building was constructed.

3.1.1 Number of URM Building Stories

The 575 URM buildings noted in this study were categorized by characteristics such as the number of stories and whether the building permit record indicated the structure suffered damage due to the 2001 Nisqually earthquake. Although buildings with three or more stories comprised a majority of the damaged buildings after the Nisqually earthquake, one- and two-story buildings comprised a significant portion, approximately 17 and 15 percent, respectively, as shown in Table 3-1. More notable is that a significant portion of these one- and two-story buildings were in areas where the shaking was considered to be less than the shaking in Pioneer Square.

Table 3-1. Story Investigation of Buildings Damaged by the Nisqually Earthquake¹.

Number of Stories	Number of Damaged Buildings	Percent Damaged
7	1	1%
6	6	8%
5	11	15%
4	15	20%
3	17	23%
2	11	15%
1	13	18%
Total	74	100

¹ Information taken from the DPD's Permit Status information system.

The 2001 Nisqually earthquake is considered a deep earthquake, occurring approximately 32 miles below the ground surface. A deep earthquake is one with a hypocenter, or point of origin, that occurs at depths greater than 20 miles below the surface. The ground tends to attenuate, or filter out, higher frequency (shorter-period) ground motions from earthquakes, leaving longer-period motions reaching the ground surface. In the event of a shallow earthquake, such as the rupturing of the Seattle Fault, this attenuation of high frequency ground motion will likely be minimal. Hence, buildings with short and long natural time periods (short and taller buildings, respectively) may resonate with this earthquake and experience more motion, resulting in increased damage.

The following tables summarize damage recorded in the sample set of URM buildings surveyed. The results of the tables may indicate what damage patterns the City could experience in the future. Even though the Nisqually earthquake was a deep earthquake, a significant number of buildings damaged were buildings with natural periods of less than 1 second, such as the one- to four-story buildings noted in the tables.

Three-story URM buildings are found throughout the city in significant percentages; they are not confined to the Downtown, International District, or Pioneer Square areas. Three-story URM buildings are also common in Wallingford, the University and Roosevelt Districts, and West Seattle, where they amount to approximately 19, 24, and 21 percent, respectively, of the URM buildings recorded in this study. These high percentages, combined with being the statistical mode, or most damaged type of URM building during the Nisqually earthquake, prompted special consideration for three-story buildings in this study. Table 3-2 compares the number of stories in damaged buildings to their location within the City.

Table 3-2. 2001 Nisqually Earthquake Damaged URM Buildings: Stories vs. City Area¹.

Location/Area	1 and 2 Stories		3 Stories		4 or More Stories		Total Percentage
	No. of Bldgs	Percent	No. of Bldgs	Percent	No. of Bldgs	Percent	
Northgate/Bitter Lake	0	0%	0	0%	0	0%	0%
Lake City	0	0%	0	0%	0	0%	0%
Roosevelt/U-District	1	1%	0	0%	0	0%	1%
Ballard	0	0%	0	0%	0	0%	0%
Wallingford	0	0%	1	1%	0	0%	1%
First Hill	0	0%	0	0%	3	4%	4%
Capitol Hill	3	4%	0	0%	1	1%	5%
Downtown	2	3%	3	4%	1	1%	8%
Pioneer Square/ International District	7	10%	10	14%	26	35%	58%
South of the Downtown	8	11%	1	1%	1	1%	14%
West Seattle	1	1%	2	3%	1	1%	5%
Columbia City	2	3%	0	0%	0	0.00%	3%
Total	24	33%	17	23%	33	45%	100%

¹ Information taken from the DPD's permit information system.

3.1.2 URM Parapet and Other Damage

Unretrofitted URM buildings are known to suffer damage from earthquakes. Parapets on URM buildings have historically been a significant source of damage and pose a falling hazard.

Table 3-3 shows the extent of damage to those buildings noted as damaged in the over 500 buildings surveyed and attempts to investigate other areas that were damaged from the Nisqually earthquake. Of the 74 buildings damaged, 18 buildings (approximately 24 percent), were found to have damaged parapet. However, 46 buildings were identified in the City's permit

record system as having damaged walls. Table 3-3 also notes other damaged areas that needed repair.

Table 3-3. Number of URM Buildings Damaged: Area of Damage and Building Location in the City.

Area	Parapets	Exterior Walls			Stairwell/ Elevator	Floor Joist/ Diaphragm	Chimneys	Penthouse	Foundation
		East- West	North- South	No Direction Indicated					
Northgate/ Bitter Lake	0	0	0	0	0	0	0	0	0
Lake City	0	0	0	0	0	0	0	0	0
U-District/ Roosevelt	1	0	0	1	0	0	0	0	0
Ballard	0	0	0	0	0	0	0	0	0
Wallingford	0	0	1	0	1	0	0	0	0
First Hill	2	0	1	0	0	0	0	0	0
Capitol Hill	0	1	0	1	1	2	1	0	0
Downtown	1	1	0	1	0	0	2	0	0
Pioneer Sq/ International	10	11	10	7	7	4	1	4	2
South of the Downtown	0	3	3	2	0	1	0	0	1
West Seattle	2	0	0	3	0	0	3	0	0
Columbia City	2	0	0	0	0	0	0	0	0
Total	18	16	15	15	9	7	7	4	3

Note: Some buildings had more than one type of damage, while other buildings listed as red- or yellow-tagged or hazardous did not have records indicating what type of damage the building suffered. Hence, Table 3-3 will not sum to 74 buildings.

3.1.3 URM Building Vintage

The year of construction for the URM buildings was also examined to determine whether the building vintage was directly related to damage. As Tables 3-4 and 3-5 indicate, the buildings most damaged by the Nisqually earthquake appear to be those that are also the most common vintage citywide. Since the majority of damaged URM buildings occurred in Pioneer Square, the ages of buildings surveyed in this area were cross-referenced with ages of buildings noted as damaged Citywide. Hence, there appears to be no correlation between the age of the URM building and the likelihood of damage during the Nisqually earthquake.

Table 3-4. Year of Construction for Surveyed URM Buildings Damaged During the Nisqually Earthquake.

Year Built	Number of Damaged URM Buildings	Percent
Before 1901	16	22%
1901-1910	29	39%
1911-1920	9	12%
1921-1930	13	18%
1931-1940	1	1%
Unknown	6	8%

Note: Not all damage surveyed had the year of construction listed in either King County or City of Seattle record systems.

Table 3-5. Year of Construction for Surveyed URM Buildings in Pioneer Square.

Built	Number of URM Buildings	Percent
Before 1901	33	25%
1901-1910	51	39%
1911-1920	16	12%
1921-1930	10	8%
1931-1940	2	2%
Unknown	20	15%

Note: Not all buildings surveyed had the year of construction listed in either King County or City of Seattle record systems.

Limitations of Existing Public Records

Note that when comparing the City’s address of a building to King County’s address for the same building, the addresses did not always match. Similarly, the King County records did not always indicate the actual year of the building’s construction. One example is the AME Church on Capitol Hill. The tax records did not indicate the older parts of the structure, such as the sanctuary, but gave the year of the church’s new addition as the year of construction for the entire complex.

3.2 Pre-Nisqually Earthquake Seismic Upgrade Details

3.2.1 Typical Upgrade Details from Nisqually Earthquake Damaged Buildings

The DPD permit record database indicates that of the 13 URM buildings upgraded before 2001, six suffered seismic damage from the 2001 Nisqually earthquake. As Table 3-6 shows, most of the upgraded buildings that were damaged were located in Pioneer Square, the International District, and Downtown areas. Most structural upgrades to these 13 buildings included bracing the parapets to the roof at 4- to 8-foot spacing and connecting the wall to the floor or roof diaphragms at 4-foot spacing. Out of the seven buildings indicated as having some form of seismic upgrade in the Pioneer Square/International District area, five buildings reported

significant damage due to the Nisqually Earthquake. The two buildings that did not report damage both had additional lateral system(s) added as part of their retrofitting. The additional structure may have increased the building's ability to resist earthquakes by reducing the forces to the brick piers. Please note that the sample size for this survey is relatively small, making it difficult to establish trends with certainty.

Table 3-6. Upgraded URM Buildings before 2001¹

Neighborhood	Upgraded ¹	Damaged	Damaged and Posted "Limited Entry"
Northgate/Bitter Lake	0	0	0
Lake City	0	0	0
U-District/Roosevelt	0	0	0
Ballard	0	0	0
Wallingford	0	0	0
First Hill	1	0	0
Capitol Hill	3	0	0
Downtown	1	1	0
Pioneer Square/ International District	7	5	2
South of the Downtown	0	0	0
West Seattle	1	0	0
Columbia City	0	0	0
Totals	13	6	2

¹ Information taken from the DPD's Permit Status records.

4.0 Options to Manage Risk

Allocation of financial resources is a large factor in determining what course of action to take when mitigating seismic risk. To have a sense of the order of magnitude of cost, this section develops a range of costs for upgrading URM buildings to a standard that should improve their seismic safety. The Federal Emergency Management Agency (FEMA) Life Safety standard, from FEMA 356, was used in conjunction with FEMA 157 and FEMA 276 cost data. Briefly, the FEMA 356 Life Safety standard is intended as a level at which the building will probably suffer structural damage to the lateral system during a design level earthquake, but should not collapse. This standard is also intended to minimize falling hazards from the building and allow for adequate emergency egress.

4.1 FEMA 157 and FEMA 276 Upgrade Cost Estimates

Estimates of upgrade or retrofit costs for URM buildings were based on FEMA 157 and FEMA 276. For statistical purposes and to not give a false sense of certainty in the estimates, a confidence range of 50 percent was selected. Also, to address inflation since the publication of these FEMA documents, a 3 percent annual rate of inflation was used. The upgrade costs shown in Table 4.1 are presented in 2007 dollars.

The typical structural-only upgrade costs include the group mean cost for URM type buildings, an area adjustment to account for the average size URM building (per City neighborhood/area), and factors that recognize buildings in Seattle are in an area of high seismicity. Additionally, estimates were made for the approximate number of URM buildings within the City's area, as well as the rate of upgrades noted in this survey. In recognition of the limited scope of this survey and that only 9 percent of the City's area has been investigated, the number of estimated buildings that may need to be upgraded was calculated using the total number of estimated buildings minus the estimated number of buildings that have been upgraded since 1990.

The total number of buildings was approximated by using the total number of observed buildings plus a range of URM buildings per square mile for those areas of the City that have not been investigated. A range of URM densities from 3.8 to 4.6 URM buildings per square mile was used in calculating the remaining number of URM buildings in those uninvestigated areas. These densities are likely at the low end of what was observed in this study, in order to avoid overexaggerating the number of URM buildings within the City limits. For the estimated number of buildings that have been upgraded since 1990, a density of twice that observed from reviewing the City's permitting records was used. This density was to account for upgraded URM buildings that were not recorded as such in the City's records. Due to the size and special nature of the Union Street Station, it was removed from the data, both for estimating the average size of URM buildings in the Pioneer Square area and for estimating repair costs, due to its extensive repairs in the 1980s and 1990s.

Upgrading or retrofitting a building typically involves costs in addition to structural costs. The typical total project costs use the structural costs described above and include an amount for architectural/nonstructural costs and handling possible hazardous materials, but exclude

historical preservation and disabled access upgrade costs. As a result, the total project cost, without the aforementioned exclusions, is approximately 2.5 times the structural-only costs.

Table 4-1. Estimated URM Structural-only Upgrade Costs¹ (2007 Dollars).

Neighborhood/Area	Average/Model Building Gross Area (square feet)	Lower Bound Cost Estimate (\$ Million)	Upper Bound Cost Estimate (\$ Million)
Ballard	7,000	11.1	13.6
Greenwood/Broadview	5,500	3.4	4.6
Northgate/Bitter Lake	5,500	2.5	3.4
Lake City	19,300	7.7	11.2
Wallingford/Fremont	9,000	16.0	19.5
U-Dist./Roosevelt	19,800	29.2	37.5
Capitol Hill/Cascadia/Central	19,200	59.4	68.8
Queen Anne/Magnolia	5,500	4.3	6.1
Downtown/First Hill	41,500	59.4	70.9
Pioneer & International Dist.	36,900	95.7	106.8
SoDo & Industrial Dist.	37,900	24.0	30.2
West Seattle	15,000	34.1	44.5
Beacon Hill/Rainier Valley/ Columbia City	6,900	11.1	14.2
Totals	--	\$358.0M	\$431.5M

¹ To upgrade to the FEMA 356 Life Safety Performance Level.

4.2 Repair Costs of the Nisqually Earthquake vs. Upgrade Costs

The apparent costs of the 2001 Nisqually earthquake were estimated using data from the City's permit history records. Note that in cases where the records indicate repairs and upgrades, half the total cost was taken as repair costs for estimating purposes. As with the upgrade costs indicated in Section 4.1, a 3 percent per year rate of inflation was used to adjust the costs from fiscal year 2001 dollars to 2007 dollars. In recognition that only part of Seattle has been surveyed for this study and that not all seismic repair work done after the Nisqually earthquake was recorded in the City's permit history, the repair costs noted in the sample of URM buildings was multiplied by the ratio of likely URM buildings in the area to the number of buildings sampled for this study. Additionally, areas where no buildings were surveyed, such as the Queen Anne/Magnolia area, have been removed from Table 4-2.

The estimated cost of the Nisqually earthquake, in terms of the total area of the City and 2007 dollars, is approximately \$12.8 million, totaled in Table 4-2. This amount does not include costs for residential chimney repair or the costs for buildings that the City records listed as hazardous but did not indicate a cost for repairs. Also note that the Nisqually earthquake was not the largest seismic event that the area is expected to endure. Estimates of the Seattle Fault earthquake predict two to three times the maximum ground acceleration as compared to the

Nisqually earthquake (Yamatsuka and Siu, 2002). Hence, those areas that show no damage costs for the Nisqually earthquake are likely to have repair costs for a larger event.

Table 4-2. Estimated Nisqually Earthquake vs. Structural-only Upgrade URM Costs¹ (2007 Dollars).

Neighborhood/Area	Apparent Total Cost Due to Nisqually Earthquake	Lower Bound Cost Estimate (\$ Million)	Upper Bound Cost Estimate (\$ Million)
Ballard	None Indicate (NI)	11.1	13.6
Greenwood/Broadview	NI	3.4	4.6
Northgate/Bitter Lake	NI	2.5	3.4
Lake City	NI	7.7	11.2
Wallingford/Fremont	0.1	16.0	19.5
U-Dist./Roosevelt	3.6	29.2	37.5
Capitol Hill/Cascadia/ Central	0.9	59.4	68.8
Queen Anne/Magnolia	Not Surveyed	4.3	6.1
Downtown/First Hill	0.9	59.4	70.9
Pioneer & International Dist.	6.5	95.7	106.8
SoDo & Industrial Dist.	0.6	24.0	30.2
West Seattle	0.1	33.9	44.4
Beacon Hill/Rainier Valley/ Columbia City	0.1	11.4	14.5
Totals	\$12.8M	\$358.0M	\$431.5M

¹ To upgrade to the FEMA 356 Life Safety Performance Level.

4.3 Economic Loss and Casualty Considerations

In addition to the cost of property damage to Seattle’s URM buildings, other factors such as economic losses and human casualties should be considered. In order to try to estimate these two factors, the EERI’s 2005 Seattle Fault Scenario was chosen for their research conducted on this scenario. Please note that it is not the worst-case earthquake that could strike Seattle.

The EERI study considers the impacts to the Central Puget Sound region of a magnitude 6.7 earthquake caused by a Seattle Fault rupture. Under this scenario, the economic loss to the region around Seattle associated with businesses’ inability to operate was estimated at \$3.8 billion in 2004 dollars. Using a 3 percent annual rate of inflation, the estimated cost in 2007 dollars is approximately \$4.2 billion. To translate this cost for the region to that for the City of Seattle, a ratio based on population was used. From the 2000 U.S. Census Bureau, the ratio of the City’s population to that of the region (approximated by King, Pierce, and Snohomish Counties) was 1 to 5.6, or approximately 18 percent. Thus, the economic loss to the City of Seattle due to businesses’ inability to operate is estimated to be approximately \$740 million.

The URM building contribution to Seattle’s losses due to the magnitude 6.7 Seattle Fault Scenario earthquake is estimated to be 5 to 10 percent of the total losses. This range reflects the

cost of damage to URM buildings caused by the Nisqually earthquake; of the more than \$200 million in damage suffered by the City in total (Yamatsuka and Siu, 2002), the Nisqually earthquake caused over \$8 million in property damage to URM buildings. This range of 5 to 10 percent was applied to both the projected economic loss and estimated casualties indicated in EERI's Seattle Fault Scenario earthquake. Table 4-3 shows what the possible estimated casualties directly related to URM buildings might be in the Seattle Fault Scenario, based on the above assumptions.

Table 4-3. Estimated Casualties due to URM Buildings in the Seattle Fault Scenario Earthquake ¹.

Estimated:	Estimated Total Number of Casualties in Seattle due to URM Buildings	
	Low Estimate (5% of Total)	High Estimate (10% of Total)
Number of Deaths	15	30
Number of Life-Threatening Injuries	8	15
Injuries Requiring Hospitalization	47	94
Minor Injuries	163	327
Total Casualties	233	466

¹ Based on data from EERI's Seattle Fault Scenario, 2005.

Table 4-4 estimates the possible range of costs directly related to URM buildings due to both casualties and economic losses. Table 4-4 may underestimate the impact of the Seattle Fault Scenario earthquake, because unretrofitted buildings typically suffer more damage and are more likely to collapse than other types of buildings. Additionally, a shallow earthquake will likely not have as many frequencies attenuated, unlike the deep-seated Nisqually earthquake.

As for the costs associated with casualties, 3 percent of the total cost from both the direct capital costs and the economic losses due to businesses' inability to operate was used (Porter, Shoaf, and Seligson, 2006). From the 1994 Northridge earthquake, the cost to treat casualties was estimated at 3 to 4 percent of the total from direct property damage and economic loss due to businesses being unable to operate as before the earthquake. The Northridge earthquake is referenced due to its similar characteristics to the Seattle Fault scenario: the Northridge Earthquake is relatively recent, was a similar 6.7 magnitude, and was a shallow earthquake (occurring at approximately 10 miles below the ground surface). Hence, this 3 percent was chosen and noted as the low end of the range.

Table 4-4. Estimated Costs: URM Buildings in the Seattle Fault Scenario Earthquake ¹ (2007 Dollars).

Estimated:	Total Costs due to URM Buildings ²	
	Low Estimate (5% of Total, \$ Million)	High Estimate (10% of Total, \$ Million)
Cost from Building Damage ²	13	13
Economic Loss ¹	38	75
Cost due to Casualties ¹	2	3
Total	\$53M	\$91M

¹ Based on data from EERI's Seattle Fault Scenario, 2005.

² Based on data from Table 4.2.

Although the estimated total cost from Table 4-4 is less than the cost to retrofit or upgrade the URM buildings to FEMA Life Safety standards, it should be noted that the costs indicated for URM building damage are low estimates based on the Seattle Fault Scenario. In a larger magnitude earthquake, the financial impacts to Seattle could be markedly different than those predicted above.

In addition to the above focus on casualties, an estimate of the different casualty rates due to different building conditions is considered here. Currently, it appears most unretrofitted URM buildings would be significantly damaged during a major earthquake. By seismically upgrading the unretrofitted URM buildings to FEMA 356 Life Safety standards, the performance of URM buildings can be expected to improve significantly. In Jack Moehle's 2003 paper, "A Framework for Performance-Based Earthquake Engineering," seismically retrofitting a building can significantly reduce the chance the building will cause casualties during a major earthquake. By upgrading a building from the point that the building is near collapsing during a design level earthquake to FEMA 356 Life Safety level of performance, the number of casualties can be significantly reduced. Moehle estimated the number of casualties can be reduced from 250 casualties per 1000 building occupants to as low as 1 casualty per 1000 occupants.

5.0 Conclusions

5.1 Extent and Location of URM Buildings

There appears to be a minimum of 850 to 1000 URM buildings within the City of Seattle. The City's URM buildings have concentrations throughout the City, from the University and Roosevelt District in the north to Columbia City and West Seattle in the south and west. Most of the buildings surveyed appear to be in areas that are expected to be subjected to some of the highest seismic forces within the City.

5.2 Risk Posed by URM Buildings

In their rapid visual screening document, the Applied Technology Council (ATC) recommends that URM buildings have detailed evaluations performed. The base evaluation number used to start the scoring process on the ATC form is less than the minimum number at which the ATC recommends a detailed analysis be performed. The further below this minimum number, the more probable the building will perform poorly in an earthquake. Hence, the City's URM buildings appear to be at high risk to experience damage in a design level earthquake, based on the finding of the sample set.

5.3 Typical Damage Area

Historically, common areas of damage to URM buildings caused by earthquakes include parapets, walls, stairwells and elevators, wall to floor diaphragm connections, and chimneys. The City's permit records indicate significant numbers of buildings sustained damage in these areas as a result of the 2001 Nisqually earthquake. Failed parapets and walls were the most common types of damage indicated in the records. This type of failure poses a safety risk to the occupants of the building and to public outside due to falling debris and possible collapsing of part of the structure.

5.4 Mitigation Efforts

From 1990 to the 2001 Nisqually earthquake, the permit records indicate that 13 of the 575 URM buildings noted in the sample set had some form of seismic retrofitting performed. Of these buildings, six were noted in the records as being damaged. Since a significant portion of damaged URM buildings (retrofitted and unretrofitted) occurred in the Pioneer Square and International districts, it was noted that five of the seven buildings in these districts that had some form of retrofitting performed sustained damage in the Nisqually earthquake. The two that did not appear to sustain significant damage had additional structure added in what appears to be an effort to assist the building's lateral system.

5.5 Impacts and Upgrade Costs

In an effort to estimate future costs associated with earthquakes, the 2001 Nisqually earthquake records for the 575 URM buildings in the sample set and the Earthquake Engineering Research Institute's (EERI) 2005 Scenario for a magnitude 6.7 earthquake on the Seattle Fault were

referenced. Though the Nisqually earthquake is not the worst case earthquake Seattle may experience or even the design level earthquake, this earthquake indicates what is likely at the lower end of property damage costs associated with a significant earthquake. The EERI scenario was referenced for the costs associated with the loss of income due to businesses' inability to operate and costs associated with casualties. In terms of 2007 dollars, the estimated financial impact to Seattle ranged from \$53 to \$91 million.

For upgrade and retrofit costs, the Federal Emergency Management Agency's (FEMA) 157 and 276 documents were referenced, along with costs associated with improving URM buildings to FEMA's Life Safety performance level. At this performance level, the building sustains damage to those portions that were resisting a design level earthquake, but the gravity system and emergency egress routes remain intact and falling hazards are minimized. In terms of 2007 dollars, the resulting structural-only upgrade cost estimates ranged from \$358 to \$431 million. In terms of total project cost, considering architectural/nonstructural costs and excluding the variable historic preservation and disabled access upgrade costs, the estimated total project upgrade costs ranged from \$900 million to \$1.1 billion.

5.6 Other Cities in High Seismic Areas

Cities such as Oakland and Berkeley, California, have seen significant upgrades to their URM buildings since 1990. The upgrades have been funded through private funds and typically occurred after the URM building had been sold. These cities have ordinances that indicate the level to which the building's lateral system is expected to perform. Hence, the combination of significant economic reinvestment in the URM buildings from private owners wanting to be in areas experiencing redevelopment and city ordinances regarding upgrading of potentially hazardous URM buildings has resulted in this significant upgrade rate.

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Limitations

The professional services described in this report were performed based on available as-built information and limited visual observation of the structure. No destructive testing was performed to qualify as-built conditions and to verify the quality of materials and workmanship. No other warranty is made as to the professional advice included in this report. This report provides an overview of the City's unreinforced masonry buildings and does not address individual building's status. This report has been prepared for the exclusive use of the City of Seattle's Department of Planning and Development and is not intended for use by other parties, nor may it contain sufficient information for purposes of other parties or their uses.

The professional services described in this report are based on limited visual observations only. No testing was performed to qualify as-built conditions and to verify the quality of materials and workmanship. No calculations have been made to determine the adequacy of the structural system or its compliance with accepted building code requirements.

This report does not address portions of the structure other than those areas mentioned, nor does it provide warranty, either expressed or implied, for portion of the existing structure.

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APPENDIX A

URM Summary Sheet

Appendix A is a spreadsheet listing the URM buildings, by street address, referenced in this report. This list includes those URM buildings surveyed in other studies and the buildings surveyed in Reid Middleton's 2007 study. Also included are details about each building, such as the year the building was constructed, the number of stories, the gross square footage of the building, a check to see if the building has been demolished since first surveyed, an indication whether the building suffered any damage from the 2001 Nisqually earthquake, and any relevant comments.

URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
FIRST HILL AREA (from the 1994 Cynthia Hoover Study):							
802 Seneca St	1911	5	-1.0		Y	None indicated (NI)	
903 9th Ave	1906	4	0.0	33,872	N	Y, \$48K	No prior improv, uon.
907 8th Ave	1906	4	0.0		Not Found	NI	
920 7th Ave	1910	5	0.0	34,790	N	NI	
901 6th Ave	1907	6	0.0	41,452	N	NI	
1100 Pike St	1908	3	0.2	27,247	N	NI	
1420 Boren Ave	1925	3	0.0	21,712	N	NI	
1431 Minor Ave	1909	6	0.0	51,976	N	NI	
1218 Terry Ave	1925	4	-0.5	39,760	N	NI	
1000 Madison St	1929	2	0.0		N	NI	
1017 Boren Ave	1925	5	-1.0	51,900	N	NI	
1019 Terry Ave	1924	4	0.5	58,503	Not Found	NI	Listed in Google
1617 Broadway E	1910	4	0.7		N	NI	
1629 Harvard Ave	1940	6	0.0	47,379	N	NI	
1511 Boylston Ave	1907	3	0.0		N	NI	
604 E Union St	1925	3	0.0	67,304	N	NI	
1220 Boylston Ave	1905	4	0.0	16,670	N	NI	'02 court dismissed hazardous bldg citation
1414 E Seneca St	1918	4	0.0	19,779	N	NI	
417 E Union St	1930	3	0.7	17,307	N	NI	
1411 Bellevue Ave	1909	3	0.0	12,280	N	NI	
1515 Bellevue Ave	1925	3	0.7	13,135	N	NI	
1520 Melrose Ave	1916	4	0.7	15,281	N	NI	'90 rehab of bldg
1535 Bellevue Ave	1916	3	0.0	13,454	N	NI	
300 E Pike St	1910	2	0.2	13,368	N	NI	
1500 Bellevue Ave	1910	2	0.7	24,600	N	NI	
1520 Bellevue Ave	1918	2	0.7	10,800	N	NI	
1512 Summit Ave	1908	5	0.2	27,320	N	NI	
1619 Belmont Ave	1928	3	0.0	18,642	N	NI	
1628 Bellevue Ave	1916	3	0.0	17,272	N	NI	
1632 Bellevue Ave	1923	3	0.0		Not Found	NI	Listed in Google
1617 Yale Ave	1925	5	0.0	58,954	N	Y, \$60K	Repair parapet and East wall (El Capitan Apts.)
917 James St	1914	3	0.0		Not Found	NI	Listed in Google
326 9th Ave	1930	10	-1.0		N	NI	

¹ Noted from King County's Online Tax Assessor Records

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
423 Terry Ave	1911	4	-0.5	39,990	N	NI	
416 Boren Ave	1910	3	0.2		Not Found	NI	Listed in Google
613 9th Ave	1900	2	0.5	9,048	Not Found	NI	Listed in Google
821 9th Ave	1929	4	0.2	25,380	N	NI	
LAKE CITY AREA (from the 1994 Cynthia Hoover Study):							
2611 NE 125th St	1931	2	0	37,500	N	NI	
12344 Lake City Way NE	1936	1	0.2	1,170	N	NI	
COLUMBIA CITY AREA (from the 1994 Cynthia Hoover Study):							
4501 Rainier Ave S	1931	1	0	1,840	N	NI	
4239 Rainier Ave S	1926	1	0	3,600	Not Found	NI	Listed in Google
4427 Rainier Ave S	1926	2	0	1,230	Not Found	NI	Listed in Google
3561 S Genesee St	1929	1	0	8,227	N	NI	
4400 Rainier Ave S	1923	1	0	1,720	N	NI	
5600 Rainier Ave S	1926	1	0.2	6,620	N	NI	
5609 Rainier Ave S	1915	2B	0.2	3,000	N	NI	
5611 Rainier Ave S	1904	2	0.2	5,072	N	NI	
5619 Rainier Ave S	1907	2	0.2	9,231	Not Found	NI	Listed in Google
5701 Rainier Ave S	1924	2	0.2	7,040	N	NI	'96 \$170K for change of use
5710 Rainier Ave S	1920	2	0	5,580	N	NI	
5716 Rainier Ave S	1919	1	0.2	4,300	N	NI	
3518 S Edmunds St	1907	2	0	8,062	N	NI	
4721 Rainier Ave S	1914	1B	0	12,420	N	NI	
4820 Rainier Ave S	1925	2	0	9,290	N	NI	
4869 Rainier Ave S	1928	1	0	1,482	N	NI	
4873 Rainier Ave S	1908	2	0.4	9,720	N	NI	
4850 Rainier Ave S	1907	3	0		Not Found	NI	Listed in Google
4860 Rainier Ave S	1909	2	0	12,143	N	NI	2000 seismic upgrade (\$140K)
4868 Rainier Ave S	1908	1	0	4,690	N	Y, \$12.6K	Repair parapet. '04 TI of bldg (\$90K)
3902 S Ferdinand St	1923	1	0	13,563	N	NI	
4916 Rainier Ave S	1920	1	0	3,760	N	NI	6/01 \$25K seismic improvement.
4918 Rainier Ave S	1920	1	0	2,680	N	NI	
3806 S Ferdinand St		1	0		Not Found	NI	Listed in Google
4901 Rainier Ave S	1906	2B	0	4,687	Not Found	NI	Listed in Google

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
5021 Rainier Ave S	1924	1	0	14,423	N	NI	
5000 Rainier Ave S	1910	1	0	15,552	N	NI	Replaced fdn in 1987
5018 Rainier Ave S	1922	1	0	6,538	N	NI	
5020 Rainier Ave S	1926	1	0	2,580	N	NI	
WALLINGFORD AREA (from the 1994 Cynthia Hoover Study):							
4450 Fremont Ave N	1922	1	0	6,932	N	NI	
4453 Linden Ave N	1928	3	0	2,700	N	NI	
4316 Fremont Ave N	1923	1	0	1,554	N	NI	
4416 Fremont Ave N	1931	1	0	6,750	N	NI	
4250 Fremont Ave N	1909	2	0	10,136	N	NI	
4255 Linden Ave N	1928	3	0		N	NI	
4128 Fremont Ave N	1924	1	0.2	2,160	N	NI	
716 N 35th St	1907	4	0	36,660	N	NI	
717 N 36th St	1924	3	0	15,112	N	NI	
3508 Fremont Ave N	1906	2	0	9,384	N	NI	
606 N 35th St	1926	2B	0	6,194	N	NI	
3519 Fremont Ave N	1916	2	0	5,545	N	NI	
3515 Fremont Ave N	1911	2	0	20,516	N	NI	
3518 Fremont Ave N	1909	2B	0	14,877	N	NI	
4301 Fremont Ave N	1927	2	0	4,744	N	NI	
1618 N 45th St	1926	2	0.2	10,216	N	NI	
1603 N 46th St	1926	3	0.2	8,424	N	NI	
1609 N 46th St	1926	3	0.2	10,044	N	NI	
4382 Interlake Ave N	1906	4	0		N	NI	
1601 N 45th St	1921	1	0	525	N	NI	
1701 N 45th St	1925	3	0.2	28,187	N	NI	
1711 N 45th St	1923	1	0.7	2,658	N	NI	
1715 N 45th St	1929	2	0	5,016	N	NI	
1723 N 45th St	1926	2	0	11,108	N	NI	
4401 Wallingford Ave N	1924	1	0	5,603	N	NI	
4135 Stone Way N	1912	1	0	28,080	N	NI	
4416 Stone Way N	1916	3	0		N	NI	
1225 N 45th St	1940	1	0		N	NI	
1329 N 45th St	1920	2	0.7	4,000	N	NI	

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
4512 Stone Way N	1900	2	0	9,408	N	NI	
4649 Sunnyside Ave N	1906	3	0		N	Y, \$70K	\$70K earthquake damage, \$140K upgrades
2104 N 45th St	1929	1	0.7	8,560	N	NI	
2110 N 45th St	1906	2	0.3	3,666	N	NI	
2120 N 45th St	1937	1	0.7	3,594	N	NI	
2200 N 45th St	1920	2	0.3	5,557	N	NI	
2300 N 45th St	1934	1	0	855	N	NI	
2510 N 45th St	1938	1	0.2	2,500	N	NI	
2305 N 45th St	1926	1	0	1,440	N	NI	
2309 N 45th St	1910	1	0	3,864	N	NI	
4405 Corliss Ave N	1926	3	0	17,010	N	NI	
2101 N 45th St	1922	1	0.2	2,285	N	NI	
2121 N 45th St	1925	1	0.2	3,856	N	NI	
1820 N 45th St	1922	1	0	8,660	N	NI	
1904 N 45th St	1917	1	0.2	4,420	N	NI	
1910 N 45th St	1923	1	0.2	4,650	N	NI	
1920 N 45th St	1927	1	0.2	4,650	N	NI	
4701 Roosevelt Way NE	1927	1	0.3	6,750	N	NI	
712 N 45th St	1923	1	0.2	2,250	N	NI	
905 NE 45th St	1924	3	0.2		Y	NI	
4345 Roosevelt Way NE	1925	1	0		N	NI	
4349 Roosevelt Way NE	1927	1	0.2		N	NI	
4333 9th Ave NE	1927	1	0	3,824	N	NI	
901 NE 43rd St	1926	3B	0.7	23,032	N	NI	
4041 Roosevelt Way NE	1924	1	0	8,084	N	NI	
4107 Roosevelt Way NE	1921	2	0		N	NI	
271 NE 45th St	1926	1	0.2	5,304	N	NI	
305 NE 45th St	1937	1	0.2	3,864	N	NI	
3618 Woodland Park Ave N	1925	2	0.2	6,016	N	NI	
3626 Woodland Park Ave N	1918	2B	0	3,190	N	NI	
3632 Woodland Park Ave N	1926	2B	0.2	4,176	Not found	NI	Listed in Google
3648 Woodland Park Ave N		2	0.2		Not found	NI	Listed in Google
4272 Fremont Ave N	1914	2		9,716	N	NI	
3921 Linden Ave N	1900	3		66,819	N	NI	
3921 Linden Ave N	1910	1		1,696	N	NI	AKA, 3940 Fremont Ave N

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
PIONEER SQUARE/ INTERNATIONAL DISTRICT AREA (from the 2001 Reid Middleton Survey):							
75 S Main St	1900	4	-1.1	3,843	N	Y, \$15K	
76 S Main St	1907	3	---	9,540	N	NI	
77 S Washington St	1903	5	-1.6	21,600	N	Y, No \$ Given	Red tagged. Appears to include 71 S Washington St.
80 S Jackson St	1900	5		8,082	N	Y	Hazardous Bldg
81-89 S Washington St	1900	3	-1.1	15,648	N	NI	
83 S King St		7	-2.6		N	Y, \$29K	\$29K to penthouse and tank, no prior improvement
90 S Dearborn St	1921	2	0	23,632	N	Y, \$35K	\$35K to stairs and parapet, no prior improvement
97 S Jackson St	1905	3	-0.6	17,152	N	NI	
100 S King St	1907	6	-0.6	73,260	N	NI	
101 S King St	1910	6	-1.6	95,000	N	NI	Tax rolls list as 500 1st Ave S,
101-111 S Jackson St	1904	5	-2.1	78,920	N	NI	2006 seismic upgrade, \$275K
115 S Jackson St	1900	2	-0.1	21,600	N	NI	
117 S Main St	1902	4	-0.6	32,081	N	NI	
122 S Jackson St	1900	3	0.4	29,884	N	NI	
123 S Jackson St	1902	2	-1.1	6,885	N	NI	
165 S Washington St		1	-2.1		Y	Red tagged, no \$ listed	Red tagged
166 S King St		6	-0.1	89,300	N	NI	
171 S Jackson St	1900	5	-1.6	71,280	N	NI	
173 S Washington St	1900	1	-1.6	3,600	N	Y, \$370 Total	Red tagged, \$330K bldg + \$20K new moment frame + \$20K elect.
200 5th Ave S	1910	5	-2.6	40,420	N	NI	
200-204 1st Ave S	1909	3	-0.6	26,800	N	NI	
200-204 3rd Ave S	1905	4	-1.1	25,027	Not found	NI	None of the 4 addresses on DPD.
201 S Washington St	1905	2	-1.1	4,561	05 5 story add	Y, '02 Yellow Tag	Yellow tagged; '98 alterations and seismic upgrade - \$40K
201-205 1st Ave S	1900	3B	-2.6	25,450	N	Y, \$30K clean-up, \$300K bldg	'92 struct repairs (\$25K+\$10K)
205 3rd Ave S		4	-0.6		Not found	NI	Listed in Google

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
206 1st Ave S	1903	5	-1.6	20,415	N	Y, \$75K, no prior improv	Hazardous bldg (3/01)
206 3rd Ave S	1904	4	-1.1	18,300	N	NI	
207 1st Ave S	1900	3	-0.6	13,370	N	NI	
207-209 2nd Ave S	1900	1B	-0.6	11,838	N	NI	'87-'88 struct repairs (\$130K total), including main floor and west brick wall
208 2nd Ave S Ext		6	-2.1		Not found	NI	
208-212 3rd Ave S	1904	5B	-2.1	8,614	N	Y, \$175K total	Replaced seismic ties. Yellow tagged. Permitted under 210 3rd Ave
208-222 1st Ave S	1900	4	-2.1	84,750	Not found	NI	
209 1st Ave S	1900	3	-0.6	13,740	N	NI	
211 1st Ave S	1900	3	-0.6	13,620	N	NI	
213 1st Ave S	1900	4	-0.6	16,974	N	NI	
210 Alaskan Way S		5	-0.6		N	Y, \$50K	Hazardous bldg (3/01), stabilize exterior walls. 2003 demo dance hall
211 S Washington St	1936	2	-0.6	9,000	N	NI	
212-216 Alaskan Way S	1914	5B	-3.1	42,534	N	Y, \$2.7M	Red tagged. '02 seismic upgrade (\$2.7M),
213 2nd Ave S Ext		1	-1.1		N	NI	
217 2nd Ave S		5	-1.6	38,765	N	NI	
217-221 1st Ave S	1900	4	-1.1	33,300	N	NI	Listed under 219 1st Ave S.
218 2nd Ave S		4	-1.1		Not found	NI	
219 S Washington St	1900	3	-0.6	3,783	N	NI	'05 seismic upgrade (\$50K)
220 2nd Ave S	1900	3	-1.6	29,842	N	NI	
220 3rd Ave S	1905	2	-1.1	33,640	N	NI	
222 2nd Ext Ave S	1906	4	-1.1	32,170	N	Y, \$130K total	Repair west wall. '90 seismic upgrade (\$60K)
222 Alaskan Way S		3	-1.1	9,540	N	NI	
222 S Main St	1900	3	-0.6	14,513	N	Yellow tag, no cost	Yellow tagged
300-310 1st Ave S	1900	4B	-0.6	75,007	N	Y	Alterations were under expedited permit (3/01, \$50K), listed under 310 1st Ave S; Considered Hazardous Bldg by DPD
300-312.5 Occidental Ave S	1900	4B	-1.1	164,380	N	Y, \$25K	Fix west wall - \$25K in 5/01; \$380K, in 2006
301-309 Occidental Ave S		4B	-0.6		N	NI	Voluntary upgrade \$50K, 6/03
301 1st Ave S	1900	3	-0.6	18,010	N	Y	Damage to windows and parapets. 1995 seismic upgrade (\$2.5K)

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
304 Alaskan Way S	1900	3B	-0.6	22,200	N	Y, \$75K	Yellow tagged (hazardous bldg), parapets, elev, walls
304-308 6th Ave S	1914	7	-2.6	26,020	N	NI	Listed under 306 6th Avenue S
307 3rd Ave S	1906	5	-3.1	41,920	N	Y, part of \$510K	Repair damaged bldg, add brace frames.
309-311 1st Ave S	1900	3	-1.6	13,800	N	NI	
311-319 Occidental Ave S		3	-1.6	39,030	N	NI	
312 1st Ave S		3	-0.6		Not found	NI	
312 2nd Ave S	1900	3	-0.6	26,830	N	Y, \$14.5K	Hazardous bldg; parapet & veneer
312-318 6th Ave S		2	-1.1	17,200	N	NI	
313-315 1st Ave S	1900	4	-0.6	16,830	N	NI	
314-322 Occidental Ave S		4	-0.6	164,380	N	NI	
315 2nd Ave S	1900	3	-1.1	28,161	N	Y, \$250K	Stabilizing façade & floor joists
315 3rd Ave S		4	-1.6	73,320	Not found	Red tagged	Listed in Google, Red tagged
315 Maynard Ave S	1910	4	-1.1	23,200	N	NI	
316-320 1st Ave S	1905	7	-1.6	50,120	N	NI	
317 1st Ave S		4	-0.6		Not found	NI	
318 2nd Ext Ave S	1904	6	-0.6	29,820	N	Y, > \$80K	\$80K to Stabilize parapets, \$1.36M for repair and CBFs
319 2nd Ave S	1889	3		26,000	N	Y	Red tagged, repair west wall, and extensive renovation of the Cadillac Hotel (\$175K)
320 2nd Ave Ext S		1			Not found	NI	
322 1st Ave S	1900	3	-1.6	13,320	Not found	NI	
323 1st Ave S		4	-0.6		Not found	NI	
325 2nd Ave S		3	-1.1		Not found	Y	Red tagged
400-408 Occidental Ave S	1900	6	-1.1	95,760	N	NI	
401 1st Ave S	1905	3	-1.1	28,798	N	NI	
401 S Jackson St	1911	11*		1,382,166	N	NI	Substantial improvement 1980s and 1998 (>\$100K). * Height from King County tax records, and age from Historylink.org
408-416 5th Ave S		1	0.4	30,600	Not found	NI	410 address in database, no damage
409 8th Ave S	1941	1	-0.6	11,794	Not found	NI	
410-416 8th Ave S	1901	3	-1.6	15,580	Not found, N	NI	
411 1st Ave S	1913	7	-2.6	154,159	N	NI	
412 1st Ave S		7	-1.1		Not found	NI	
412-416 7th Ave S	1920	4	-2.1	29,816	N	NI	Listed under 416 7th Ave

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
413 7th Ave S	1915	2	0.4	15,670	N	NI	
416 Occidental Ave S	1930	2	-0.6	36,630	N	NI	
418-422 8th Ave S	1910	4	-1.6	17,080	N	Y, \$290	Violation: hazardous due to earthquake. Repair parapets, north and east walls.
418-424 7th Ave S	1916	4	-0.6	30,210	N	Y, \$100K	Repaired earthquake damage 2001 to parapets, walls and chimney. Listed under 420 7th Ave S
419 Occidental Ave S	1906	7	-1.6	99,440	N	NI	
500-514 S King St		1	-0.1	7,200	N	NI	
501-509 S Jackson St	1900	3	-1.1	22,480	N	NI	
504 5th Ave S	1928	6	-2.6	40,780	N	NI	
506-510 Maynard Ave S	1909	4	-0.6	33,887	N	NI	
507-511 Maynard Ave S	1927	5	-1.1	39,493	N	Y	Hazardous building due to earthquake damage
512-516 Maynard Ave S	1904	1	0.4	6,406	N	NI	
512-538 1st Ave S		6	-2.1	13,418	N	Y, \$90K	Repair earthquake damage 2001 to north wall and beam conn (526 1st Ave), non permit repair due to earthquake damage (538 1st Ave)
513-527 S Main St		2	-2.1	13,504	N	NI	KC Tax rolls lists as 513 S Main St
514-526 S King St		4	-2.1	33,018	N	NI	American Hotel (Union Gospel), KC tax rolls list as 520 S King St
515 Maynard Ave S	1910	4	-1.1	36,000	N	NI	
516 7th Ave S	1924	2	-2.1	8,528	N	NI	
540 1st Ave S		2	0.4		N	Y	Red tagged.
541-547 1st Ave S		1	-2.1		N	NI	South building demolished 2007
542 1st Ave S	1904	3	-1.1	66,842	N	Y	Seismic upgrades 2002, repair roof and top flr (\$2K)
548 1st Ave S	1904	4	-1.1	83,400	N	Y, \$23K	Red tagged, repair earthquake damage 2001/2004 to south wall and stairs.
553 1st Ave S	1910	3	-1.6	2,844	N	NI	
558 1st Ave S	1910	5	-2.1	38,700	N	Y, \$75K	Hazardous building 2001, repair penthouse and elevator \$75K
562 1st Ave S	1909	7	-1.1	36,000	N	NI	
568 1st Ave S	1909	6	-1.6	75,288	N	Y	Hazardous building 03/01

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URM Summary Sheet

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590 1st Ave S	1903	2	-1.6	46,160	N	Y, \$346	Red tagged, \$346 repair West and East walls, AKA 589 Occidental Ave S
601-611 S Main St	1910	5	-1.6	40,552	N	Y, \$166K	Repair earthquake damage to north walls in 2001, 605 S Main listed in tax rolls
615-625 S King St	1910	6	-1.6	47,607	N	Y, \$50K	Repair earthquake damage to west wall, chimney, and parapets in 2001 (617 S King), listed under 621 S King in tax rolls
616-628 S Jackson St	1910	4	-0.6	27,494	N	NI	Listed under 618 and 620 S Jackson for DPD and under 614 S Jackson St for tax rolls.
617-625 S Jackson St	1915	6	-2.6	81,900	N	NI	Both tax and DPD have it under 621 S Jackson St
650-660 S King St	1920	4	-0.6	46,560	N	NI	Tax rolls list under 420 Maynard Ave S.
650-660 S Jackson St	1917	2	-1.1	24,550	N	NI	
651-653 S King St		4	-0.6		N	NI	
651-661 S Jackson St		3	-0.6		N	NI	DPD listed under 659 S Jackson
657 S King St	1909	4		34,920	N	NI	'92 seismic upgrade, part \$1.1M, '02 sprinkler work
664-672 S Weller St	1908	3	-1.6	28,800	N	Y	Red tagged, Tax rolls list as 670 S Weller St
664-676 S Jackson St	1917	3	-2.1	14,652	N	NI	
664-676 S King St	1911	5	-1.6	81,150	N	NI	
665-679 S King St	1909	3	-2.1	57,600	N	Y, \$16K	Repair earthquake damages to parapets and chimneys in 2002, yellow tagged
667-677 S Jackson St	1915	2	0.4	11,920	N	NI	DPD lists it under 677 S Jackson
700-720 S Jackson St	1916	1	-2.6	12,900	N	NI	Both DPD and tax rolls list as 710 S Jackson
701-711 S King St		4	-2.1		N	NI	DPD listed under 703 S King
715-725 S King St	1910	4	-1.1	72,820	N	NI	DPD lists under 719 S King Street, KC Parcel lists as 723 S King St.
801 1st Ave S	1900	1	0	48,915	N	NI	LU permit to allow for new 5 story building
820 1st Ave S	1920	2	-1.1	20,150	N	NI	
900 1st Ave S	1904	4	-2.6	58,970	N	NI	
902 1st Ave S	1927	1	-0.6	6,818	N	NI	
1000 1st Ave S	1910	6B	-2.1	75,600	N	Y, \$175K façade, \$600K walls & floors, \$10K parapet	Red tagged; '95 seismic upgrade @ parapet-\$2.8K, canned \$275K to bldg

¹ Noted from King County's Online Tax Assessor Records

² Noted from DPD's Online Permit Records

URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
1008 1st Ave S		1	0.4		N	Y	Red tagged
1014-1018 1st Ave S	1907	4	-2.1	51,250	N	Y, \$100K	Repair East and West wall. Listed under 1016 1st Ave; March, 2001 - hazardous bldg
1020-1022 1st Ave S	1909	4	-2.6	44,775	N	Y	March, 2001 - hazardous bldg
SODO DISTRICT AREA:							
1201 1st Ave S	1914	2	0.4	64,500		NI	Some part of building demoed look at DPD Permit
85 S Atlantic St	1937	2	-1.1	24,400	N	NI	
55-65 S Atlantic St	1904	4	-1.1	130,600	N	NI	Same building as 65 S. Atlantic
1701 1st Ave S	1910	3	-0.1	27,690	N	Y, \$10	Emergency earthquake repair to 3rd story exterior wall
1743 1st Ave S	1927	1	0.4	22,500	N	NI	
85 S Lander St	1926	1	-0.1	8,800	N	NI	
2450-2452 1st Ave S	1937	1	-0.1	7,200	N	NI	
2424 1st Ave S	1918	1	-0.1	17,000	N	Y, part of \$350K	Repair earthquake damaged walls, roof & foundation including seismic upgrades on Avernus Productions Building
2244 1st Ave S	1918	1	-1.1	19,200	N	Y, part of \$64K	Seismic upgrade & repair the existing one story commercial building 2001
2200 1st Ave S	1900	4	-0.6	129,000	N	Y, 50K	Repair masonry at North wall of office building damaged by earthquake
1954-1956 1st Ave S	1930	1	-1.1	4,000	N	NI	Look at DPD site for 1956 1st Ave S
1918 1st Ave S	1921	2			Y	Y	Red tagged, per Seattle PI article (3/2001). Demolished 2001
1920 1st Ave S	1917	2			Y	Y	Red tagged, per Seattle PI article (3/2001). Demolished 2005
1962 1st Ave S	1918	2			Y	Y	Red tagged and demolished in 2002
1700 1st Ave S	1935	2	-1.1	20,747	N	Y, \$50K	Red tagged. Repair earthquake damaged West wall on commercial building
1534 1st Ave S	1928	2	-0.1	40,800	N	NI	
1530 1st Ave S	1937	1	-0.6	22,900	N	NI	
1518 1st Ave S	1907	6	-1.1	62,300	N	NI	
1955 1st Ave S	1922	2			Y	Y	Red tagged

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
3207 1st Ave S	1917	1		3,552	N	Y, \$25K	Red tagged and considered hazardous (by DPD database); repair west and south walls.
DOWNTOWN (from the 2007 Reid Middleton Study):							
1018-1022 1st Ave	1909				N	NI	AKA 107 Spring St, with wall anchors.
1000 1st Ave	1900	5			Y		Demo permit issued in 2000
811 1st Ave	1900	6	-1.1	205,500	N	Y, \$2K damage to chimney	Tax roll list under 801 1st Ave. 1984 struct work, '91 install wall anchors (\$32K), '04 repair beams and columns (\$100K)
700-704 1st Ave	1903	3	-0.6	28,600	N	NI	Tax rolls list as 110 Cherry.
600-608 1st Ave	1889	6	-0.6	89,000	N	NI	
612-614 1st Ave	1902	3	-0.6	25,400	N	NI	
616 1st Ave	1889	7	0.4	28,000	N	NI	
620 1st Ave	1906	10	-0.8	65,500	N	NI	Tax rolls list as 107 Cherry St
109-109.5 Yesler Way	1890	3	0.4	7,500	N	Y	Hazardous bldg (3/14/01, fixed by 4/01), 1998 \$430K in seismic upgrades-completed 2003
111 Yesler Way	1890	3	-0.1	5,100	N	NI	
115-117 Yesler Way	1890	3	-0.1	15,000	N	NI	DPD lists under 117 Yesler Way
811 5th Ave	1902	5	-1.1	41,500	N	Y, \$400K	Repairs to chimney, joist-wall connections, North+South+East+West walls; 4 permits taken out. Tax rolls list as 801 5th Ave.
809 Western Ave	1906	3	-1.1	32,000	N	Y, \$200K	Red tagged, listed as 815 Western on tax rolls.
619 Post Ave	1925	1		7,347	Y	Y	Building was damaged and demoed
600 Western Ave	1913	3	-0.6	19,014	N	NI	Tax rolls list as 611 Post Ave
903-917 Western Ave	1910	5	-0.6	192,960	N	NI	Tax rolls list as 911 Western Ave
1008 Western Ave	1905	6	-0.6	167,000	N	NI	Tax rolls list as 1008 Western Ave
1201-1205 Western Ave	1910	5	-0.6	122,000	N	NI	Tax rolls list as 1201 Western Ave
1319 Western Ave	1918	1	-0.6	3,860	N	NI	
1400 Western Ave	1915	4	-0.6	31,800	N	NI	
1415 Western Ave	1909	6	-0.6	51,200	N	NI	Tax rolls list as 1414 Alaskan Way
1507 Western Ave	1910	6	-1.1	4,450	N	NI	
2114 Western Ave	1902	2	-0.1	14,400	N	NI	
2200 Western Ave	1909	5	-0.1	48,600	N	NI	

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
1933 5th Ave	1923	3		22,381	N	Y, \$17.8K	Red tagged. Parapet damaged. Listed under King County tax rolls as 1927 5th Ave
911 Pine St	1928	8	-2.8	102,761	N	NI	AKA 901-911 Pine St, Paramount Theatre
COLUMBIA CITY (from the 2007 Reid Middleton Study):							
3104 S Ferdinand St	1913	1	-1.6	1,500	N	NI	
4909 Rainier Ave S	1906	2	-0.6	8,792	N	NI	
3808 S Edmunds St		1	-0.6		N	NI	
3815 S Edmunds St		2	0.4		N	NI	
4906 - 4908 Rainier Ave S	1908	2	-0.6	5,320	N	NI	
3804 S Hudson St	1920	1	0.4	3,610	N	NI	
3515 S Alaska St	1921	2	0.4	8,836	N	NI	
5620 Rainier Ave S	1911	1		4,470	N	NI	
4212 S Mead St		2	-1.6		N	NI	
4213 S Orcas St	1912	2B	-0.6	20,720	N	NI	Voluntary \$350K upgrade in '02 &'05 (bldg 1&5)
4213 S Orcas St	1911	1	-0.1	7,365	N	Y, Minor damage to parapet	Voluntary \$200K upgrade in '02 (bldg 4)
4215 S Hudson St	1919	3	-2.1	900	N	NI	
4721 Rainier Ave S	1914	1	-1.1	12,420	N	NI	
3711 S Hudson St	1920	1	-0.6	14,000	N	NI	KC tax rolls list under 5034 37th Ave S
5605-5607 Rainier Ave S	1920	2	-1.1	3,500	N	NI	
5701 Rainier Ave S	1924	1	-0.6	7,040	N	NI	
BALLARD (from the 2001 Reid Middleton Survey):							
3049 NW 54th St		4	-0.6		N	NI	
3037 NW 54th St		3	-0.6		N	NI	
3015 NW 54th St		3	-0.6		N	NI	
3005 NW 54th St			-0.6		N	NI	
3052-3060 NW Market St		4	-0.6		N	NI	
3051-3053 NW 56th St		4	-0.6		N	NI	
3045-3047 NW 56th St		4	-0.6		N	NI	
2301-2313 Ballard Ave NW		1	-0.6		NOT FOUND	NI	
5449 Ballard Ave NW	1920	2	-0.6	4,875	N		Existing ceiling
5433-5435 Ballard Ave NW	1900	1	-0.6	3,767	N	NI	

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
5429-5431 Ballard Ave NW	1900	1	-0.6	4,586	N	NI	
5419 Ballard Ave NW	1913	1	-0.6	4,000	N	NI	
5401-5407 Ballard Ave NW	1901	2	-0.6	17,138	N	NI	
2213-2221 NW Market St	1903	2	-2.1	12,700	N	NI	
5413-5417 22nd Ave NW	1928	1	-1.6	9,000	N	NI	
5424 Ballard Ave NW	1906	2	-0.6	13,160	N	NI	
5402 22nd Ave NW	1901	2	-2.1		Y	NI	Demo in 2003, haz bldg from 2000 fire, age from Historylink.org
5354 Ballard Ave NW	1900	1	-0.6	7,500	N	NI	
5348-5350 Ballard Ave NW	1900	2	-0.6	9,500	N	NI	
5342-5344 Ballard Ave NW	1928	1	-0.6	5,000	N	NI	
5336-5340 Ballard Ave NW	1927	1	-1.1	2,820	N	NI	
5334 Ballard Ave NW	1909	1	-1.1	1,250	N	NI	
5330 Ballard Ave NW	1927	1	-0.6	3,490	N	NI	
5306-5310 Ballard Ave NW	1900	2	-1.1	8,827	N	NI	
5300 Ballard Ave NW	1902	2	-0.6	4,500	N	NI	
5405 Leary Ave NW	1904	2	-0.6	8,110	N	NI	
5425-5429 Russell Ave NW	1910	3	-2.1	13,200	N	NI	
1901-1903 NW Market St		4	-2.1	27,080	N	NI	Tax rolls list as 1903 NW Market St.
1701-1703 NW Market St	1926	2	-0.6	7,850	N	NI	
5218-5228 20th Ave NW	1902	3	-1.6	10,416	N	NI	Tax rolls list as 5218 20th Ave NW
5216 Ballard Ave NW	1921	1	-0.6	5,000	N	NI	
5200-5208 Ballard Ave NW	1900	2	-2.1	11,560	N	NI	
5000-5006 20th Ave NW	1900	2	-0.6	5,390	N	NI	Tax rolls list as 5006 20th Ave NW
5144 Ballard Ave NW	1911	2	-0.6	4,200	N	NI	
5140 Ballard Ave NW	1902	2	-0.6	4,950	N	NI	
5130-5136 Ballard Ave NW	1900	1	-0.6	5,890	N	NI	
5100-5104 Ballard Ave NW	1905	2	-0.6	7,400	N	NI	
5101 Ballard Ave NW	1905	2	-0.6	3,950	N	NI	
5109 Ballard Ave NW	1900	2	-0.6	4,800	N	NI	
5135 Ballard Ave NW	1900	2	-1.6	2,500	N	NI	
5201 Ballard Ave NW	1915	2	-1.6	10,540	N	NI	
5205 Ballard Ave NW	1915	1	-0.6	2,340	N	NI	
5215 Ballard Ave NW	1902	2	-0.6	10,500	N	NI	

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
5229 Ballard Ave NW	1900	2	-0.6	9,000	N	NI	Substantial seismic retrofit to existing 2-story bldg ('06, \$52K)
5233 Ballard Ave NW	1900	1	-0.6	1,800	N	NI	
5307 Ballard Ave NW	1927	1	-0.6	4,540	N	NI	
5319 Ballard Ave NW	1927	1	-0.6	3,250	N	NI	
5315-5317 Ballard Ave NW	1900	1	-0.6	3,000	N	NI	Tax rolls list under 5311 Ballard Ave NW
5323 Ballard Ave NW	1906	2	-0.6	12,540	N	NI	
5325-5329 Ballard Ave NW	1901	3	-0.6		N	NI	
5333 Ballard Ave NW	1909	2	-0.6	3,120	N	NI	
5337-5339 Ballard Ave NW	1900	1	-0.6	1,872	N	NI	
5345-5349 Ballard Ave NW	1901	2	-0.6	3,810	N	NI	
CITY FACILITIES (from the 1995 EQE Study):							
722 18th Ave	1920	2		17,210	N	NI	
8061 Densmore Ave N	1929	1		9,292	N	NI	
172 20th Ave	1920	3		22,344	N	NI	
8201 10th Ave S	1920	1		5,848	N	NI	
4200 Airport Way S	1922	2,3			Y		Demo original Sunny Jim plant in 2002
WEST SEATTLE (from the 2007 Reid Middleton Study):							
1321 Alki Ave SW		1	-0.1		Not found	NI	
2246-2262 Alki Ave SW	1926	1	-1.6		N	NI	
2348 Alki Ave SW	1928	2B	0.4		N	NI	
2352 Alki Ave SW	1901	2	-0.6		N	NI	
2456 Alki Ave SW	1928	3	-0.6		N	NI	Tax rolls list as 2452 Alki Ave SW
2460-2464 Alki Ave SW	1923	2	-0.6		N	NI	
2530 Alki Ave SW	1930	1	-1.1		N	NI	
2650 Alki Ave SW	1911	2	-0.6		N	NI	Tax rolls list as 2534 Alki Ave SW Bldg 1
4102 36th Ave SW	1929	2	-0.6		N	Y	Earthquake damaged repairs to single family residence
4130 37th Ave SW	1923	2	0.4		N	NI	
4400 42nd Ave SW	1926	2	-0.6		Y	NI	Rebuilt in 05
4156-4160 California Ave SW	1928	2	-2.1		N	NI	
4400 California Ave SW	1910	2	-0.6		N	NI	

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
4142 42nd Ave SW	1922	2	-1.1		N	Y, \$10K	Repair earthquake damaged chimney on Convent bldg and brace to school annex bldg per plan, tax rolls: 4152 42nd Ave SW
4139 42nd Ave SW	1927	2	-1.1		N	NI	
4528-4536 California Ave SW	1928	2	-0.6		N	NI	
4556 California Ave SW	1929	2	-0.1		N	NI	AKA 4554 California Ave SW
4700-4720 California Ave SW	1925	2	-1.1		N	NI	
4310 SW Alaska St	1925	3	-0.6		N	NI	Tax rolls list as 4302 California Ave SW
4553 California Ave SW	1923	1	-0.6		N	NI	Tax rolls list as 4553 California Ave SW
4427 California Ave SW	1920	2	-0.6		N	NI	Tax rolls list as 4415 California Ave SW Bldg 1
4315-4319 SW Oregon St	1927	3	0.4		N	NI	
4302 SW Oregon St	1940	1	-0.6		N	NI	Tax rolls list under 445 SW Oregon St.
3600 California Ave SW	1928	2	-1.1		N	NI	
4205 SW Spokane St	1928	2	-1.1		N	NI	Tax rolls list under 3601 42nd Ave SW
3000 California Ave SW	1920	2	-1.1		N	NI	Multiple seismic upgrades, 1987 and 2002
2700 California Ave SW	1915	2	-1.1		N	NI	Tax rolls lists as 2900 California Ave SW
2701 California Ave SW	1930	3	-0.6		N	NI	Listed in Google
2611-2615 California Ave SW	1924	2	-1.1		N	NI	
4210 SW Admiral Way	1926	1	-1.1		N	NI	
2318 California Ave SW	1936	3	0.4		N	NI	
2306 42nd Ave SW	1909	2	-1.1		N	NI	
2207 California Ave SW	1926	2	-1.1		N	NI	
2203 California Ave SW	1926	4	-0.1		N	Y	Emergency earthquake repair to parapets without a permit (\$1K)
2124 California Ave SW	1928	3	0.4		N	NI	
4403 SW Admiral Way	1928	3	-0.1		N	Y	Hazardous building from earthquake damage for yellow tag Status
4741 California Ave SW	1939	1	-1.1		N	NI	
4737 California Ave SW	1924	1	-1.1		N	NI	Tax rolls list as 4721 California Ave SW
4217 SW Dawson St	1926	3	-0.1		N	NI	
5202-5206 California Ave SW	1928	4	0.4		N	NI	
5901 California Ave SW	1926	2	-1.1		N	NI	
4415-4421 Fauntleroy WAY SW	1924	1	-0.6		N	NI	Addition was added in 1936

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
UNIVERSITY DISTRICT/ ROOSEVELT (from the 2007 Reid Middleton Study):							
4544-4550 University Way NE	1924	1	-1.1		N	NI	
4710 University Way NE	1923	7	-2.1		N	NI	
4508-4516 University Way NE	1925	2	-0.6		N	NI	
4530 University Way NE	1926	2	-0.6		N	NI	
4534-4536 University Way NE	1927	2	-1.1		N	NI	
4523 University Way NE	1924	1	-1.6		N	NI	
4515-4519 University Way NE	1928	2	-1.1		N	NI	
4509-4513 University Way NE	1916	3	-2.0		N	NI	
5003 15th Ave NE	1926	4	0.4		N	NI	
4725 15th Ave NE	1923	4	-0.6		N	NI	
4737 Brooklyn Ave NE	1924	3	-0.6		N	NI	
4555 15th Ave NE	1928	3B	-0.6		N	NI	
4522 Brooklyn Ave NE	1925	3	-2.1		N	NI	
1315 NE 47th St		4	-2.1		N	NI	
4554 12th Ave NE	1938	3	-0.6		N	NI	
4541 Brooklyn Ave NE	1927	3	-0.6		N	NI	
4548 Brooklyn Ave NE	1928	1	-0.1		N	NI	
901 NE 75th St	1907	2	-0.1		N	NI	
2506 N 42nd St	1929	2	-1.1		N	NI	
250-260 NE 45th St	1928	2	-1.1		N	NI	DPD recognizes as 252 NE 45th
844 NE 78th St	1908	3	-1.1		N	NI	KC lists as 7801 Roosevelt Way NE 98115
855 NE 83rd St	1929	2B	-1.1		N	NI	
308 NE 82nd St	1930	2	-0.6		N	NI	Seismic retrofit for project impact (\$3K)
8201 4th Avenue NE	1929	2	-1.1		N	NI	
6521 Roosevelt Way NE	1925	1	-1.6		Y	NI	2007 demolition
5030 Roosevelt Way NE	1937	2	-0.6		N	NI	
6512 15th Avenue NE	1923	1	-1.1		N	NI	
5810 Cowen Place NE	1928	4	-0.6		N	NI	Tax rolls list as 5710 Cowen Place NE
1616 NE 47th St	1916	3	-1.1		N	NI	
4740 17th Ave NE	1920	2	-0.6		N	NI	
6403 Roosevelt Way NE	1929	1	-1.1		N	NI	King County lists as 6401 Roosevelt Way NE, Still no damage indicated w/ this address
6319 Roosevelt Way NE	1925	1	-0.6		N	NI	
7220 Woodlawn Ave NE	1921	3	-0.1		N	NI	VFW

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URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
448 NE Ravenna Blvd	1929	3	-0.1		N	NI	
520 NE Ravenna Blvd	1946	3	0.4		N	NI	John Marshall School
5041 9th Ave NE	1910	2			N	Y, \$1,500K	Blessed Sacrament Church, King County lists as 5050 8th Ave, damaged walls and parapets
NORTHGATE/ BITTER LAKE (from the 2007 Reid Middleton Study):							
325 N 125th St	1929	3	-0.6		N	NI	Listed in King County tax database as 321 N 125 St
12235 Phinney Ave N	1937	2	-0.6		N	NI	
322 N 122nd St	1936	1	0.4		N	NI	
12208 Greenwood Ave N	1928	2	0.4		N	NI	
CAPITOL HILL (from the 2007 Reid Middleton Study):							
1522 14th Ave	1912				N	NI	AKA 1522 14th Avenue
1824-1828 Broadway		2	-2.1		N	NI	
1823 Nagle PL	1908	3	0.4		N	NI	
1612 Broadway	1930	1	-0.1		N	NI	
907-919 E Pine St	1908	4	-2.1		N	NI	
1514-1518 Broadway	1909	1	-0.6		N	NI	
910-914 E Pike St	1908	3	0.4		N	NI	
916-920 E Pike St	1910	3	-0.1		N	NI	
901-911 E Pike St	1912	3	-0.6		N	NI	
1426 Broadway	1912	1	-0.6		N	NI	
1414 Broadway	1907	2	-1.1		N	NI	
1420 Broadway	1904	2	-0.6		N	NI	
1400 Broadway	1911	2	0.4		N	NI	
1130-1134 Broadway	1927	1	0.4		N	NI	
901 12th Ave	1900	3	-1.1		N	NI	
1215 Spring St	1910	3	-0.6		N	NI	
1408 12th Ave		3	-1.1		N	NI	
1101-1103 E Pike St	1911	3	-1.1		N	NI	
1407 11th Ave		1	-0.6		N	NI	
1406 10th Ave	1915	2	0.4		N	NI	Seismic upgrade ('98)
1424 10th Ave	1913	2	0.4		N	NI	
1830 Broadway	1915	2	-0.1		N	NI	

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URM Summary Sheet

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1107 E Denny Way	1910	3	-0.1		N	NI	
1525 11th Ave	1916	2	0.4		N	NI	
1506 11th Ave	1916	2	0.4		N	NI	Tax rolls listed under 1508 11th Ave
1100 E Pike St	1912	3	-1.1		N	NI	
1002 E Seneca St	1922	1	-0.1		N	NI	
1300-1306 E Madison St	1963	3	-1.1		N	NI	This is an apt building but sites indicate it as a bank
1303-1311 E Union St	1923	3	-1.1		N	NI	
1128 13th Ave	1923	3	-1.1		N	NI	
1103 14th Ave	1907	1	-1.1		N	Y	Hazardous building from earthquake damage (chimney may collapse)
1319 E Union St	1909	3	-0.6		N	NI	
1319 E Madison St	1920	2	-1.6		N	NI	
1511 E Madison St	1908	3	-1.1		N	NI	AKA 1509 E Madison St
1808 18th Ave	1911	1	-0.5		N	NI	
1732 18th Ave	1911	3	-0.1		N	NI	
1640 18th Ave	1927	2	-0.1		N	NI	
1812 E Madison St	1925	2	0.4		N	NI	
1408-1412 18th Ave	1910	1	0.4		N	NI	DPD lists under 1410 and 1412 18th Ave
1101 18th Ave	1928	1	-0.6		N	NI	
1719 E Spring St	1929	3	0.4		N	NI	
800 18th Ave	1901	2	-1.1		N	NI	
810 18th Ave	1904	2	-1.1		N	NI	
820 18th Ave	1904	2	-1.1		N	NI	
720-722 18th Ave	1908	2	-1.1		N	NI	
1818 20th Ave	1927	3	0.4		N	NI	
1602-1608 20th Ave	22/85	1	-0.6		N	NI	
2000-2002 E Union St	1908	2	-0.1		N	NI	Tax rolls list as 2002 E Union, AKA 1400-1404 20th Ave
2018-2022 E Union St	1930	1	0.4		N	NI	
1519 E Howell St	1926	2	0.4		N	NI	
1727 16th Ave	1926	2	-0.6		N	NI	
1631 16th Ave	1929	4	-0.6		N	NI	
1605 E Howell St		3	-0.6		N	NI	
1519 E Madison St	1920	4	-1.1		N	NI	

¹ Noted from King County's Online Tax Assessor Records

² Noted from DPD's Online Permit Records

URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
924 16th Ave	1932	3	0.4		N	NI	
1101 17th Ave	1928	4	-1.1		N	Y, \$77K	Repair earthquake damaged structural brick on East exterior walls
1100-1102 17th Ave	1929	4	-0.6		N	NI	AKA 1714-1420 E Spring St
1109 17th Ave	1928	3	0.4		N	NI	
1115 17th Ave	1929	3	0.4		N	NI	
1121 17th Ave	1929	3	0.4		N	NI	
1120 17th Ave	1928	3	0.4		N	NI	
1708 E Pike St	1926	3	-1.1		N	NI	
1621 17th Ave	1924	3	-0.6		N	NI	
1705 E Howell St	1923	2	-1.1		N	NI	
1825 Nagle PL	1936	3	-0.6		N	NI	
900 E Pine St	1925	2	-1.1		N	NI	
925 E Pike St	1916	1	-0.6		N	NI	
1415-1423 10th Ave	1907	2	0.4		N	NI	Listed in DPD under 1423 10th Ave
1530 11th Ave	1926	1	-1.1		N	NI	
1518-1520 11th Ave	1915	2	-0.1		N	NI	Tax rolls list as 1516 11th Ave
1710 11th Ave	1932	1	-1.1		N	NI	
1729 12th Ave	1925	3	-1.1		N	NI	
1720 12th Ave	1919	1	-1.1		N	NI	
1621 12th Ave	1917	1	-2.1		N	NI	
1519 12th Ave	1926	2	-1.1		N	Y, \$460	Repair earthquake damaged SW wall and stairs
1200-1210 E Pike St	1900	3	-0.1		N	NI	
1522 12th Ave	1922	1	-1.1		N	NI	
1300 E Pike St	1926	1	-1.1		N	NI	
1520 13th Ave	1920	2	-0.1		N	NI	
1620-1626 13th Ave	1908	3	0.4		N	NI	
1300 E Olive St	1925	2	0.4		N	NI	
1714 13th Ave	1938	1	-1.1		N	NI	
1802 12th Ave	1909	3	0.4		N	NI	
1833 13th Ave	1928	4	-1.1		N	NI	
1305 E Denny Way	1922	3	-0.1		N	NI	
1620 14th Ave	1919	2	-0.1		N	NI	
1522 14th Ave	1919	2	-0.1		N	NI	

¹ Noted from King County's Online Tax Assessor Records

² Noted from DPD's Online Permit Records

URM Summary Sheet

STREET ADDRESS	YEAR BUILT ¹	NO. STORY	FEMA SCORE	Gross Sq Foot Area ¹	BUILDING DEMO	EQ DAMAGE ²	COMMENTS
1324 E Pike St	1926	1	0.4		N	NI	Voluntary seismic improvements to existing light manufacturing ('06, \$5K)
1422 E Union St	1928	3	-0.1		N	NI	
1424 15th Ave	1900	1	-1.1		N	Y	Repair earthquake damaged ceiling, voluntary seismic upgrade, repair existing electrical systems damaged by earthquake
1421 15th Ave	1907	3	-0.1		N	NI	
1401-1409 E Madison St	1928	1	-1.1		N	NI	
1615 15th Ave	1907	3	-1.1		N	NI	
1726 15th Ave	1907	3	-1.1		N	NI	
1810 15th Ave	1925	3	-0.6		N	NI	
1815 15th Ave	1929	2	-0.6		N	NI	
1808 18th Ave	1911	2B	0.4		N	NI	
2515 Boylston Ave E	1917	3	-1.1		N	NI	Seward Elementary School, \$24K in seismic upgrades 1991 and \$141K in 1993
1727 Harvard Ave	1923	3	-1.1		N	NI	Westminster Presbyterian Church
500 E Pike St	1924	2	-0.1		N	NI	Building has had brace frames since at least 2000.
512 E Pike St	1926	1	-0.1		N	NI	AKA 512 - 518 E Pike St
600 E Pike St	1909	1	-0.1		N	NI	
1500 Bellevue Ave E	1910	2	-0.1		N	NI	First Covenant Church
409 Eastlake Ave E	1907	3	-0.6		N	NI	Grandview Bldg
300 E Pike St	1910	2	-0.6		N	NI	Six Arms Pub
1500 Harvard Ave	1910	2	-0.1		N	NI	
507 Harvard Ave	1926		0.4		N	NI	
Volunteer Park Water Tower	1906	4	-1.6		N	NI	

¹ Noted from King County's Online Tax Assessor Records

² Noted from DPD's Online Permit Records

APPENDIX B

2001 Nisqually Earthquake Response: Lessons Learned Report

2001 NISQUALLY EARTHQUAKE: LESSONS LEARNED BY THE CITY OF SEATTLE

K. Yamatsuka¹ and J. Siu²

ABSTRACT

The 2001 Nisqually Earthquake damaged hundreds of structures in the city of Seattle. Partial collapses of unreinforced brick masonry (URM) buildings occurred in historic Pioneer Square and surrounding International District and SODO (South of Downtown) area. Many commercial and multi-family residential buildings sustained varying degrees of damage; and thousands of single-family homes were affected, many with partial collapses of URM chimneys.

The City of Seattle Department of Design, Construction and Land Use (DCLU) performed ATC-20 Post-Earthquake Safety Evaluations in the days following the event. An Emergency Response Center was activated, and the City retained a local engineering consulting firm to assist with the response and subsequent recovery efforts. Approximately 1,500 buildings were visited and placarded within a month of the earthquake. Inspections resulted in 31 red-tagged and approximately 500 yellow-tagged buildings with preliminary damage estimates in excess of \$200 million. The City issued guidelines for downgrading red- and yellow-tagged buildings, implemented repair policies, and established an expedited permit process for all projects related to earthquake damage repair work.

The Nisqually Earthquake was the most significant seismic event in Seattle in over 35 years, and the City encountered many operational challenges as a result. DCLU, the department responsible for public safety in buildings, received praise for their response to the emergency. However, as is expected with any effort done on such an infrequent basis, many lessons have emerged and can be built upon to prepare for the next earthquake.

Introduction

At 10:54 AM on February 28, 2001, a magnitude 6.8 earthquake occurred, centered between Olympia and Tacoma, Washington, approximately 35 miles southwest

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of Seattle. The epicenter was nearly the same as the 7.1 event that occurred in April 1949. The source of the earthquake was roughly 32 miles deep, greatly reducing the intensity of the shaking at the surface. Strong shaking lasted 20 to 30 seconds, with a peak ground acceleration in Seattle of approximately 0.25g in some areas. Damages were estimated at \$2 billion statewide and more than \$200 million in Seattle alone.

Post-Earthquake Response

The Seattle Emergency Operations Center (EOC) was activated immediately after the earthquake, reaching the highest level of activation (Level 3) within 45 minutes. The EOC, operating since 1991, acts as a central command center by City officials and other support agencies during a serious emergency or disaster. DCLU, one of the agencies coordinating with the EOC, organized its management structure, set up its Emergency Response Center (ERC), and mobilized the ERC's on-line database system -- all within hours of the event.

The Mayor declared a state of "Civil Emergency" at 1:50 PM, and teams from DCLU were deployed to perform ATC-20 post-earthquake evaluations of buildings. One day after the earthquake, the President declared a disaster for seven counties in western Washington. In response to this declaration, representatives from the Federal Emergency Management Association (FEMA) were sent to Washington to begin assessing the damages and providing financial support.

DCLU retained Reid Middleton, Inc., a local structural and civil engineering firm, to assist with the earthquake response and subsequent recovery efforts. There were two reasons why the decision was made to utilize an outside consultant to handle the workload, as opposed to handling it in-house:

1. Seattle (and the Pacific Northwest, in general) was in an economic boom cycle, with permit activity setting records for several years, AND
2. Because the damage from the earthquake was not severe or widespread, the demand for DCLU's services on non-earthquake related permits continued to be high.

Reid Middleton was selected from the City's consultant roster for Seismic/Disaster Engineering Services and began assisting the City one week after the earthquake. Reid Middleton provided four responders in the ERC and several teams of ATC-20 trained staff to perform evaluations of damaged buildings.

Emergency Response Center

The ERC, set up with four phones and computers in a central location within DCLU, provided a one-stop response line for citizens to report problems and obtain relevant information. ERC staff was prepared to provide the following functions:

- Receive and respond to citizen calls, including requests for ATC-20 evaluations.
- Alert other City departments to issues arising from the emergency circumstances.
- Provide contact information for FEMA assistance and tenant rights.
- Document damage reports to privately- or publicly-owned buildings.

ERC staff also referred homeowners to the Structural Engineers Association of Washington (SEAW) for a list of engineers with experience in residential damage assessment, evaluation, and repair. In addition, homeowners requesting information on chimney repair contractors were referred to the yellow pages and Washington State's website for information on contractor licensing and documented complaints and claims.

When an ATC-20 evaluation request was called in, the address of the building, contact name and phone number, and description of the damage were recorded by ERC staff and input into the database. A tracking number was created; and two copies of a one-page report were printed, one copy filed and the other sorted for ATC-20 inspection. The ERC database, developed by Seattle Public Utilities in response to citizen concerns resulting from a winter storm and subsequent series of mudslides in 1997, is an on-line database system that can be accessed by other City departments. The ERC exists as a resource to help departments manage the high volume of telephone inquiries and service requests received during times of storm-related damage or other emergencies.

ATC-20 Evaluations

After area maps were generated and a system was in place to track the teams, senior staff at DCLU conducted an orientation with approximately 10 teams of in-house engineers, plans examiners, and building and housing/zoning inspectors. The teams were deployed to perform ATC-20 evaluations on the afternoon of the earthquake, primarily in the immediate City campus. In the days following, DCLU staff responded to inspection requests with some assistance from volunteers from SEAW and the American Institute of Architects (AIA). Approximately 400 buildings were evaluated and posted with a red, yellow, or green placard within the first week, and 27 of the 31 red-tagged buildings were identified within the first few days.

When Reid Middleton was retained, additional teams were staffed, and many evaluations were performed over the weekend. Approximately 60 to 100 requests were taken by the ERC each day over the first three weeks, the majority of which were responded to within 48 hours. In addition to responding to public requests for inspection, several teams canvassed the areas of highest hazard, including historic Pioneer Square, the surrounding International District, and SODO (South of Downtown) area. Approximately 1,500 of the 1,700 buildings that were evaluated for hazards were posted within the first month. Fig. 1 provides a graphic illustration of the progressive number of red, yellow, and green-tagged buildings over the first three months. Note that the number of postings does not necessarily reflect the number of buildings actually damaged by the earthquake, since many damaged buildings outside of Pioneer Square, the International District, and SODO areas were not reported to DCLU. DCLU only became aware of these damaged buildings when an application was made for a building permit to repair the damage or when FEMA required a building permit as a condition of funding.

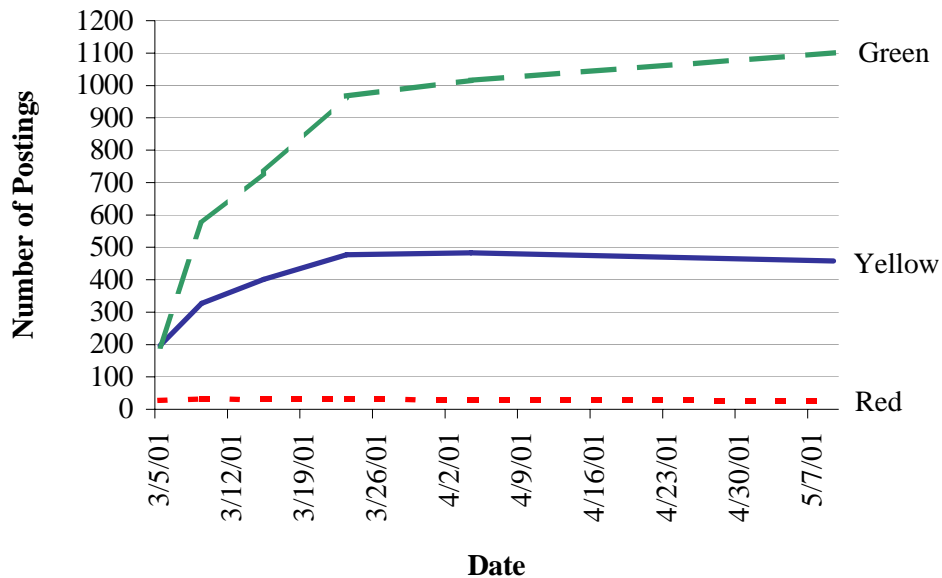


Figure 1. Number of red, yellow, and green placards for the first 3 months.

The inspection reports produced by the ERC were sorted into districts within the City and assigned to the various inspection teams. Each two-person team performed 10 to 20 evaluations per day, visiting the building, completing a damage report, and posting it with a colored placard. The completed damage reports were returned to the ERC database for input and filing.

Earthquake Recovery

While inspection and posting of properties continued in the weeks and months following the earthquake, DCLU and their consultant began preparing for the recovery efforts. A policy for downgrading red- and yellow-tagged buildings to allow less-restrictive access was created and disseminated to the public. Written directives were prepared and issued to owners of earthquake-damaged buildings that presented potential falling hazards to the right-of-way or an adjacent property. An Emergency Permitting Team was set up to provide intake, plan review, permitting, and inspection of earthquake-damage repair projects on an expedited schedule.

Downgrading Red and Yellow Placards

The City and their consultant developed a policy for downgrading buildings posted with red and yellow placards. The policy required a written report sealed by a licensed engineer that included the following information:

- Posted address of the building.
- Description of the property and the existing occupancy.
- Assessment of safety hazards based on ATC or other accepted standards.
- Clear statement and justification for the recommended changes in

posting/restrictions.

If the recommendations for occupancy were conditional (i.e., temporary shoring must be installed, loose bricks must be removed, etc.), all conditions had to be stated clearly in the report. The engineering reports were faxed to the ERC and reviewed by ERC technical staff on a daily basis. The majority of follow-up inspections to verify conditional requirements for downgrading and to repost the buildings were performed within 48 hours of receipt of the report.

If public access was requested and justified but future permanent structural repairs were required, a “less restrictive yellow” tag was used until the final repairs were completed. The yellow placard allowed the building to be tracked in the ERC database for future follow-up work. For chimney and veneer damage, removal of the falling hazard could warrant a downgrade without an engineer’s report.

The policy was posted on the City website and advertised in the newsletters of the local Structural Engineers Association and Society of Civil Engineers. The handout was also faxed to owners and design professionals who called the ERC for information regarding the policy.

Hazardous Correction Orders

Hazardous Correction Orders (HCOs) were issued under the authority of the Building Code to owners of earthquake-damaged buildings that presented a falling hazard to the right-of-way and/or to an adjacent property. Follow-up inspections to identify these hazardous conditions were conducted based on sidewalk screening, field reports, and public complaints. Several damaged chimneys represented falling hazards to the house or side yard of the neighboring property, and many damaged unreinforced masonry parapets and brick facades posed significant falling hazards to pedestrians on the sidewalk below or to an adjacent building.

The HCO included a description of the hazard and several options to comply with the hazard correction. In addition to repairing or demolishing the portion of the building that was identified as a hazard, installing fencing around the area of concern was often presented as an alternative. Since hazardous conditions often applied to URM buildings in historic districts, an approval letter from the respective historic board was required if partial or total demolition was pursued. In most cases, owners opted to install fencing or covered scaffolding and walkways as a temporary solution to protect the public from the falling hazard.

A two-week time frame was typically given as a deadline to comply with the HCO. Potential legal action and/or assessed fees were consequences of failure to comply within the specified time period; however, all of the 45 correction orders were appropriately addressed.

Emergency Permitting

A building permit was required for all work greater than \$4,000 in valuation, as specified in the Seattle Building Code (SBC). To provide an expedited process for applicants of damage repair projects, an Emergency Permit Team was created within two weeks of the earthquake.

Reid Middleton filled this role as a mini building department, providing a permit specialist, plans examiners, structural engineers, and building inspectors. The Emergency Permit Team worked closely with and often consulted senior technical staff at DCLU.

Applicants for earthquake damage repair projects fluctuated weekly, but averaged 24 per week over the first seven months. Over 300 permits with a total valuation of over \$25 million were issued over this period. The goal was to issue either a correction letter or permit approval within three days of receipt of application materials. Approximately 60 percent of the total permits were for chimney repair or foundation repair/stabilization of single-family residences. Of the remaining projects, the scope typically involved parapet bracing or rebuilding, supplemental beam-to-column anchorage, installation of floor-to-wall ties, veneer repair or replacement, epoxy injection, and other structural repairs. Many projects involved coordination with the Historic Preservation Board, Seattle Transportation (SeaTran), and/or the DCLU Geotechnical Group. Of the 300 plus permits issued, only 40 percent were for buildings or structures that had been evaluated and tagged during the response phase.

An inspection request line, dedicated specifically for earthquake repair projects, was set up for contractors to call for building inspections. Inspections were performed on a next-day basis; however, calls received before 8 AM were also performed that day. Each project averaged three to six inspections, including a pre-construction conference and a final inspection.

Damage Repair Policy

Required repairs to earthquake-damaged buildings were based on the provisions of Division III of Appendix Chapter 34 of the Uniform Building Code and Section 3403.5 of the SBC. DCLU divided damage repair into the four categories shown in Table 1.

Table 1: Damage Repair Categories

Repair Category	Repair Costs (as a percentage of estimated replacement value)
Minor Damage Repairs	Less than 10 percent
Non-Substantial Repairs	10 to 50 percent
Extensive Structural Repairs	More than 50 and up to 60 percent
Severe Structural Repairs	More than 60 percent

The categories were based on the ratio between the cost of repairing the damage and the estimated replacement cost of the building. The replacement cost was based on the value of construction (based on DCLU’s Fee Subtitle and associated Director’s Rules) to replace the building using its existing type of construction and occupancy.

Different levels of seismic strengthening were required for each damage category. For Minor Damage Repair, new or replaced structural elements had to comply with current code requirements and be tied into the new or existing structure. For Non-Substantial Repair, all structures supporting and supported by the damaged portions of the building also had to be

strengthened. The majority of repairs fell into one of these two categories. Although seismic upgrades were required for only Extensive and Severe Structural Repairs, many building owners opted to pursue voluntary seismic upgrades as part of their repair work.

Regardless of the amount of damage to the building, all unreinforced masonry parapets had to be capable of sustaining the design loads specified in the 1997 SBC or meet other acceptable criteria, such as the 1.5:1 limiting height-to-thickness ratio per FEMA 178. If parapets did not meet accepted criteria, they were considered unsafe building appendages and were required to be braced or abated per SBC Section 3402.2. Addressing URM parapets and other unsafe building appendages was required as a condition of obtaining a damage repair permit.

Chimney Repair Policy

Over 60 percent of the yellow-tagged buildings were the result of damage to URM chimneys on single-family residences. In response to the significant amount of chimney damage, a chimney repair policy that clarified the requirements of the Seattle Building Code was formalized and issued with referenced standard details for repair. If the cost to repair the chimney was less than \$4,000, a permit was not required; however, many owners applied for permits due to insurance, FEMA, or other reasons. Chimney repair projects that utilized the standard details in the policy handout were granted Subject-To-Field-Inspection (STFI) permits, which did not require any plans or calculations.

All chimneys were required to be repaired with reinforced masonry or replaced with a factory-built metal chimney. Where damage was confined to the top 2 feet of the chimney, the damaged portion could be replaced in kind. In addition, where the existing chimney was too small to be reinforced, it was permitted to rebuild in unreinforced masonry, provided an external brace was installed. A minimum two points of attachment were required for chimneys that extended more than 3 feet above the roof. The points of attachment typically occurred at the roof (using steel straps embedded in the chimney) and near the top of the chimney (with an external brace). To transition from the existing to the new chimney, a concrete bond beam anchored to the floor/roof framing of the house was required. If the chimney extended more than 12 feet above the roof, an engineered design of the chimney and its connections to the building was required. Where chimney repairs extended below the top of the smoke chamber, the smoke chamber and the chimney had to be rebuilt entirely in compliance with current code.

Three inspections were typically performed for chimney repair/rebuild projects: (1) when the chimney demolition was complete and the contractor was ready to start; (2) prior to the bond beam transition from the existing to the new portion of the chimney; and (3) when the work was complete and ready for final inspection.

Hazard Mitigation Enforcement

Six months after the Nisqually Earthquake, the City and their consultant formally moved into a hazard mitigation phase. The initial scope of this phase involved performing re-evaluations of the outstanding red- and yellow-tagged buildings to determine the following information:

- Use and occupancy of the building, noting whether the building was vacant.
- Any compromised exits due to hazardous conditions.
- Temporary fencing/scaffolding installed in the right-of-way.
- Whether repairs were made or the hazards abated.

The purpose of the assessment was to categorize the tagged buildings and prioritize them for addressing damages. The highest priority was to open sidewalks and streets that were classified as significant by SeaTran. The next priority was to address high-occupancy buildings, particularly those with compromised exits and/or significant structural damages. Of the 350 outstanding yellow tags, approximately 200 were related to chimney damage on single-family residences (SFRs). Fencing, barricades, or scaffolding obstructed the right-of-way adjacent to 25 buildings.

During the assessment phase, SFRs that were initially yellow-tagged due to chimney damage were reposted with a green placard if the chimney was demolished or if repairs were made that appeared to be consistent with the City policy. If repairs to non-SFR buildings were made without a permit, a notice of violation was typically issued, requiring the owner to apply for a permit and provide a written report from a special inspector and/or licensed engineer assessing the completed construction.

In addition to the enforcement activities noted above, a media campaign was begun that suggested building owners inspect unbraced URM parapets for damage and repair them as necessary. The campaign was interrupted by the September 11 terrorist attacks, but the intent was to have owners address this issue before the severe winter weather could further weaken the already damaged parapets.

Lessons Learned

The Nisqually Earthquake was the most significant seismic event in Seattle in over 35 years and many challenges were encountered, as is expected with any effort done on such an infrequent basis. Although DCLU received positive feedback from EOC and other City departments for their organization and ability to respond to the emergency, many lessons were learned from the initial response phase through the recovery and hazard mitigation phases. The lessons learned are summarized below in bulleted form, and recommendations corresponding to each issue are shown in *Italics*.

Earthquake Response

EOC, ERC, and Response Management

- The EOC shut down too early for DCLU's needs and without adequate handoffs, leaving DCLU without a way to coordinate with other departments.

Maintain EOC at Level 2 or 3 staffing, depending on the need, until all departments are

prepared to reduce the level of involvement for coordination issues.

- The ERC database system could not detect addressing conflicts and duplicate files, resulting in numerous “mystery files” and many buildings being visited multiple times by different inspection teams. There was also an insufficient quantity of data fields, making it unable to process necessary damage reports for the Mayor, FEMA, and other agencies.

The ERC system is not equipped or funded to be a 24x7 general purpose City information and damage reporting call center. The City needs a comprehensive and dynamic emergency event management system, designed to perform the following functions:

- *Collect accurate and timely information from department operating systems.*
 - *Summarize the information and pass it to the EOC.*
 - *Analyze and set priorities for commitment of resources.*
 - *Provide real time aggregation for preliminary data required for the Mayor.*
 - *Gather detailed damage information to meet FEMA recovery guidelines.*
- The documented plan for organization and responsibility during emergency response was updated in 1995 and was, therefore, out of date. Many people assigned to specific tasks were no longer with DCLU and many people that were hired after 1995 were not trained properly. What resulted was an uncertainty as to the responsibilities of individuals and teams, an excess amount of inspectors the first day, a lack of data entry people, and inconsistencies with staff performing various tasks.

The documented plan for emergency response efforts should be updated with skill sets to match various tasks. Directions for various tasks and procedures should be documented.

ATC-20 Evaluations

- The Fire Department red-tagged 14 buildings without the authority to do so, without understanding the meaning and consequences of the red tag, and without using the established communication system with DCLU.

Provide an overview of ATC-20 evaluation processes to all City departments annually to cover the basic concepts of the post-earthquake evaluation and the placarding system. Use the training to instruct them on DCLU's role in earthquake response and to cover proper procedures and coordination with DCLU staff.

- A publicized message from the Mayor offering “free inspections” to homeowners following the earthquake was not clear as to the purpose of the inspection. Many homeowners expected thorough engineering assessments of their houses and were disappointed when DCLU performed only ATC-20 hazard evaluations. There were many repeat calls and visits to residences when owners insisted on being home during the inspection to show interior damage, often minor nonstructural damage.

DCLU should be responsible for clarifying the Mayor's message through the media, so it is consistent with the services DCLU intends to provide.

- There was a wide range of skill levels and philosophies in individuals performing ATC-20 evaluations, resulting in inconsistent and often erroneous procedures being followed. For example, some buildings were conservatively yellow-tagged when non-hazardous damage was observed, and a few buildings were dual-tagged. There was often insufficient information on the placard describing the hazard, and the damage reports were often incomplete.

Perform ATC-20 and DCLU procedural training for staff and periodic refresher courses open to potential volunteers and consultants.

Earthquake Recovery and Hazard Mitigation Enforcement

- The chimney repair policy and standard details were not in place at the time of the earthquake, frustrating many contractors and owners. Because DCLU has not been involved with chimney repairs, there were many initial uncertainties when responding to questions.

Implement the chimney policy and standard details into a Director's Rule.

- Nearly all of the severely damaged buildings were of URM construction, but the requirement for addressing URM parapets as a condition of obtaining a repair permit was tough on owners who barely had enough money to repair the damages. In addition, heavily damaged URM buildings in the historic district were not allowed to be demolished, resulting in political struggles.

Further work is needed on seismic repair policies and required seismic mitigation. A balance between historic preservation and life safety needs to be addressed and resolved.

Conclusions

The magnitude 6.8 Nisqually Earthquake damaged hundreds of structures in Seattle and served as a wake-up call to the Pacific Northwest. The earthquake was the most significant seismic event in Seattle in over 35 years, and many operational challenges were encountered and lessons learned.

The Emergency Response Center database that was activated immediately after the earthquake was deficient, documented plans for organizational response were outdated, inconsistencies and lack of communication between departments occurred during initial ATC-20 post-earthquake evaluations, and appropriate policies for repair were not in place. Reid Middleton, Inc. provided valuable assistance with the response and subsequent recovery efforts and was able to review and process earthquake damage repair projects on an expedited schedule.

DCLU received praise for their response to the emergency, but many issues need to be

addressed in preparation for the next earthquake: (1) a comprehensive and dynamic emergency management database system should be developed; (2) the DCLU organization and responsibility plan for emergency response should be updated; (3) ATC-20 and DCLU procedural training and refresher courses should be conducted for City staff; and (4) seismic repair and hazard mitigation policies should be developed and refined to consider the issues and balance between historic preservation and life safety.

APPENDIX C

EERI CA Summary



Unreinforced Masonry Buildings Fact Sheet

1. What is a URM, and why are they so hazardous?

In California, unreinforced masonry buildings, often called URM or UMBs, are generally brick buildings constructed prior to 1933, predating modern earthquake-resistant design. The brick is not strengthened with embedded steel bars and is therefore called “unreinforced.”

In earthquakes, the brick walls (especially parapets) tend to disconnect from the building and fall outward, creating a hazard for people below and sometimes causing the building to collapse. URM failures have been responsible for deaths in California earthquakes since at least 1868, and as recently as Loma Prieta in 1989 and San Simeon in 2003.

2. Haven't URM risks been eliminated through California's 1986 "URM Law"?

No. The URM Law requires certain jurisdictions to adopt a mitigation program, but many have adopted only voluntary programs, contrary to the recommendation of the Seismic Safety Commission. Most URM owners have taken some action, but only some of those actions have substantially reduced the risk by complying with a recommended technical standard (or by demolition). Some URM risks can be reduced by bracing parapets and by generically bolting the brick walls to the building's roof and floors. More reliable risk reduction, however, requires engineering to technical standards developed specifically for URMs. The first such standard widely used in the Bay Area was published in the 1991 Uniform Code for Building Conservation (UCBC).

3. What's the status in the Bay Area?

In 1990, there were about 6800 URMs in ten Bay Area counties. As of early 2003, about 3000 still do not meet the minimum standards recommended by engineers, though most program deadlines have passed. The current status:

Region (Counties)	URM Buildings	Subject to Mandatory Program	UCBC Compliant in 2003	Demo'd as of 2003	% UCBC compliant or demo'd
East Bay (Alameda, Contra Costa)	3166	2685	2112 ³	155	72%
North Bay (Marin, Napa, Solano, Sonoma)	1006	254	218	23	24%
Peninsula (San Mateo, Santa Clara, Santa Cruz)	662	305	388	62	68%

Major City	URM Buildings	Program Type & Technical Standard	UCBC Compliant in 2003	Demo'd as of 2003	% UCBC compliant or demo'd
San Francisco	1832	Mandatory strengthening, UCBC w/ exemptions and "Bolts+" modifications. Low interest loan funding available.	1018 ³	117	62% ³
Oakland	1612	Mandatory hazard reduction, including "Bolts+". Voluntary UCBC compliance.	1329 ³	108	89% ³
Berkeley	729	Mandatory. Some prescriptive but mostly matching or exceeding UCBC.	612 ³	6	85%
San Jose	146	Mandatory strengthening to 1991 UCBC. Financial incentives available.	103	12	79%

Notes and Sources

1. About 25,000 URMs, in various stages of retrofit, remain throughout the state in areas designated as Seismic Zone 4 per the California Building Code in effect in 1986 (SSC, see References below). Zone 4 covers most of coastal California and all ten Bay Area counties considered by this Fact Sheet. Most URMs house commercial uses. In San Francisco, about 38% are residential buildings (Recht Hausrath). About 20% of the Bay Area URMs are designated Historic (SSC). Northridge earthquake inspection data showed that some URMs are more prone to damage (and likely more hazardous) than others: URMs that are tall (4+ stories), narrow, or elongated in plan (as opposed to squarish) suffered more damage in Northridge (p. 2-11) (Lizundia et al.). California earthquake and URM damage history: http://neic.usgs.gov/neis/states/california/california_history.html and <http://www.sfmuseum.org/hist4/68oakl.html>.
2. The "URM Law" is SB 547, passed in 1986 (section 8875 of the California Code). It required every jurisdiction in Seismic Zone 4 (including all of the Bay Area) to inventory its URMs by 1990, to adopt a loss reduction program, and to report progress to the Seismic Safety Commission. The 2003 SSC report discusses the relative effectiveness of mandatory, voluntary, and "notification only" programs. For more on the history of the URM Law, refer to the 2003 SSC report, previous SSC reports, and Tobin and Turner.

Los Angeles enacted a parapet ordinance in 1949, San Francisco in 1969. Prescriptive (i.e. generic) approaches for URMs include the so-called "Bolts+" method adopted by San Francisco and Oakland. The UCBC, which evolved from procedures first used in Los Angeles, is no longer published; its URM provisions are now found in Appendix A1 of the 2003 International Existing Building Code (IEBC) and in Chapter 1 of the 2000 Guidelines for Seismic Retrofit of Existing Buildings, both published by the International Code Council (www.iccsafe.org). For additional history of codes and design guidelines for URMs, see SSC and SEAOC EBC.

The Structural Engineers Association of Northern California takes the position that UCBC-like criteria are the recommended minimum standard for URM structural retrofit, but acknowledges that a simplified or prescriptive approach can also be beneficial (Phipps), especially where socioeconomic conditions will not support the higher standard. Since most Bay Area jurisdictions started URM programs after Loma Prieta, we do not have robust data linking earthquake performance to retrofit standards. Los Angeles began its program in 1981 with a UCBC-like standard. Lizundia et al. studied the 1994 Northridge earthquake data and concluded that retrofitted buildings performed better than unretrofitted buildings (p. 1-4), though the level of shaking was not high enough in many areas to provide an ideal test. They also found that poor performance of some wall anchors was related to poor quality masonry, poorly located anchors, and undersized hardware (p. 2-15), suggesting that the engineering input and quality control of a higher technical standard might provide better performance than simplified or prescriptive approaches.

3. All figures are from SSC, except for Berkeley and San Francisco. Program deadlines are jurisdiction specific, and larger jurisdictions have phased deadlines for buildings of different priority. For example, Oakland allowed between two and four years from the 1993 notification. San Francisco assigned its buildings to four risk levels. Work on the first three groups was to have been completed by February 15, 2004. The final group is supposed to be complete by February 15, 2006. Source: SF DBI

San Francisco (Source: Ho): UCBC compliance is unknown because 1992 San Francisco Ordinance 225-92 adopted the UCBC as a general procedure but allowed a simplified prescriptive approach (Bolts+) for some buildings. SF DBI estimates that 25% of the city's URMs used Bolts+ (Ho). The 1018 buildings counted here comply with San Francisco's program. It is expected that a large majority of them, even those using Bolts+, also essentially comply with the 1991 UCBC. The actual number of UCBC-compliant buildings might be lower. Re funding: In 1992, voters authorized \$350M in bonds to fund low interest loans to URM owners. 2.5% interest rates are available if the building is maintained for low-income housing. Sources: San Francisco and SF DBI

Oakland: 1107 of the 1329 buildings counted as UCBC-compliant actually comply only with the Oakland's Bolts+ criteria for reduction of falling hazards. Most probably also comply with the 1991 UCBC, but the actual number of UCBC-compliant buildings might be lower.

Berkeley: Figures from <http://www.ci.berkeley.ca.us/news/2000/00dec/121300masonry.html> and Lambert. Berkeley's program allowed prescriptive measures for a narrow class of 1- and 2-story buildings but otherwise met or exceeded the UCBC requirements. The small number of prescriptive cases are ignored here, and all program-compliant buildings are counted as UCBC-compliant. The actual number might be slightly smaller. As of January 2004, 111 remained to comply.

San Jose: The San Jose Redevelopment Agency runs an Unreinforced Masonry Grant Program. Source: <http://www.do-biz-here.com/businessassistance/financialassistance.asp> or <http://www.sanjoseretail.com/resources/index.asp?WhichHdr=i>.

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APPENDIX D

City of Oakland Ordinances

Title 15 BUILDINGS AND CONSTRUCTION

Chapter 15.24 EARTHQUAKE-DAMAGED STRUCTURESArticle I General Provisions

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Article I General Provisions

15.24.010 Purpose of chapter.

A major purpose of this chapter is to provide a just, equitable, expedient and practicable method whereby structures that are damaged by earthquake may be altered, repaired, restored, rehabilitated or demolished. (Prior code § 18-1.01)

15.24.020 Scope of chapter.

The provisions of this chapter shall apply to all structures that are damaged by earthquake. (Prior code § 18-1.02)

15.24.030 Inspections.

The City Health Officer, the Fire Marshal, the Planning Director, and the Building Official are authorized to make such inspections and take such actions as may be required to enforce the provisions of this chapter. No owner, occupant or any other person having charge, care or control of any structure or premises shall fail or refuse, after authorized demand made as herein provided, to promptly permit entry therein by the Planning Director, Fire Marshal, City Health Officer or the Building Official for the purpose of inspection and examination pursuant to this chapter. (Prior code § 18-1.03)

15.24.040 Definitions.

For the purpose of this chapter, certain words, phrases, terms and their derivatives shall be construed as specified in this section. Words, phrases, and terms that are used in this chapter, but not specifically defined, shall have the meaning set forth in the applicable local, state, or federal code, if appropriate. Other such words, phrases and terms shall be accorded their ordinary meanings.

“Abandoned Historic Structure” means an earthquake-damaged historic structure that has been posted “unsafe” or “limited entry” by the Building Official and is a structure that is not occupied, inhabited, or used for its intended purposes, and is unsecured. For purposes of this chapter, an abandoned historic structure is unsecured when it is unprotected from unauthorized entry by members of the public or from damage and deterioration caused by the effects of environmental elements.”

“Abatement” means action necessary to make safe or demolish any earthquake-damaged structure.

“Abatement plan” means a plan prepared pursuant to Section 15.24.130 of this chapter.

“Building Official” means the city of Oakland Building Official or his or her designee.

“Current code” means the current edition of the California State Building Code, as amended from time to time and as amended by the city of Oakland.

“Damage assessment report” means a report prepared pursuant to the requirements of this chapter.

“Earthquake-damaged structure” means a structure damaged by earthquake, resultant aftershocks or other earthquake-related occurrences.

“Fire Marshal” means the city of Oakland Fire Marshal or his or her designee.

“Health Officer” means the Alameda County Health Officer or his or her designee.

“Historic structure” means a structure that meets one of the following requirements:

1. On the National Register of Historic Places;
2. Is a California Registered Historical Landmark or is a California Point of Historical Interest;
3. Has been declared to be a historic landmark by the Oakland City Council;
4. Is contributory to an S-7 preservation combining zone; or
5. on the preservation study list pursuant to Section 17.12.060 of the city of Oakland zoning regulations and has received either an “A” or “B” rating in the Oakland cultural heritage survey.

“Immediate hazard and danger” means a structure which has been determined by the Building Official to constitute an immediate health and safety hazard because the structure, or some portion thereof, has been damaged by earthquake, and is determined by the Building Official, using accepted practices, to be subject to immediate failure, detachment, dislodgment or collapse and is likely to injure persons, damage property or cause serious public safety problems.

“Planning Director” means the city of Oakland Planning Director or his or her designee.

“Public nuisance” means a structure that is an immediate hazard and danger.

“Public structure” means a structure for which a governmental entity is legally responsible, because of contract, lease or otherwise, for the repair of the structure.

“Structure” means and includes a building, bridge, fence, pole, street, wall, wire or other structure. The term “structure” includes portions of a structure.

“Temporary abatement” means nonpermanent repair work that causes a structure to cease being an immediate hazard and danger. Temporary abatement shall include, but shall not be limited to, netting, bracing, facade alterations and other temporary repair works.

“Working day” means Monday through Friday, except officially designated city of Oakland holidays. (Prior code § 18-1.04)

15.24.050 Alteration, repair, restoration and rehabilitation standards.

Except as otherwise expressly provided in this chapter, the following regulations and standards shall apply to and govern the alteration, repair, restoration and rehabilitation of earthquake-damaged structures:

A. When the cost, as determined by the Building Official, of the alteration, repair, rehabilitation or restoration work is less than twenty-five thousand dollars (\$25,000.00), or, if the alteration, repair, rehabilitation or restoration work is not subject to the requirements of subsection B or C of this section, the actual alteration, repair, restoration or rehabilitation work shall comply substantially with current code. Alteration costs unrelated to earthquake damage

will not be considered, when calculating the twenty-five thousand dollars (\$25,000.00) threshold.

B. The entire structure, after the structure is altered, repaired, restored or rehabilitated, shall be made to substantially comply with current code, as explained in subsection D of this section, if as a result of earthquake damage, the pre-earthquake seismic lateral capacity of the structure has been reduced by ten percent or more and the structure is one of the following:

1. An unreinforced masonry building, as defined by Chapter 12.2 of Division 1 of Title 2 of the Government Code, as amended from time to time;
2. A structure with either an "A," "E" or "I" occupancy classification, as defined by the current code;
3. A residential structure containing five or more units;
4. A structure that is four or more stories in height;
5. A structure with concrete, tilt-up construction;
6. An office or retail structure with an occupancy load greater than one hundred (100);
7. A structure that is an "essential facility," as defined in the current code; or
8. A structure housing, supporting or containing toxic or explosive substances that would be dangerous to the safety of the general public, if released.

C. The entire structure shall be made to substantially comply with current code, as explained in subsection D of this section, if the structure is not governed by either subsection A or B of this section, and if, as a result of earthquake damage, the pre-earthquake, seismic lateral capacity of the structure has been reduced by twenty (20) percent or more. However, earthquake-damaged single-family dwellings (Uniform Building Code occupancy category R3) shall be governed by the provisions of subsection (D)(4) of this section.

D. If, as a result of earthquake damage, the pre-earthquake, seismic lateral capacity of the structure has been reduced to an extent exceeding the limits indicated in subsections B and C of this section, the following shall apply:

1. The entire structure shall be made to substantially comply with the structural requirements of the current code, however the value of ZIC/Rw, (as set forth in Section 2312(e)(2)(A) of the current code), when used to determine the total design base shear in a given direction, need not exceed 0.133.
2. The Building Official may approve an alternative procedure, if the owner's or applicant's engineer or architect can demonstrate by rational analysis, to the satisfaction of the Building Official, that the structure, after alteration, repair, rehabilitation or restoration, will provide that level of safety as required by the intent of this chapter.
3. Unreinforced masonry bearing wall buildings may use appropriate provisions of the Structural Engineers Association of California/California Building Officials (SEAOC/CABO) Joint Recommended Unreinforced Masonry Building Seismic Strengthening Provisions, dated January 15, 1990 and as amended from time to time.
4. Single-family dwellings (UBC occupancy category R3) shall be made to substantially comply only with the foundation, foundation attachment and cripple wall requirements of the current code. However, the structural capacity of the building above the cripple walls shall be fully analyzed and all major deficiencies in lateral load carrying capacity shall be corrected.
5. Fire and life safety features of the upgraded portions of the public structure shall meet the requirements of the current code.

Proposed alterations, repairs, restoration and rehabilitation of structure shall include an evaluation of the effects of such work to the building in its entirety. This evaluation shall include, but not be limited to, an investigation of the effects of any induced eccentricity and changes in the foundation and in story stiffness as a result of the proposed improvements.

In each case, the Building Official, using accepted practices in the building trades, shall have the authority to determine the seismic lateral capacity of each structure damaged by an earthquake. The term "pre-earthquake lateral capacity," as used in this section, shall mean the ultimate capacity of those elements that have participated in withstanding the lateral forces imposed on the building, whether they are designed structural elements or not. (Prior code § 18-1.05)

15.24.060 Variance.

In all cases in which a variance is requested, the applicant should include the request and justification for the variance in the damage assessment report prepared pursuant to Section 15.24.080 of this chapter. In addition, in any case in which a variance is granted, it shall be required that the structure, once altered, repaired, restored or rehabilitated, as a minimum, substantially complies with the structural requirements of the current code, with the design force level of base shear (the total design lateral force or shear at the base of the structure) reduced by no more than twenty-five (25) percent.

In addition to all other requirements imposed by this section, the granting of variances shall be subject to the following:

A. Force Level Variances.

1. The applicant may propose a design force level that reduces current code force requirements for base shear by no more than twenty-five (25) percent. Proposals for design force level reduction shall be limited to five percent intervals (i.e., five percent, ten percent, fifteen (15) percent, twenty (20) percent or twenty-five (25) percent), provided the cost/benefit ratio requirements described below are satisfied.

The applicant shall provide the city with the following information:

1. The cost of altering, repairing, restoring or rehabilitating the structure to current code force;
 2. The cost of altering, repairing, restoring or rehabilitating the structure to the design force proposed by the applicant;
 3. The cost of altering, repairing, restoring or rehabilitating the structure to seventy-five (75) percent of current code force;
 - 3a. The cost of altering, repairing, restoring or rehabilitating the structure to its pre-earthquake lateral capacity;
 4. The calculation which represents current code force requirements for the structure;
 5. The calculation which represents the proposed design force for the structure;
 6. The calculation which represents seventy-five (75) percent of the current code force requirements for the structure;
 - 6a. The calculation which represents the pre-earthquake lateral capacity of the structure.
2. Upon receipt of the information of subsection (A)(1) of this section, the city shall use the following formulae to determine Ratio "A" and Ratio "B" and to determine whether a variance may be granted pursuant to subsection (A) (1) of this section:

a. Ratio "A" shall equal:

- $$\frac{1 \text{ (cost of current code force)} - 2 \text{ (cost of proposed design force)}}{4 \text{ (current code force)} - 5 \text{ (proposed design force)}}$$

b. *Ratio "B" shall equal:

- $$\frac{2 \text{ (cost of proposed design force)} - 3 \text{ (cost of 75\% of current code force)}}{5 \text{ (proposed design force)} - 6 \text{ (75\% of current code force)}}$$

* If the proposed design force calculation is the same as 75% of current code, then Ratio "B" shall be determined by the following formula:

Ratio "B" shall equal:

- $$\frac{2 \text{ (cost of proposed design force)} - 3a \text{ (cost of pre-earthquake lateral capacity)}}{5 \text{ (proposed design force)} - 6a \text{ (pre-earthquake lateral capacity)}}$$

A variance shall be granted, if Ratio "A" is 1.25 times or more greater than Ratio "B" and the difference between the cost of altering, repairing, restoring or rehabilitating the structure to the current code force level and the cost of altering, repairing, restoring or rehabilitating the structure to the proposed design force level is more than three percent of the replacement value of the structure.

If the applicant is not eligible to receive a variance pursuant to the above formula, a variance shall be granted, if the applicant is able to show that the required improvements under this chapter will make the achievement of required force levels economically unfeasible. As used in this section, the term "economically unfeasible" shall mean any set of facts that show that the market will not support a reasonable return on the investment that the applicant will have to make to provide the required force levels.

B. Structural and Life Safety Variances.

1. Structural Variances. Whenever it is determined, pursuant to Section 15.24.050 of this chapter, that an entire structure must be altered, repaired, restored or rehabilitated to conform to current code requirements, the Building Official, if he or she finds that there are practical difficulties involved in meeting current code requirements, may grant variances for individual cases, provided that he or she first finds that a special individual reason makes the strict letter of the current code impractical to meet.

2. Life Safety Variances. The Building Official may accept equivalences which meet the intent of Section 15.24.050 (D)(5) of this chapter.

Each variance application shall be approved or disapproved by the Building Official within fifteen (15) working days of the date of receipt of such application by the Building Official, or at the time the damage assessment report is approved or disapproved, whichever is later. (Prior code § 18-1.06)

15.24.070 Appeals--Life safety and structural.

Unless otherwise stated herein, any decision of the Building Official relating to structural or life safety determinations may be appealed by the building permit applicant to the Board of Examiners and Appeals. Such appeal shall be made within ten working days after the date of the Building Official's decision. Such appeal shall be made on a form prescribed by the Building Official and shall be filed with the Building Official. The appeal shall be heard by the Board of Examiners and Appeals within thirty (30) working days of the date of receipt of the appeal by the city. Not less than five working days prior to the hearing date, the Building Official shall give notice to the appellant of the date, time and place of hearing. The Board shall be authorized to continue the appeal from time to time.

In considering the appeal, the Board shall determine whether, based upon the record, the Building Officials erred or

abused his or her discretion. Error or abuse of discretion is shown, if it is established that the Building Official failed to follow the provisions of this chapter.

The decision of the Board shall be in writing and shall be considered final and nonappealable on the date it is issued. A copy of the Board's decision shall be mailed or otherwise delivered to the appellant by the Building Official within five working days of the date of the Board's decision. (Prior code § 18-1.07)

15.24.080 Damage assessment report.

Except as otherwise expressly set forth in this chapter, the owner, or the owner's agent, prior to the start of any alteration, repair, restoration or rehabilitation work on an earthquake damaged structure, shall obtain applicable permits and file with the Building Official a damage assessment report prepared by an architect, or civil or structural engineer licensed by the state of California. A damage assessment report shall be required only for those earthquake-damaged structures that have been posted by the Building Official as "unsafe" structures or "limited entry" structures, provided that a damage assessment report, also, shall be required for all earthquake-damaged structures for which the cost of the alteration, repair, rehabilitation or restoration work, as determined by the Building Official, is twenty-five thousand dollars (\$25,000.00) or more. Alteration costs unrelated to earthquake damage will not be considered, when calculating the twenty-five thousand dollar (\$25,000.00) threshold. No damage assessment report shall be required in any other case, unless expressly set forth in this chapter. The damage assessment report shall include the following:

- A. A list of all owners of the structure;
- B. The address of the structure;
- C. An assessment which details the before and after earthquake condition of the structure, including but not limited to, vertical load capacity, exterior and interior ornamentation and appendages, fire, and life safety elements, and Title 24 (California Code of Regulations) energy and accessibility elements, where applicable;
- D. A proposed program for repairing the structure, existing damage, hazards and public nuisance. The proposed program shall include a fully developed conceptual design that details the extent of the proposed repair, restoration and rehabilitation work, and the approximate cost of all repairs; and shall include a plan which identifies and describes any proposed modification to exterior finishes, whether or not necessitated by the proposed repairs;
- E. A list of all variances or equivalences that will be requested.
- F. Any other information required by any other section of this chapter and any other information determined by the Building Official, in a particular case, to be necessary because of the facts of that case;
- G. For single-family dwellings (UBC occupancy category R-3), a description of any major deficiency in lateral load carrying capacity above the level of the foundation or cripple wall, if any, that has been identified by the owner's engineer or architect, and a method of correcting that deficiency. Cost estimates for correcting identified deficiencies shall be included.

For purposes of this chapter, the report submitted to the city pursuant to this section shall not be considered filed, unless the express provisions of this section are met. Within ten working days after receipt of any such document, the Building Official shall notify the applicant whether the document is complete for filing. If notice is not given within the required time period, the document, at the end of the ten working day period, shall be considered complete for filing. However, the Building Official, thereafter, shall not be prohibited from requesting additional information from the applicant. Damage assessment reports shall be reviewed, approved or disapproved by the Building Official within thirty (30) working days after the reports are filed, provided that damage assessment reports for nonhistorical Uniform Building Code occupancy category R3 structures shall be reviewed, approved or disapproved within fifteen (15) working days after the reports are filed.

Prior to preparation of the damage assessment report, the owner or the owner's agent of each structure described in Section 15.24.050B of this chapter shall participate in a pre-design conference with the Building Official. (Prior code § 18-1.08)

15.24.090 Penalties.

- A. It is unlawful for the owner of any structure to fail to provide the city, within the required period, with a valid damage assessment report. After written notice from the city to the owner, the following penalties shall be imposed upon owners who fail to comply with the damage assessment report requirements of this chapter:
 1. Except as otherwise provided herein, a five thousand dollar (\$5,000.00) penalty shall be imposed upon the owner of each historic structure and each structure identified in Section 15.24.050(B)(1) through (8) of this chapter, if a valid damage assessment report is not filed with the city within the one hundred twenty (120) working day period described in this chapter. Beginning at the end of the one hundred twenty (120) day period, a fine of one thousand dollars (\$1,000.00) per month, for each month the owner fails to submit a valid damage assessment report to the city, shall be imposed upon said owner.

However, the maximum fine imposed upon such owner shall not exceed fifteen thousand dollars (\$15,000.00). A penalty of five hundred dollars (\$500.00) shall be imposed upon the owner-occupied Uniform Building Code occupancy category R3 structure, if a valid damage assessment report is not filed with the city within the one hundred eighty (180) working day period described in this chapter.

2. For all other structures for which a damage assessment report is required by this chapter, a penalty of one thousand dollars (\$1,000.00) shall be imposed upon the owner of each structure who fails to provide the city with a valid damage assessment report within the required one hundred eighty (180) working day period identified in this chapter. Beginning at the end of the one hundred eighty (180) working day period, a fine of two hundred dollars (\$200.00) per month, for each month said owner fails to submit a valid damage assessment report to the city, shall be imposed upon said owner. However, the maximum fine imposed upon such owner shall not exceed three thousand dollars (\$3,000.00).

B. Assessed Against Property. The penalties imposed pursuant to this chapter shall be assessed against the real property to which the penalties relate and shall, in addition, be a personal obligation of the owner of the subject real property. The Building Official shall give the owner of such premises a written notice showing the amount of the penalty and requesting payment thereof. If the amount of such penalty is not paid to the Building Official within five working days after the date of such notice, the Building Official shall forward a report of the penalty to the City Council for confirmation.

The property owner shall be given at least ten working days' notice of the confirmation hearing before the City Council. Said notice shall be in writing. The amount of the penalty shall be confirmed by the City Council, unless the City Council finds, based upon evidence in the record, that the Building Official erred in imposing or computing the amount of the penalty. If such error is found, the City Council may modify the amount of the penalty, as warranted. Upon confirmation of the penalty, the City Council shall direct that the Building Official shall record in the Office of the County Recorder of the county of Alameda, state of California, a certificate substantially in the following form:

Notice Of Lien

Pursuant to Chapter 15.24 of the Oakland Municipal Code, a penalty in the amount of _____ was assessed by the Building Official, and confirmed by the Oakland City Council, against the herein described real property and said amount has not been paid, nor any part thereof, and the City Council does hereby claim a lien upon the hereinafter described real property in said amount; the same shall be a lien upon said real property until said sum has been paid in full. The real property herein above mentioned and upon which a lien is claimed is that certain parcel of land lying and being in the City of Oakland, County of Alameda, State of California and particularly described as follows, to wit:

(insert description of property)

Dated this _____ day of _____, 19_____.

Building Official
City of Oakland

C. Occupancy Permit Revocation. In addition to imposing the penalties set forth in subsection (A)(1) of this section, the Building Official, after notice to the owner, may revoke the occupancy permit for any structure for which an owner fails to satisfy the deadlines imposed by this chapter. The notice of revocation shall provide the owner with the right to provide the Building Official with evidence that the occupancy permit shall be revoked either because the structure is not subject to the provisions of this chapter or because the Building Official did not follow the provisions of this chapter.

Any decision by the Building Official to revoke an occupancy permit pursuant to this subsection C may be appealed by the owner or his or her agent to the Director of Public Works. Any such appeal shall be made within ten working days of the date of the Building Official's decision. The appeal shall be made on a form approved by the Building Official and shall show how the Building Official has either committed error or has abused his or her discretion.

On appeal, the Director of Public Works shall affirm the decision of the Building Official, unless the Director finds, based upon the evidence in the record, that the Building Official has either committed error or abuse of discretion. The decision of the Director shall be in writing and shall be final. (Prior code § 18-1.09)

15.24.100 Other remedies.

Notwithstanding any other provision of this chapter, the city shall be authorized to exercise any other remedy at law or equity for the enforcement of this chapter.

The Building Official shall have the authority, upon reasonable notice to the building permit applicant, to suspend the building permit and to stop the prosecution of work thereunder, if there is evidence that any term, condition or provision of the building permit or this chapter has been violated. (Prior code § 18-1.10)

15.24.110 Seismic hazard exemption.

Any earthquake-damaged structure which is structurally upgraded under the procedures of this chapter and is in compliance with the structure upgrade standards specified in Section 15.24.050 of this chapter, shall not, within a period of fifteen (15) years, or as otherwise determined by California law from time to time, be identified as a seismic hazard to life pursuant to any other building standards adopted by Oakland after the date of the building

permit, unless such building no longer meets the structural upgrade standards under which it was reconstructed. (Prior code § 18-1.11)

15.24.120 Certification.

The owner of each earthquake-damaged structure, for which a damage assessment report is required, shall provide the Building Official with a certification by a California licensed architect, or civil or structural engineer that his or her proposed repair program and the plans submitted for altering, repairing, restoring and rehabilitating said structure have been prepared to comply with applicable provisions and standards of this chapter. The certification required by this section shall be filed with the Building Official at the time application is made for building permits. (Prior code § 18-1.12)

Article II Immediate Hazard and Danger Structures

15.24.130 Abatement and administration.

The Building Official, Fire Marshal, Planning Director and Health Officer are authorized to enforce the provisions of this chapter. Such authority, subject to the express provisions of this chapter, shall include, but shall not be limited to, the authority to order the abatement, alteration, repair and demolition of any structure that is an immediate hazard and danger. All abatement, alteration, repairs, restoration and demolition of immediate hazard and danger structures under this chapter shall be conducted in accordance with the procedure set forth pursuant to subsection B of this section. It is unlawful for any person to abate, alter, repair, restore or to demolish any immediate hazard and danger structure without prior permission from the Building Official and without following the applicable procedure set forth in this chapter. It is unlawful for any owner to fail or neglect to comply with any valid order of abatement of the Director of Public Works or Building Official made pursuant to this chapter.

A. Assessment of Immediacy. The Building Official shall determine whether the conditions associated with specific structures cause such structures to be immediate hazards and dangers.

B. Immediate Hazard and Danger Abatement Procedure. Structures which the Building Official determines to be an immediate hazard and danger, as described herein, shall be subject to the following process:

1. Notice and Order. If the circumstances and time permit, the Building Official shall post the structure and notify, by hand-delivery, telephone, telegraph, facsimile or other reasonable means, the property owner, and any other party of record with an equitable or legal interest in said property, that the structure is an immediate hazard and danger and, as such, constitutes a public nuisance and must be abated. The notice shall set forth those factors which, in the opinion of the Building Official, make the structure an immediate hazard and danger. The notice shall provide that within forty-eight (48) hours from the time of issuance of the notice, the owner or other party of record shall submit an acceptable abatement plan, as defined herein, to the Building Official.

No prior notice shall be required, where the Building Official, after a consideration of all the facts, determines in writing that the structure is an immediate hazard and danger and that it must be abated immediately and that time and circumstances do not permit the giving of prior notice to the owner. In those cases where time and circumstances do not permit the city to give the owner notice prior to abatement, the Building Official may cause the public nuisance to be abated by the city with city forces or city contractors and the cost of abatement shall constitute a special assessment against the subject real property. The assessment shall be made and collected in the manner set forth in this chapter. In all other cases, the city, at the time of giving notice, shall record a copy of the notice against the subject property in the records of the Alameda County Recorder.

2. Appeal. The decision of the Building Official determining a structure to be an immediate hazard and danger may be appealed by the property owner or other interested party of record to the Director of Public Works of the city or his or her designee. Any such appeal shall indicate the basis of error by the Building Official and shall be hand-delivered to the Building Official within forty-eight (48) hours of the time of issuance of the notice given pursuant to this chapter. No appeal shall be considered filed, or effective, unless the appellant files a timely abatement plan with the Building Official. To be considered timely, the abatement plan must be filed within the time required by this chapter. Failure to appeal within the required forty-eight (48) hour appeal time period shall constitute a waiver of the right to appeal to the Director of Public Works and the Building Official's determination and order shall stand.

3. Form of Appeal. All appeals of the Building Official's notice and order to abate shall:

- a. Indicate the basis of error by the Building Official; and
- b. Contain the telephone number (business and residence), home address and business address of the appellant.

4. Hearing. At the time of receiving a valid appeal, the Building Official shall schedule an appeal hearing before the Director of Public Works. The appellant shall be notified of the date, time and place of the hearing at the time the appeal is filed. Whenever practicable, the hearing shall be held within twenty-four (24) hours of the time a valid appeal is filed.

At the hearing, the appellant shall have the right to call witnesses, submit evidence and to cross-examine the witnesses of the city. All witnesses shall be sworn. A record of the entire proceedings shall be made by tape recording. Any relevant evidence may be admitted regardless of the existence of any common law or statutory rule

which might make improper the admission of such evidence over objection in civil actions in the courts of this state. At the close of the hearing, the Director of Public Works, or his or her designee, shall act to either uphold, overrule or modify the determination and order of the Building Official. The determination and order of the Building Official shall be upheld, unless the Director, or his or her designee, finds, based upon the evidence in the record, that the Building Official erred in determining that the structure is an immediate hazard and danger. The decision of the Director, or his or her designee, with the reasons therefor, may be given orally on the record. If given orally, the decision shall be memorialized in writing and served upon the appellant within twenty-four (24) hours of the time an oral decision is rendered.

If the Director, or his or her designee, upholds the decision of the Building Official, the property owner or other interested party of record shall be ordered to abate the public nuisance within the time set forth in the order. If the structure is determined not to be an immediate hazard and danger, the Building Official's determination and order shall be vacated. The decision of the Director shall be final on the date it is rendered.

5. Abatement Plan. In those cases that the city provides notice and receives a timely abatement plan, the Building Official shall review the plan immediately and shall determine whether the plan is acceptable. To be acceptable, the plan must be reasonably calculated to cause immediate abatement of the public nuisance. If the abatement plan is approved, the owner or other interested party of record, within twenty-four (24) hours of obtaining approval of the plan from the Building Official or Director or Public Works, or his or her designee, shall abate the public nuisance in accordance with the order of the Building Official or the Director of Public Works, or his or her designee, and terms of the plan. Within twenty-four (24) hours of completion of the abatement work, the owner or other interested party of record shall provide the Building Official with a written certification from the owner's architect, structural or civil engineer which certifies that "the public nuisance," as described in the Building Official's abatement notice, has been abated.

If the work performed pursuant to the abatement plan amounts to temporary abatement, the owner or other party of record, prior to proceeding with permanent repairs, shall obtain required permits and file a damage assessment report with the Building Official. The damage assessment report shall comply with the provisions of Section 15.24.080 of this chapter and shall be filed with the city within the time period set forth in this chapter. The damage assessment report shall be reviewed and approved according to the procedure set forth in this chapter.

In those instances where the property owner or other interested party of record either does not respond to the Building Official's notice of abatement, responds untimely, responds timely but fails to abate the public nuisance within the required time period, the immediate hazard and danger structure shall be subject to abatement by the Building Official. In all such cases that the city determines to exercise its abatement powers under this chapter, the costs of abatement incurred by the city shall constitute a special assessment against the real property abated.

At the time the Building Official or the Director of Public Works orders abatement work to be done by the city or the city's contractors, the Building Official shall record a notice of prospective lien against the subject property. Such notice shall include a description of the proposed abatement work and an estimate of its costs.

Immediately upon completion of any abatement work, including but not limited to preparatory work and inspections, by the city and the city's contractor, the Building Official shall prepare a report of assessment. Said report shall describe the work performed, the date(s) on which it was performed and the costs incurred by the city. The Building Official shall cause a copy of said report to be served on the subject property owner and all other interested parties of record. Said report shall be accompanied by a notice of the date, time and place of the confirmation hearing before the Oakland City Council. Said notice shall provide the owner or other interested party with at least five working days' prior notice of said confirmation hearing. In those cases in which the city abates the public nuisance without providing the owner or other party of record with prior notice, the notice shall state why the immediate hazard and danger structure was abated.

The notice and report shall be placed in a sealed envelope, postage prepaid, addressed to the owner or other interested party at his or her last known address as the same appears on the last equalized assessment rolls of the city, and deposited, registered or certified mail, return receipt requested in the United States mail. Service shall be deemed completed at the time of deposit in the United States mail.

A copy of the report of the assessment shall be posted in the Office of the City Clerk at least three days prior to the time when the report will be submitted to the City Council.

At the time set forth in the notice, the City Council shall hear the matter and either modify or confirm the assessment report. The Council shall confirm the report as presented by the Building Official, unless the Council, after a review of the evidence in the record, finds that either the work assessed was not performed or that there was an error made in calculating the amount owed. After the assessment is made and confirmed, it shall be a lien on the said property, until said sum, with interest at the maximum legal rate per annum, has been paid in full. Interest shall begin to run on the date the amount is confirmed.

Such lien attaches upon recordation in the Office of the County Recorder, Alameda County, by certified copy of the resolution of confirmation. After confirmation of the report, a certified copy shall be filed with the County Auditor, Alameda County, on or before August 10th. The description of the parcel reported shall be that used for the same parcel as the County Assessor's map books for the current year. The County Assessor shall enter each assessment on the county tax roll opposite the parcel of land. The amount of the assessment shall be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedure for foreclosure and sale in case of delinquencies as provided for ordinary municipal taxes.

C. Public Nuisance. All structures or portions thereof which, after inspection by an authorized city official, are determined to be an immediate hazard and danger either to the public, occupants of the subject structure or any adjacent structure are declared to be public nuisances and shall be abated by the owner in accordance with the procedure specified in this chapter.

D. Suspension of Abatement Work. Notwithstanding any provision herein to the contrary, the Building Official shall be authorized to suspend abatement work by the city, or the city's contractor, and allow the property owner or other interested party to complete the abatement work. All costs incurred by the city prior to the suspension, including inspection, abatement and monitoring costs shall be collected in the manner set forth in subsection B of this section.

E. Change of Status. Once the conditions making a structure an immediate hazard and danger have been abated pursuant to this chapter, the structure shall no longer be considered an immediate hazard and danger. However, if the abatement work is temporary in nature, as determined by the Building Official, the structure shall remain subject to the provisions of this chapter. (Prior code § 18-2.01)

15.24.140 General standards.

The following standards shall be followed by the Planning Director, Fire Marshal, Health Officer and Building Official in approving or ordering the abatement, alteration, repair, restoration, rehabilitation, vacation or demolition of any immediate hazard and danger structure:

A. If the structure reasonably can be immediately repaired or secured so that it will no longer exist as an immediate hazard and danger structure, it shall be ordered to be immediately repaired or secured; otherwise, it shall be ordered to be demolished.

B. If a structure is determined to be an immediate hazard and danger to either the public, occupants of the subject structure or any adjacent structure, it may be ordered vacated. Nothing contained herein, however, shall require the city to abate any immediate hazard and danger. (Prior code § 18-2.02)

15.24.150 Right of entry.

Whenever necessary to make an inspection to enforce any provision of this chapter, or, whenever the Planning Director, Fire Marshal, City Health Officer or the Building Official has reasonable cause to believe that there exists in any structure any condition which makes such structure an immediate hazard and danger, so as to constitute a public nuisance, as defined herein, the Planning Director, the Fire Marshal, City Health Officer and the Building Official may enter such structure at all reasonable times to inspect the same or to perform any duty authorized or imposed upon them by this chapter. (Prior code § 18-2.03)

15.24.160 Violation--Penalty.

Any person violating any provision of Section 15.24.130 through 15.24.150 of this chapter shall be guilty of a misdemeanor. (Prior code § 18-2.04)

Article III Nonhistoric, Earthquake-Damaged Structures

15.24.170 Damage assessment report--Performance of work.

Except as otherwise expressly set forth in this chapter, it is unlawful to alter, repair, restore or rehabilitate an earthquake-damaged structure, unless there exists for the structure a valid building permit and a damage assessment report, prepared pursuant to Section 15.24.080 of this chapter, that has been approved by the Building Official.

After written notice from the Building Official, the owner of each earthquake-damaged structure, which meets the requirements of Section 15.24.050(B)(1), (2), (3), (4), (5), (6), (7), or (8) of this chapter, shall provide the Building Official, within one hundred twenty (120) days of the date of the Building Official's notice, a damage assessment report for the structure identified in the notice. Unless otherwise expressly stated in this chapter, damage assessment reports for all other earthquake-damaged structures shall be submitted to the Building Official by the owner within one hundred eighty (180) working days of the date of notice from the Building Official.

All damage assessment reports shall be prepared pursuant to and in conformance with the provisions of Section 15.24.080 of this chapter. In each case in which a damage assessment report is disapproved, the Building Official, in his or her notice to the applicant, shall state the reasons for disapproval. (Prior code § 18-3.01)

15.24.180 Design review and appeals.

Unless otherwise stated in this chapter, the owner or the owner's agent, prior to the start of any alterations, abatement works, repair, restoration or rehabilitation works on, or the making of any significant changes to, a nonhistoric, earthquake-damaged structure that is subject to design review under city codes and regulations, shall submit a design review application to the city and have it approved by the Planning Director. The design review application shall be submitted at the same time the assessment report is filed.

Design review applications shall be reviewed and approved or disapproved by the Planning Director. To aid in his or her review of an application, the Planning Director may obtain advice from the Building Official or outside professionals. Except as otherwise stated herein, the Planning Director's decision shall be made within thirty (30) working days of the date of the city's receipt of a completed design review application. Upon receipt of each design review application, the Planning Director may, at his or her discretion, refer the application to the City Planning Commission rather than acting on it himself or herself. If the application is referred to the Planning Commission, the Planning Commission's decision on the application should be made within forty-five (45) working days of the date the application was received by the city. In all other cases, the Planning Director's decision shall be made within thirty (30) working days of the date of the city's receipt of the completed design review application. Applications for altering, abating, repairing, restoring or rehabilitating or demolishing any nonhistoric structure that is subject to design review shall be required to meet the applicable criteria of the city's zoning regulations and applicable criteria of this chapter.

Unless otherwise stated in this chapter, any decision of the Planning Director or Building Official relating to the damage assessment report or the Planning Director's decisions relating to the design review application may be appealed by any interested person as follows:

- A. If the appeal involves only structural or life safety issues, which if implemented will not affect the exterior characteristics of the structure, the appeal shall be made and decided pursuant to the procedures and provisions of Section 15.24.070 of this chapter. Such appeals may only be made by the building permit applicant; and
- B. If the appeal involves issues or proposals that may affect structural or life safety components and the exterior characteristics of the structure, the appeal shall be made and decided pursuant to the procedures set forth in Section 15.24.190D of this chapter.
- C. If the appeal involves only issues or proposals that will affect only the exterior characteristics of the structure, with no implications for the structural or life safety portions of the structure, the appeal shall be made and decided pursuant to the procedures set forth in other applicable city codes and regulations. (Prior code § 18-3.02)

Article IV Historic, Earthquake-Damaged Structures

15.24.190 Earthquake-damaged historic structures.

Notwithstanding any other law, procedure, regulation or provision of this chapter, it is unlawful for any person to alter, abate, repair, restore, rehabilitate, demolish, or make significant changes to any earthquake-damaged structure that is a historic structure, unless the procedures of this chapter have been followed and applicable permissions have been granted, including but not limited to applicable building or demolition permits.

The provisions of the State Historic Building Code, as contained in Part 8, Title 24 of the California Administrative Code and as amended from time to time, may be used for the alteration, abatement, repair, restoration and rehabilitation of historic earthquake-damaged structures.

A. **Damage Assessment Report Required.** Prior to the start of any alterations, abatement works, repairs, restoration or rehabilitation works on, or the making of any significant changes to, an earthquake-damaged historic structure, the owner, or the owner's agent, shall obtain required permits and submit a damage assessment report to the city and have it approved by the Building Official and the Planning Director. The damage assessment report shall be submitted to the city within one hundred twenty (120) days of the date of the Building Official's notice to the applicant indicating that one is required. All damage assessment reports shall be prepared pursuant to and in conformance with the provisions of Section 15.24.080 of this chapter. Damage assessment reports shall be reviewed, approved or disapproved by the Building Official and the Planning Director within thirty (30) working days after the report is filed.

B. **Design Review.** Unless otherwise expressly provided in this chapter, the owner or the owner's agent, prior to the start of any alterations, abatement works, repairs, restoration or rehabilitation works on, or the making of any significant changes to, an earthquake-damaged historic structure, shall submit a design review application to the city and have it approved by the Planning Director. The design review application shall be submitted at the same time the damage assessment report is filed.

Except as otherwise set forth herein, design review applications shall be reviewed and approved or disapproved by the Planning Director. To aid in his or her review of an application the Planning Director may obtain advice from the Building Official or outside professionals. Except as otherwise stated herein, the Planning Director's decision shall be made within thirty (30) working days of the date of the city's receipt of a completed design review application. Upon receipt of each design review application, the Planning Director shall notify the Landmarks Board of the receipt of said application. Any member of the Landmarks Board, within five working days of the date of said notice, may notify the Planning Director in writing that he or she wishes the application to be considered by the Landmarks Board. If such notice is given by a member of the Board, the Planning Director shall immediately forward the

application to the Board and the subject application shall be considered and a recommendation, if any, shall be made to the Planning Director by the Landmarks Board within thirty (30) working days of the date of the application. In all such cases, the Planning Director's decision shall be made within forty-five (45) working days of the date of the city's receipt of the completed design review application. Applications for altering, abating, restoring or rehabilitating or demolishing historic structures which are contributory to an S-7 preservation combining zone shall be required to satisfy the criteria of Sections 17.84.010 through 17.84.070 and 17.136.070 of the city's zoning regulations. Applications for altering, abating, repairing, restoring or rehabilitating or demolishing any other historic structure shall be required to meet the criteria of Sections 17.102.030 and 17.136.070 of the city's zoning regulations.

Alteration, repair, restoration, rehabilitation, and demolition applications for structures that are on either the National Historic Register, the State Historic Record, either California Registered Historical Landmarks, California Points of Historical Interest, on the National Register of Historic Places, or that have been declared to be landmarks by the Oakland City Council shall be forwarded by the city to the State Office of Historic Preservation for consideration, after an interim approval has been made by the city pursuant to this chapter. Said referral shall be made within five working days of a final decision made by the city. Within five working days of receiving a determination from the state, the Planning Director shall notify the permit applicant of the state's approval or disapproval of his or her application. There shall be no referral to the state of the city's decisions on applications related to any potentially historic structures. As used herein, the term "potentially historic structure" shall mean structures described in subsection 5 of the "historic structure" definition in Section 15.24.040 of this chapter.

C. Appeals. Unless otherwise stated in this chapter, any decision of the Planning Director or Building Official relating to the damage assessment report or the Planning Director's decisions relating to the design review application may be appealed by any interested person as follows:

1. If the appeal involves only structural or life safety issues, which if implemented will not affect the exterior or historic characteristics of the structure, the appeal shall be made and decided pursuant to the procedures and provisions of Section 15.24.070 of this chapter. Such appeals may only be made by the building permit applicant.
2. If the appeal involves issues or proposals that may affect structural or life safety components and the exterior or historic characteristics of the structure, the appeal shall be made and decided pursuant to the procedures set forth in subsection D of this section.
3. If the appeal involves only issues or proposals that may affect only the exterior or historic characteristics of the structure, with no implications for the structural or life safety portions of the structure, the appeal shall be made and decided pursuant to the procedures set forth in other applicable city codes and regulations.

D. Board of Earthquake Appeals for Historic Structures Procedure. In order to provide for final interpretations of the provisions of Article IV of this chapter, there is established a Board of Earthquake Appeals for Historic Structures. The Board shall consist of seven members, including three members from the Board of Examiners and Appeals, three members from the Planning Commission and one member from the Landmarks Board. Board of Earthquake Appeals for Historic Structures members shall be appointed to and removed from the Board by their respective boards pursuant to procedures adopted by each board.

Appeals to the Board of Earthquake Appeals for Historic Structures shall be made within ten working days after the date of a decision by the Building Official or Planning Director. The Building Official's and Planning Director's decision shall be considered final, if no appeal is taken within the ten working days appeal period. Thereafter, no appeal shall be allowed.

Such appeal shall be made on a form prescribed by the Planning Director and shall be filed with the Planning Director. The appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Planning Director or Building Official. Upon receipt of the appeal, the Planning Director shall place the matter on the agenda of the next available meeting of the Board of Earthquake Appeals for Historic Structures. Not less than ten working days prior to the hearing date, the Planning Director shall give notice to the appellant of the date, time and place of the hearing.

In considering the appeal, the Board shall determine whether, based upon the record, the Building Official or Planning Director erred or abused his or her discretion. Error or abuse of discretion is shown, if it is established that the Building Official or Planning Director failed to follow the provisions of this chapter.

The decision of the Board shall be made in writing, shall be nonappealable and shall be considered final on the date it is issued. A copy of the Board's decision shall be mailed or otherwise delivered to the appellant by the Planning Director within five working days of the date of the Board's decision. (Prior code § 18-4.01)

15.24.200 Securing earthquake-damaged historic structures.

Notwithstanding any other law, procedures, regulation or provision of this chapter, this article shall govern the duty of owners and other interested parties of record to secure earthquake-damaged historic structures. The procedures, including appellate procedures, set forth in this article shall govern over any conflicting procedures contained in any other law, procedure or regulation.

A. Duty to Secure. It is unlawful for any owner or other interested party of record to maintain or to allow an earthquake-damaged historic structure to be maintained as an abandoned historic structure. It shall be the duty of the owner and other interested parties of record of each earthquake-damaged historic structure to secure each

such structure to prevent unauthorized entry by members of the public and to prevent damage and deterioration caused by the effects of environmental elements. It is unlawful for the owner or interested party of record of any earthquake-damaged historic structure to fail to secure such structure pursuant to the requirements of this article.

B. Order To Secure. The Building Official, upon determining that an earthquake-damaged historic structure is being maintained as an abandoned historic structure, shall provide the owner with an order to secure. The order to secure shall be in writing and shall be delivered personally or by certified mail to the property owner and any other party of record with an equitable or legal interest in said property. The order shall set forth those factors which, in the opinion of the Building Official, cause the structure to be an abandoned historic structure. The order shall provide that, within five days from the date set forth in the order, the owner shall begin and prosecute to completion the work of securing the structure pursuant to the terms of the order and of this article. The order shall include a date by which the work must be completed. The Building Official, in establishing such date, shall take into consideration the condition of the structure and the amount of work that must be done to secure it.

The decision of the Building Official determining that an earthquake-damaged historic structure is an abandoned historic structure may be appealed to the Director of Public Works or his or her designee by the property owner or any other interested party of record. Any such appeal shall be in writing and shall indicate the basis of error by the Building Official and shall be hand-delivered to the Building Official within five days of the date set forth in the Building Official's order. Failure to appeal within the required five-day period shall constitute a waiver of the right to appeal to the Director of Public Works and the Building Official's determination and order shall stand as final. An appeal that is properly and timely filed shall cause the Building Official's determination and order to be suspended until such time as the matter is heard and resolved by the Director of Public Works.

C. Hearing. At the time of receiving a valid appeal, the Building Official shall schedule an appeal hearing before the Director of Public Works. The appellant shall be notified of the date, time and place of the hearing at the time the appeal is filed. The hearing shall be held as soon as practicable.

At the hearing, the appellant shall have the right to call witnesses, submit evidence and to cross-examine the witnesses of the city. All witnesses shall be sworn. A record of the entire proceeding shall be made by tape recording. Any relevant evidence may be admitted regardless of the existence of any common law or statutory rule which might make improper the admission of such evidence over objection in civil actions in the courts of this state. At the close of the hearing, the Director of Public Works or his or her designee shall act to either uphold, overrule or modify the determination and order of the Building Official. The determination and order of the Building Official shall be upheld, unless the Director or his or her designee finds, based upon submitted evidence in the record, that the Building Official erred in determining that the subject structure is an abandoned historic structure. The decision of the Director or his or her designee must be made within two days and may be given orally or in writing. If given orally, the decision shall be memorialized in writing and served upon the appellant within five days of the date of the oral decision.

If the Director or his or her designee upholds the decision of the Building Official, the property owner or other interested party of record shall be ordered to secure the structure within the time set forth in the decision by the Director or his or her designee. If the Building Official is determined to have erred, his or her determination and order shall be vacated. The decision of the Director or his or her designee shall be final on the date it is rendered.

D. Specifications for Securing Earthquake-Damaged Historic Structures. All openings, including, but not limited to, doorways, windows, cracks, gaps, holes and other apertures, shall be secured to meet the following minimum standards so as to prevent unauthorized entry by members of the public and to prevent damage and deterioration caused by the effects of environmental elements:

1. Securing of earthquake-damaged historic structures shall consist of emplacement of one-half inch exterior grade plywood, on the exterior side with paint matching the predominate color of the structure, across all openings on the ground level floor and floor immediately accessible to entry, other than those where mechanical assistance would be required to effect entry. Plywood shall be cut to the size of the opening and fastened by means of two-inch by four-inch strongback placed on the inside of the building and attached with metal bolts. There shall be no nailing of the plywood to the window frame or sash. At least one door providing entry to each unit of the structure shall be secured by means of one-half inch exterior grade plywood cut to the door opening size and fastened by means of hinges and secured with a hasp and padlock. The lock shall be a MASTER-3NKA or equivalent. Broken windows on upper floors shall be secured by one-half inch exterior grade plywood, painted on the exterior side with paint matching the predominate color of the structure. Plywood shall be cut to the size of the opening and placed on the interior side of the window and shall be fastened by means of two-inch by four-inch strongback placed on the inside of the structure and attached with metal bolts.

2. All doors and windows not secured as set forth in subsection (D)(1) of this section, shall be kept closed and locked.

3. All other openings, including cracks, gaps, holes and other apertures, which either may be used to gain unauthorized entry or may allow environmental elements to invade the interior portions of the structure shall be secured with appropriate building materials, with the exterior portions of the materials, being painted the color matching the predominate color of the structure that surrounds the secured opening.

4. All secured areas, in compliance with applicable codes and regulations, shall be kept free of graffiti, bills, posters and litter.

E. Penalties. It is unlawful for the owner or any other interested party of record to maintain, or cause to be maintained, an abandoned historic structure, or to fail to comply with an order to secure imposed by the Building

Official, the Director of Public Works or his or her designee. After written notice from the city to the owner or other interested party of record, the following penalties shall be imposed upon owners who fail to comply with the provisions of this article:

1. Except as otherwise provided herein, a five-hundred-dollar (\$500.00) penalty shall be imposed upon the owner or other interested party of record of each abandoned historic structure for each day, or partial day, such structure is maintained as an abandoned historic structure. For purposes of this article, each day, or partial day, that a structure remains an abandoned historic structure shall be considered a separate violation of this article.

2. If the work of securing the structure is completed by the city or its contractors, the penalty imposed upon the owner or other interested party of record shall be a penalty which either equals the amount required by subsection (E)(1) of this section or ten percent of the actual costs incurred by the city in securing or having the structure secured pursuant to the provisions of this article, whichever is greater.

3. The penalties imposed pursuant to this article shall be assessed in the manner and pursuant to the procedures set forth in Section 15.24.090B of this chapter. In addition, the penalties shall be a personal obligation of the owner of the subject real property.

F. Occupancy Permit Revocation. In addition to imposing the penalties set forth in subsection E of this section, the Building Official, following the procedures set forth in Section 15.24.090C of this chapter, may revoke the occupancy permit for any abandoned historic structure for which an owner fails to satisfy the requirements of this article. The procedures and regulations governing appellate review of the Building Official's revocation decision shall be as set forth in Section 15.24.090C of this chapter.

G. Right of Entry. Whenever an order to secure of the Building Official, Director of Public Works or his or her designee is not complied with within the time set forth in the order, the Building Official, Director of Public Works or his or her designee, whichever is applicable, shall be authorized to enter the structure and to secure it pursuant to the requirements set forth in subsection D of this section. Instead of using city forces to perform the work, the Building Official, Director of Public Works or his or her designee, subject to the city's contracting regulations, may order the work to be performed by contractors. Contractors hired by the city, in prosecuting the work authorized by this article, shall have the same rights of entry accorded the Building Official, Director of Public Works or his or her designee.

H. Costs of Securing. All costs and expenses incurred by the city, including staff costs resulting from the contracting process, shall become a personal obligation of the owner of the related real property and, in addition, shall become a special assessment against the property.

At the time the Building Official, Director of Public Works or his or her designee, orders security work to be done by the city or the city's contractors, the Building Official shall record a notice of prospective lien against the subject property. Such notice shall include a description of the proposed security work and an estimate of its costs.

Immediately upon the completion of any work of securing an abandoned historic structure by city forces or city contractors, the Building Official shall prepare a report of assessment. Said report shall describe the work performed, the dates on which it was performed and the costs incurred by the city. The Building Official shall cause a copy of the report to be served on the subject property owner and all other interested parties of record. Said report shall be accompanied by a notice of the date, time and place of the confirmation hearing before the Oakland City Council. Said notice shall provide the owner or other interested party with at least five working days' prior notice of said confirmation hearing.

The notice and report shall be placed in a sealed envelope, postage prepaid, addressed to the owner or other interested party at his or her last known address as the same appears on the last equalized assessment rolls of the city, and deposited, registered or certified mail, return receipt requested in the United States mail. Service shall be deemed complete at the time of deposit in the United States mail.

A copy of the report of the assessment shall be posted in the Office of the City Clerk at least three days prior to the time when the report will be submitted to the City Council.

At the time set forth in the notice, the City Council shall hear the matter and either modify or confirm the assessment report. The Council shall confirm the report as presented by the Building Official, unless the Council, after a review of the evidence in the record, finds that either the work assessed was not performed or that there was an error made in calculating the amount owed. After the assessment is made and confirmed, it shall be a lien on said property, until said sum, with interest at the maximum legal rate per annum, has been paid in full. Interest shall begin to run on the date the amount is confirmed.

Such lien shall attach upon recordation in the Office of the County Recorder, Alameda County, by certified copy of the resolution of confirmation. After confirmation of the report, a certified copy shall be filed with the County Auditor, Alameda County, on or before August 10th. The description of the parcel reported shall be that used for the same parcel as the County Assessor's map books for the current year. The County Assessor shall enter each assessment on the county tax roll opposite the parcel of land. The amount of the assessment shall be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedures for foreclosure and sale in case of delinquencies as provided for ordinary municipal taxes. (Prior code § 18-4.02)

Article V Mandatory Earthquake Damage Abatement Program

15.24.210 Purpose of article.

The purpose of this article is to provide for the abatement of the public nuisances created by earthquake-damaged buildings and to promote the health, safety, and general welfare of the community by requiring a level of maintenance of property which will protect and preserve the appearance, social and economic stability of the city and which will also protect the public from the health and safety hazards and the impairment of property values which result from the neglect and deterioration of property. The purpose is also to protect and preserve earthquake-damaged historic buildings which may be in a state of disrepair resulting in degradation of their historic fabric. As such, all proposals for abatement of earthquake-damaged historic structures shall be subject to all applicable city, state and federal approval processes and permitting requirements. (Prior code § 18-5.01)

15.24.220 Scope of article.

Subject to Section 15.24.230, the scope of this article shall include any building in Oakland which has been damaged by earthquake, has been designated by the city as an "Unsafe Building" or posted "Limited Entry" has been abandoned and is a public nuisance, as defined by this article. (Prior code § 18-5.02)

15.24.230 Application of article.

The provisions of this article shall apply to privately owned buildings that are public nuisances, as defined by Section 15.24.250, and that are located in the city's central business district, as described in Section 15.24.220, except this article shall not apply to the following:

- A. A detached Group R Division 3 Occupancy, single-family dwelling; or
- B. Accessory building serving Group R Division 3 Occupancy, single-family dwelling.

Notwithstanding any other provision of this chapter, or any provision of any other law or regulation, the provisions of this article shall apply only to the buildings described in this section and Section 15.24.220. For purposes of this article, the term "central business district" shall mean that geographical area of the city: commencing at the point of intersection of the Embarcadero Street with Castro Street; thence northerly along the Castro Street to the intersection of 22nd Street and San Pablo Avenue; thence southerly along San Pablo Avenue to the 21st Street; thence easterly along 21st Street to the extension of the rear lot line of the northwest corner lot of 21st Street and Telegraph Avenue; thence northerly along the rear lot lines of properties facing Telegraph Avenue from the west to West Grand Avenue; thence along West Grand Avenue to Harrison Street; thence southerly along the Harrison Street to the Lakeside Drive; thence southerly along Oak Street to the point of intersection extension of Oak Street to the city limits on the Oakland Estuary; thence westerly along the Oakland Inner Harbor to the intersection of Oakland Harbor and extension of Castro Street; thence northerly along the extension of Castro Street to the point of commencement. (Prior code § 18-5.03)

15.24.240 Inspections.

Inspection authority for the purposes of enforcing and implementing the provisions of this article shall be as set forth in Section 15.24.030 of this chapter, provided that the city may use any legal means, including inspection warrants, to gain access to buildings governed by this article. (Prior code § 18-5.04)

15.24.250 Definitions.

For the purpose of this article, certain words, phrases, terms and their derivatives shall be construed as specified in this section. Words, phrases, and terms that are used in this article, but not specifically defined, shall have the meaning set forth in the applicable local, state, or federal code, if appropriate. Other such words, phrases and terms shall be accorded their ordinary meanings.

"Abandoned building" means any earthquake-damaged building which has been vacant for more than a year.

"Abatement" means action necessary to remove the conditions which cause an earthquake-damaged building to be a public nuisance. The term "abatement" shall include the words "abatement work" and "abate."

"Building," subject to the provisions of Sections 15.24.220 and 15.24.230, means any structure used or intended for supporting or sheltering any use or occupancy.

"City Planning Director" means the city of Oakland Director of City Planning Department or his or her designee.

"Conceptual abatement plan (CAP)" means a program of proposed actions to be undertaken for abatement of public nuisances in an earthquake-damaged building pursuant to the provisions of this article, including all required approval processes and permits. The CAP shall provide information on the extent of the damage, estimated cost of repair, proposed abatement work and schedule, present condition of the exterior and shall include building plans and/or recent photographs, Damage Assessment Report approved by the city and a maintenance program for any building proposed to be repaired for nonoccupancy. If the earthquake-damaged building is a historic structure, the

CAP shall reflect the requirements of all applicable city, state and federal codes and statutes governing such structures.

“Current Uniform Code for Building Conservation (current UCBC)” means the latest edition of the Uniform Code for Building Conservation, as adopted by the International Conference of Building Officials.

“Day” means a calendar day.

“Office of Economic Development and Employment Director” means the city of Oakland Director of the Office of Economic Development and Employment or his or her designee.

“Office of Public Works Director” means the city of Oakland Director of the Office of Public Works or his or her designee.

“Owner” means any individual, group of individuals, corporation, firm or any other entity holding a legal or equitable interest in a piece of real property, as recorded in the records of the Alameda County Recorder’s Office. The term “legal owner” does not include those individuals of entities holding only an equitable interest.

“Public nuisance” means any building located in the city’s central business district that has been damaged by earthquake and, because of facade and/or structural damage, poses a threat to adjacent properties or humans and has been designated either “limited entry” or “unsafe” by the city’s Building Official.

In addition to the definitions set forth in this section, the definitions set forth in Section 15.24.040 of this chapter, where applicable, shall apply to this article. To the extent the definitions of this article conflict with definitions of any other section of this chapter or any other law or regulation, the definitions of this article shall govern and supersede all other definitions. (Prior code § 18-5.05)

15.24.260 Earthquake Damage Abatement Board (EDAB).

To provide for an efficient and equitable review of certain actions and requirements pursuant to the provisions of this article, there shall be and is created an Earthquake Damage Abatement Board (EDAB). The EDAB shall be composed of the Directors of the Office of Economic Development and Employment, City Planning and the Office of Public Works and two at-large community members. The two at-large community members shall be appointed by the Mayor and confirmed by the City Council. The at-large members shall serve, without compensation, at the pleasure of the Mayor and Council and may be removed pursuant to the procedures established by Section 501 of the Charter of the city of Oakland. One of the two at-large members shall have an architectural and preservation background and the other one shall have a real estate and business background. The Building Official shall act as secretary to said Board but shall have no vote upon any matter before the Board.

The EDAB shall adopt rules of procedure for conducting its business and shall render all decisions, which shall be supported by written findings, in writing.

The authority of the Board shall be limited to the following:

A. General Authority. The general authority of the EDAB shall be as follows:

1. Verifying that the CAP complies with this article;
2. Establishing intermediate and ultimate time frames to commence and complete the abatement work;
3. Granting extensions, if “good cause” is demonstrated. As set forth herein, the term “good cause” shall mean a factual showing by the applicant that he or she has made a good faith effort to comply with the provisions of this chapter and that, because of particular facts, the granting of an extension would be equitable;
4. The EDAB shall have no authority to approve the CAP.

B. Appellate Authority. The appellate authority of the EDAB shall be to determine whether:

1. The Building Official abused his or her discretion in determining that a building is a public nuisance.
2. The Building Official erred in determining and/or calculating the cost of abatement work to be or actually performed by the city or its contractors.
3. The Building Official erred in providing notice pursuant to Sections 15.24.290 and 15.24.300.

The EDAB shall have no authority to review any decision or finding of the Building Official, unless such decision or finding falls within one of the appellate categories established by subsection A or B of this section. (Prior code § 18-5.06)

15.24.270 Mandatory abatement required.

Every owner of each earthquake-damaged building that has been finally determined, pursuant to the provisions of this article, by the city to be a public nuisance shall abate, within the time established by the city, such public nuisance.

No owner shall refuse or fail to carry out the abatement orders of the city that are made pursuant to this article. Refusal or failure to comply with any such order shall be unlawful and shall be constituted as a violation of this article. (Prior code § 18-5.07)

15.24.280 Identification of buildings.

From time to time and whenever necessary, the Building Official shall compile a list which shall contain every

earthquake-damaged building that is described in Sections 15.24.220 and 15.24.230. Each building of the list, until it is abated, shall be designated a public nuisance. (Prior code § 18-5.08)

15.24.290 Notification of owner.

Upon determining that a particular earthquake-damaged building is a public nuisance, the Building Official shall send a notice of abatement to the building's owner(s). The content of the notice and the procedures relating to its issuance shall be as set forth in Section 15.24.300, subsections A and C. (Prior code § 18-5.09)

15.24.300 Notice content and procedures.

A. Contents of Building Official's Notice of Abatement. The Building's Official Notice to the owner, as required by Section 15.24.290, shall contain:

1. The street address and a legal description of the property sufficient for identification of the premises upon which the building is located;
2. A statement that the Building Official has determined pursuant to this article, that the subject building is a public nuisance;
3. A statement setting forth the reasons which support the Building Official's determinations;
4. A statement ordering the owner to submit, within thirty (30) days of the date of the notice and order of abatement, seven copies of a conceptual abatement plan (CAP), as defined in Section 15.24.250, to the EDAB;
5. A statement indicating that the EDAB's review of the CAP shall not constitute approval and the owner's repair or demolition plan must be approved by all applicable city, state and federal bodies;
6. A statement ordering the owner to attend a public hearing on the CAP. The public hearing shall be conducted by the EDAB. The date of the hearing shall be included in the notice and order of abatement;
7. A statement advising the owner that the owner, within the time set forth in this article and pursuant to the provisions of Section 15.24.320, may appeal the Building Official's public nuisance determination to the EDAB. The owner shall be advised further that failure to seek a timely appeal, shall constitute a waiver of his or her right to subsequently appeal the validity of the Building Official's determinations;
8. A statement advising the owner that, if the owner fails to either make a timely appeal of the Building Official's public nuisance determination to the EDAB or fails to comply with the notice and order within the time specified, the Building Official, pursuant to this article, shall be authorized to record a notice of noncompliance and public nuisance against the owner's property. Also, the owner shall be advised that, in such case, the city shall be authorized, but not required, to proceed with the abatement work and shall charge the costs of such abatement, plus an amount equal to forty (40) percent of such cost, which shall compensate the city for administering the abatement contract and supervising the abatement work, to the property owner and that such amount, after confirmation and recordation, shall constitute a lien against the subject property;
9. A statement advising the owner that the filing of an appeal, in and of itself, will not suspend the date by which the owner must submit the CAP or attend the public hearing on the CAP described in the notice and order of abatement;
10. A statement indicating that the owner's repair or demolition plan shall be subject to all applicable city, state and federal permit requirements, including, but not limited to, environmental review and design review requirements, and that the governing city, state or federal body, not the EDAB, shall determine whether to issue the required permits;
11. A statement indicating that the owner, at the time of applying for applicable city, state and federal permits and approvals, must submit a copy of the CAP, as reviewed and determined complete by the EDAB, to the approving and permitting agency.

B. Contents of Notice of EDAB'S Determination. The Building Official shall notify the owner of the EDAB's review determination, as required in Section 15.24.340. The contents of the notice shall be as follows:

1. A statement ordering the owner to abate the public nuisance and informing the owner what work has to be completed to cause the abatement of the public nuisance;
2. A statement ordering the owner to commence and complete the abatement work within the intermediate and/or ultimate time frame(s) set by the EDAB;
3. A statement indicating that the owner's repair or demolition plan must be approved by each city, state and federal board, commission, council, department and office with governing jurisdiction, and that all such approvals and permits must be obtained prior to the start of any demolition or repair work;
4. A statement advising the owner that, if the owner fails to comply with the notice and order within the time specified, the Building Official, pursuant to this article, shall be authorized to record a notice of noncompliance and public nuisance against the owner's property. Also, the owner shall be advised that, in such case, the city shall be authorized, but not required, to proceed with the abatement work and shall charge the costs of such abatement, plus an amount equal to forty (40) percent of such cost, which shall compensate the city for administering the abatement contract and supervising the abatement work, to the property owner and that such amount, after confirmation and recordation, shall constitute a lien against the subject property.

C. Notice Procedure. When issuing notices described in this section and Sections 15.24.290 and 15.24.340, the

Building Official shall follow the procedures set forth below:

1. **Service of Notice and Order.** The notice and order shall be served upon the owner, posted on the property, served on the owners of all properties lying within three hundred (300) feet, in any direction, of the property on which the public nuisance exists and on any other entity, organization or individual who, prior to the issuance of notice hereunder, requests in writing that notice be given under this subsection. The city's failure to provide any such requested notice shall not prohibit the city from taking actions under this article, nor shall it serve as a basis for invalidating any action already taken. The failure of the Building Official to serve any person required herein to be served shall not invalidate any proceeding hereunder as to any other person duly served or relieve any duly served person from any duty or obligation imposed on him or her by the provisions of this article.
2. **Method of Service.** Service of the notice and order shall be made upon all persons entitled thereto either personally or by mailing a copy of such notice and order by certified mail, postage prepaid, return receipt requested, to each such person at his or her address as it appears on the last equalized assessment roll of the county or as known to the Building Official. If no address of any such person so appears or is known to the Building Official, then a copy of the notice and order shall be so mailed, addressed to such person, at the address of the building involved in the proceedings. The failure of any such person to receive such notice shall not affect the validity of any proceedings taken under this section. Service by certified mail in the manner herein provided shall be effective on the date of mailing.
3. **Proof of Service.** Proof of service of the notice and order shall be certified to at the time of service by a written declaration under penalty of perjury executed by the person effecting service, declaring the time, date, and manner in which service was made. The declaration, together with any receipt card returned in acknowledgement of receipt by certified mail shall be affixed to the copy of the notice and order retained by the Building Official. (Prior code § 18-5.10)

15.24.310 Time of completion.

Every notice and order of abatement of the EDAB shall contain a time of completion date. The order also may contain intermediate completion dates for specific portions of the abatement work. The time of completion date(s) shall be the date(s), as determined by the EDAB, by which the owner must complete the abatement work required by this article. In determining the time of completion date(s), the EDAB shall consider the nature of the public nuisance, the time needed to acquire other required permits and approvals, the age and location of the building, the extent of the earthquake damage, historic building designation, the potential development of the site and the provisions of this article. The date(s) established by EDAB shall be reasonably related to these factors and the purposes established by Section 15.24.210. The owner's economic condition or the economic viability of the building shall not be considered in establishing intermediate and/or ultimate completion dates. (Prior code § 18-5.11)

15.24.320 Appeal of Building Official's determination.

Any person, or his or her representative, entitled to service under Section 15.24.300C may appeal any of the determinations of the Building Official that are described in Section 15.24.260B. No other determinations of the Building Official shall be appealable.

Any such appeal shall be made in writing, on a form approved by the Building Official, within five days of the date of the Building Official's notice of order and abatement. The written appeal shall include:

- A. A brief statement setting forth the legal or equitable interest, if any, of each of the appellants in the building and land involved in the appeal;
- B. A brief statement in ordinary and concise language which cites the specific subsection of Section 15.24.260 under which the appeal is brought, together with any facts claimed by the appellant to support his or her contentions that the Building Official erred or abused his or her discretion;
- C. A brief statement in ordinary and concise language of the relief sought, and the reasons why it is claimed the protested action or an order should be reversed, modified or otherwise set aside;
- D. The signatures of all parties named as appellants and their official mailing address. (Prior code § 18-5.12)

15.24.330 Processing and hearing of appeal of Building Official's determination.

Appeals brought pursuant to Section 15.24.260B shall be heard and decided by the EDAB within fifteen (15) days of the date of receipt of the appeal by the city. Not less than ten days prior to the hearing date, the Building Official shall give written notice to the appellant, and any other party who has indicated that he or she wants notice of the appeal, of the date, time and place of the hearing. The EDAB shall be authorized to continue the appeal from time to time. The EDAB, upon request of the appellant, if good cause appears, may extend the period in which the appeal must be decided.

In considering the appeal, the EDAB's decision, depending upon the matter appealed, shall be based upon at least one of the subsections of Section 15.24.260B.

The decision of the EDAB shall be in writing, supported by findings and shall be final on the date it is issued. The decision of the EDAB, in response to owner's appeal of the Building Official's determination, shall be nonappealable. Within ten days of the date of the EDAB's decision, the Building Official shall mail, certified, or otherwise deliver a copy of the EDAB decision to the appellant and any other party who has requested a copy of the decision. (Prior code § 18-5.13)

15.24.340 Conceptual abatement plan public hearing.

In each case in which an owner is notified to submit a conceptual abatement plan, the Building Official, within sixty (60) days of the date of that notice, shall schedule a public hearing on the CAP before the EDAB. The Building Official shall provide at least seven days' prior notice of the subject hearing to all persons entitled to notice under Section 15.24.300C.

Prior to submitting the CAP to the EDAB, the Building Official shall review the CAP and make recommendations to the EDAB. The EDAB shall not be bound by the Building Official's recommendations.

Upon receipt of the CAP, the EDAB shall hold a noticed public hearing and shall determine whether the CAP complies with the requirements of this article and whether if implemented, the CAP will cause the abatement of the public nuisance that is the subject of the CAP. If the EDAB finds that the CAP complies with this article, it shall issue a notice and order of abatement which shall indicate the commencement and completion dates for the abatement work. Also, the notice and order of abatement shall indicate any intermediate date(s) set by the EDAB. If the EDAB finds that the CAP does not comply with the minimum requirements of this article, the owner shall be in violation of this article and subject to penalties per Section 15.24.380 and city action per Section 15.24.360, unless the EDAB, for good cause, grants an extension. The determination of the EDAB shall be made in writing, supported by findings, and shall be final on the date it is made. Within five days of the date of the determination of the EDAB, the Building Official shall mail, certified, or personally deliver, a copy of the determination and shall issue a notice and order of abatement to the owner, all persons entitled to notice under Section 15.24.300C and to any other person who has requested special notice. The contents of the notice and the procedures relating to its issuance shall be as set forth in Section 15.24.300B and C. The determination of the EDAB shall be final and shall not be appealable to the City Council. (Prior code § 18-5.14)

15.24.350 Standards for repair and demolition.

The provisions of the State Historic Building Code, as contained in Part 8, Title 24 of the California Administrative Code, and as amended from time to time, may be used for the alteration, abatement, repair, restoration and rehabilitation of historic earthquake-damaged structures.

For abatement of an earthquake-damaged building, at least one of the following standards shall be used to comply with this article's abatement requirements:

A. Repair for Occupancy. If the building is to be used for occupancy, it shall be repaired in accordance with Articles I, II, III, and IV of this chapter, whichever is applicable.

B. Demolition. If the owner chooses to demolish the building, he or she shall follow the procedures set forth in Oakland Demolition Ordinance No. 10892 C.M.S. (Chapter 15.36), Oakland zoning regulations and other applicable laws and regulations, including, but not limited to, other applicable city, state and federal laws and regulations governing historic structures.

C. Repair for Nonoccupancy. If the owner does not want to repair the building for occupancy, he or she shall abate the public nuisance by following the standards outlined below:

1. Repair only damaged portion of structural systems in accordance with the current code, or any other lesser standard that will reasonably protect the public safety, as determined on a case-by-case basis by the Building Official. The public safety shall be considered reasonably protected if the facade and/or structural elements of the building, which were damaged by earthquake, will no longer constitute a public nuisance, as defined by this article.
2. Repair exterior in accordance with the standards described below:

The exterior of the buildings shall be repaired such that it shall not substantially impair the visual, architectural, or historic value of the earthquake-damaged building. Consideration shall be given to design, form, scale, color, materials, texture, lighting, detailing, and ornamentation, landscaping, signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the building. Subject to subsection (C)(5) of this section the exterior shall be repaired in accordance with the current code, or equivalent standard, as determined by the Building Official.

The damaged portion of the potential falling hazards, such as parapets, cornices, decorative statuary, veneer, awnings, and rooftop tanks or equipment near edges of buildings, shall be repaired in accordance with the current code, or equivalent standard, as determined by the Building Official.

Any existing scaffolds, fences and/or other temporary structures around the building shall be removed.

All the openings including, but not limited to, doorways and windows, shall be secured by one-half inch plywood, painted on the exterior side with paint matching the predominate color of the structure. Plywood shall be placed on the interior side of the opening and shall be fastened by means of two-inch by four-inch strongback placed on the inside of the structure and attached with metal bolts. The design securing the openings shall be reviewed by the

Building Official.

3. Exterior repair of historic buildings which are contributory to a S-7 preservation combining zone shall be required to satisfy the criteria of Sections 17.84.010 through 17.84.070 and 17.136.070 of the city's zoning regulations and any other applicable code, regulation or law. Exterior repair of other historic buildings shall be required to meet the criteria of Sections 17.102.030 and 17.136.070 of the city's zoning regulations and any other applicable code, regulation or law. Exterior repair of all other buildings which are subject to design review under the zoning regulations shall be required to satisfy the criteria of Section 17.136.070 and any other applicable code, regulation or law.

4. Maintenance. All buildings repaired for nonoccupancy standards, shall be maintained in a safe and sanitary condition. All devices or safeguards which are required by this article shall be maintained in conformance with the applicable standards under which repaired. Exterior of the buildings shall be kept free of graffiti, bills, posters and litter. The owner shall be responsible for maintenance of the buildings. To determine compliance with this subsection, the Building Official may cause any building to be reinspected. Failure to comply with the provisions of this subsection shall constitute a violation of this article and shall resubject the owner to all of the mandatory abatement provisions of this article.

5. As an exception, the Building Official may allow the ground floor of a building to be occupied in accordance with Section 15.24.390. (Prior code § 18-5.15)

15.24.360 Damage abatement work performed by city.

A. Damage Abatement Work. When any building owner fails to submit the CAP, or to accomplish the abatement work in compliance with the notice of the Building Official, the EDAB shall recommend that the city prepare the abatement plan. The city may, but shall not be required to, perform the inspection and prepare the damage abatement plan and submit to EDAB for its review. If the city elects to prepare the plan, EDAB shall hold a public hearing to determine the appropriate abatement action on the building. The owner and other parties described in Section 15.24.300c of this article shall be given seven days' prior notice of the hearing. The EDAB shall inform the owner and the Building Official of its decision in writing.

If the EDAB recommends and the city elects to perform the abatement work, the Building Official may issue an order to have the work accomplished by personnel of the city or by private contract under his or her direction. Plans and specifications thereof may be prepared by the Building Official or his or her staff or he or she may employ such architectural and engineering assistance on a contract basis as he or she may deem reasonably necessary.

B. Costs. The cost of preparing the abatement plan and performing such work, plus an administrative fee of forty (40) percent of such cost, to cover the cost for the city administering and supervising the contract against the property involved, shall be made a personal obligation of the property owner and shall constitute a lien against the property. The cost of repair or demolition performed by the city shall be recovered from the owner in accordance with the lien procedures of Section 15.24.410.

C. The city shall be authorized to accept or reject any EDAB recommendation that the city perform the abatement work. The city's decision, which shall be based upon whether available resources exist, shall be entirely discretionary and nonappealable. (Prior code § 18-5.16)

15.24.370 Design review.

The owner or the owner's agent or the city, prior to start of any repair or demolition work under this article, shall submit a design review application to the City Planning Department and have it approved.

The procedures for design review for each nonhistoric building and each historic building shall be in accordance with Sections 15.24.180 and 15.24.190B, respectively, of this chapter. (Prior code § 18-5.17)

15.24.380 Penalties.

It is unlawful for the owner of any earthquake-damaged building subject to this article to fail to provide the city, within the required period, with an acceptable CAP or not to proceed and complete the abatement work within the time specified by the EDAB. After written notice from the city to the owner, the following penalties shall be imposed upon owners who fail to comply with the requirements of this article:

Except as otherwise provided herein, a ten-thousand-dollar (\$10,000.00) penalty shall be imposed upon the owner of the earthquake-damaged building, if an acceptable CAP is not filed with the city within the period described in this article. Beginning at the end of the specified period, a fine of ten thousand dollars (\$10,000.00) per month, for each month the owner fails to comply with the requirements of this article, shall be imposed upon said owner.

However, the maximum fine imposed upon such owner for each building shall not exceed sixty thousand dollars (\$60,000.00).

The penalties imposed pursuant to this chapter shall be assessed against the real property to which the penalties relate and shall, in addition, be a personal obligation of the owner of the subject real property. For purposes of this section, this personal obligation requirement shall apply to individuals and entities. The Building Official shall give

the owner of such premises a written notice showing the amount of the penalty and requesting payment thereof. If the amount of such penalty is not paid to the Building Official within five days after the date of such notice, the Building Official shall forward a report of the penalty to the EDAB for confirmation. The property owner shall be given at least ten days' notice of the confirmation hearing before the EDAB. Said notice shall be in writing. The amount of the penalty shall be confirmed by the EDAB, unless the EDAB finds, based upon evidence in the record, that the Building Official erred in imposing or computing the amount of the penalty. If such error is found, the EDAB may modify the amount of the penalty, as warranted. Upon confirmation of the penalty, the EDAB shall direct that the Building Official shall record in the Office of the County Recorder of the county of Alameda, state of California, a certificate substantially in the following form:

Notice Of Lien

Pursuant to Chapter 15.24, Article V of the Oakland Municipal Code, a penalty in the amount of \$_____ was assessed by the Building Official, and confirmed by the Earthquake Damage Abatement Board (EDAB), against the herein described real property and said amount has not been paid, nor any part thereof, and the City of Oakland does hereby claim a lien upon the hereinafter described real property in said amount; the same shall be a lien upon said real property until said sum has been paid in full. The real property herein above-mentioned and upon which a lien is claimed is that certain parcel of land lying and being in the City of Oakland, County of Alameda, State of California and particularly described as follows, to wit:

 (insert description of property)

Dated this _____ day of _____, 19_____.

 Building Official
 City of Oakland

Such lien attaches upon recordation of the notice of lien. The description of the parcel in the notice of lien shall be that used for the same parcel as the County Assessor's map book for the current year. The County Assessor shall enter each assessment on the county tax roll opposite the affected parcel of land. The amount of the assessment shall be collected and shall be subject to the same penalties and the same procedures for foreclosure and sale, in case of delinquencies, as provided for ordinary municipal taxes. (Prior code § 18-5.18)

15.24.390 Ground floor occupancy.

After abatement work of earthquake damage on a building has been completed, the Building Official, without allowing full occupancy of a building, may issue a certificate of occupancy for use of the ground floor of a building, if he or she determines, based upon substantial evidence, that the public nuisance has been abated and that no substantial hazard will result from occupancy of the ground floor area of the building. In all cases where the Building Official issues a certificate of occupancy for use of the ground floor in a building, all abatement work done on the ground floor must meet current code. (Prior code § 18-5.19)

15.24.400 Fees.

The owner shall pay the fee as established by the master fee schedule to the Development Services Department to recover the cost for implementation of this article. (Prior code § 18-5.20)

15.24.410 Abatement liens.

The City Council shall in each instance determine whether the city shall elect to prepare a CAP and/or perform abatement work as recommended by the EDAB. The Building Official shall provide the owner and any other party entitled to notice pursuant to Section 15.24.300C with at least seven days' prior notice of the meeting at which the City Council will be asked to determine whether the city should elect to prepare the CAP and/or perform the abatement work. The notice shall include a description of the proposed abatement work and the Building Official's estimate of the costs. Such owner and other party shall have the right to appear before the City Council to contest or oppose the EDAB's recommendation that the city prepare the CAP and/or perform the abatement work. In those instances where the city elects to prepare the CAP and/or perform the abatement work, the costs incurred by the city, in addition to being a personal obligation of the owner, shall constitute a special assessment against the property on which the public nuisance existed. At the time the city elects to prepare the CAP or perform the abatement work, the Building Official shall record a notice of prospective lien against the subject property. Such notice shall include a description of the prepared abatement work and an estimate of its costs. The notice shall indicate that the actual costs may exceed the city's estimate. Immediately upon completion of preparation of any CAP or performance of any abatement work by the city and/or

the city's contractor, the Building Official shall prepare a report of assessment. Said report shall describe the work performed, the date(s) on which it was performed and the costs incurred by the city. The Building Official shall cause a copy of said report to be served on the subject property owner. Said report shall be accompanied by a notice of the date, time and place of the confirmation hearing before the Oakland City Council. Said notice shall provide the owner with at least five days' prior notice of said confirmation hearing.

The notice and report shall be placed in a sealed envelope, postage prepaid, addressed to the owner or other interested party at his or her last known address as the same appears on the last equalized assessment rolls of the city, and deposited, registered or certified mail, return receipt requested in the United States mail. Service shall be deemed completed at the time of deposit in the United States mail.

A copy of the report of the assessment shall be posted in the Office of the City Clerk at least three days prior to the time when the report will be submitted to the City Council.

At the time set forth in the notice, the City Council shall hear the matter and either modify or confirm the assessment report. The Council shall confirm the report as presented by the Building Official, unless the Council, after a review of the evidence in the record, finds that either the work assessed was not performed or that there was an error made in calculating the amount owed. After the assessment is made and confirmed, in addition to being a personal obligation of the owner, it shall be a lien on the said property, until said sum, with interest at the maximum legal rate per annum, has been paid in full. Interest shall begin to run on the date the amount is confirmed.

Such lien attaches upon recordation in the Office of the County Recorder, Alameda County, by certified copy of the resolution of confirmation. After confirmation of the report, a certified copy shall be filed with the County Auditor, Alameda County, or on before August 10th. The description of the parcel reported shall be that used for the same parcel as the County Assessor's map books for the current year. The County Assessor shall enter each assessment on the county tax roll opposite the parcel of land. The amount of the assessment shall be collected at the same time and in the same manner as ordinary municipal taxes are collected, and shall be subject to the same penalties and the same procedures for foreclosure and sale in case of delinquencies as provided for ordinary municipal taxes. (Prior code § 18-5.21)

15.24.420 Access to private property.

In each case in which the city, in implementing the provisions of this article, requires access to private property to enable the city to either perform an inspection, prepare a CAP and/or perform abatement work, the city shall seek prior approval for entry from the legal owner. If the legal owner fails or refuses to grant rights of entry to the city, the city shall obtain entry by any legal means, including, but not limited to, court order. (Prior code § 18-5.22)

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Title 15 BUILDINGS AND CONSTRUCTION

Chapter 15.28 UNREINFORCED MASONRY BUILDINGS

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15.28.010 Title.

This chapter shall be known as the unreinforced masonry (URM) ordinance. (Prior code § 18-6.01)

15.28.020 Purpose.

It is generally acknowledged that the city will experience earthquakes in the future due to its proximity to both the San Andreas and Hayward faults, and may reasonably be expected to experience moderate to severe ground shaking in the event of a significant earthquake. Such ground shaking may result in serious injury or death due to damage or collapse of buildings in Oakland. Buildings constructed of unreinforced masonry have been widely recognized for experiencing life safety hazardous damage including partial or total collapse during moderate to strong earthquakes.

The purpose of this chapter is to promote public safety by mitigating the potential hazards of those buildings in Oakland that were built of unreinforced masonry walls and were subject to the building code prior to November 26, 1948 (the effective date of the building code requiring earthquake resistant design of buildings). The purpose of this chapter is also to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on existing unreinforced masonry buildings.

The provisions of the retrofit standards for unreinforced masonry buildings in this chapter are intended as minimum standards to reduce the risk of life loss or injury. Compliance with these provisions will not meet the requirements of the current code and will not necessarily prevent loss of life or injury, or prevent earthquake damage to rehabilitated buildings.

Furthermore, the intent of this chapter is to mandate a portion of the state recommended standard (Uniform Code for Building Conservation). In doing so, it is the intent of this chapter to continue to construe the building as a potential hazardous building upon completion of the mandatory portion of this chapter and until such time that the building is upgraded to the Uniform Code for Building Conservation. (Prior code § 18-6.02)

15.28.030 Scope.

The provisions of this chapter shall apply to all existing unreinforced masonry buildings constructed to building standards prior to the November 26, 1948 Oakland Building Code. This chapter shall not apply to any of the following:

- A. A detached Group R Division 3 Occupancy or a detached Group R Division 1 Occupancy having only five living units or less; or
- B. Accessory buildings serving Group R Division 3 Occupancies or accessory buildings serving Group R Division 1 Occupancies having only five living units or less; or
- C. A building which has been structurally upgraded after November 26, 1948 to comply with the earthquake regulation of the Oakland Building Codes in effect at the time the building permit was obtained from the city of Oakland. (Prior code § 18-6.03)

15.28.040 Authority.

The Building Official or designee is authorized and directed to enforce all provisions of this chapter.

Unless otherwise noted, the provisions of the current code shall apply; however, this chapter shall not preclude the enforcement of any federal, state or other local codes, laws or ordinances.

The Building Official shall have the power to render interpretations of this chapter and to adopt and enforce rules and regulations supplemental to this chapter as he or she may deem necessary in order to clarify the application of the provisions of this chapter. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this chapter. (Prior code § 18-6.04)

15.28.050 Right of entry.

Whenever necessary to make an inspection to enforce any of the provisions of this chapter, or whenever the Building Official has reasonable cause to believe that there exists in any building or upon any premises any condition which constitutes a violation of the provisions of this chapter, the Building Official may enter such building or premises at all reasonable times to inspect the same or perform any duty imposed upon the Building Official by this chapter; provided that:

- A. If such building or premises be occupied, he or she shall first present proper credentials and request entry; and
- B. If such building or premises be unoccupied, he or she shall first make a reasonable effort to locate the owner or other persons having charge or control of the building or premises and request entry.

Any such request for entry shall state that the property owner or occupant has the right to refuse entry and that in the event such entry is refused, inspection may be made only upon issuance of an inspection warrant by a duly authorized magistrate. In the event the owner and/or occupant refuses entry after such request has been made, the Building Official is empowered to seek assistance from any court of competent jurisdiction in obtaining such entry. (Prior code § 18-6.05)

15.28.060 Definitions.

For the purposes of this chapter, certain words, phrases, terms and their derivatives shall be construed as specified in this section. Words, phrases, and terms that are used in this article, but not specifically defined, shall have the meaning set forth in the applicable local, state or federal code, if appropriate. Other such words, phrases and terms shall be accorded their ordinary meanings.

“Building,” for the purpose of determining occupant load, means any contiguous or interconnected structure; for purposes of engineering evaluation, means the entire structure or portion thereof which will respond to seismic

forces as a unit.

“Complexity of work,” for the purpose of prioritizing buildings, shall be based on cost and difficulty of upgrading work.

“Current code (current UBC)” means the current edition of the California State Building Code, as amended from time to time and as amended by the city of Oakland.

“Current Uniform Code of Building Conservation (current UCBC)” means the seismic provision for unreinforced masonry bearing wall buildings in the current edition of the Uniform Code of Building Conservation as adopted by the California State Building Code.

“Day” means calendar day.

“Historic structure” means a structure that meets one of the following requirements:

1. Is listed on the National Register of Historic Places;
2. Is a California Registered Historical Landmark or is a California Point of Historical Interest;
3. Is a landmark pursuant to Section 17.102.030 of the Oakland zoning regulations;
4. Is contributory to an S-7 preservation combining zone pursuant to Section 17.84.010 of the Oakland zoning regulations; or
5. Has received an “A” or “B” rating in the Oakland cultural heritage survey. Prior to the issuance of a building permit for work pursuant to this chapter, the URM building shall be surveyed and rated by the Oakland cultural heritage survey to determine if the building is a historic structure, as defined herein.

“Masonry” means that form of construction composed of stone, brick, concrete, gypsum, hollow clay tile, concrete, block or tile or other similar building units or materials or combination of these materials.

“Nonstructural falling hazards” means any ornamentation and appendage on the exterior of the building that is constructed of dense materials such as masonry or concrete attached directly or indirectly to unreinforced masonry, which may fall onto pedestrians or adjacent buildings or occupants of buildings, such as cornices, chimneys, balconies, stacks, towers, decorative statuary, and roof top tanks or equipment on buildings. For the purpose of this chapter, lintels, veneers and sills shall not be considered falling hazards.

“Nonstructural URM wall elements” means any URM wall element which does not participate in resisting lateral or vertical forces on the building by design or actual condition.

“Owner” means any individual or group of individuals or firm or any other entity holding legal or equitable title to the real property.

“Potentially hazardous URM building” means any URM building, other than those exempted from this chapter per Section 15.28.030 that does not meet the applicable retrofit standards specified in Sections 15.28.080 and 15.28.090.

“Reinforced masonry” means any masonry construction that meets the minimum reinforcing requirements which are as follows: the minimum area of reinforcing bars shall be not less than 0.001 times the gross cross-sectional area of the wall, not more than two-thirds of which may be used in either direction and no required vertical reinforcement shall be less than three-eighths inch in diameter.

“Structural deficiencies” means structural elements which do not meet the applicable standards identified in Sections 15.28.080 and 15.28.090.

“Structural URM wall elements” means any non-bearing URM wall element, whether intentionally designed or not, that participates in resisting lateral forces caused by earthquake motion.

“Unreinforced masonry (URM)” means any masonry construction that does not meet the minimum reinforcement requirements of reinforced masonry, as defined in this section.

“URM building” means any building containing walls constructed, wholly or partially, with unreinforced masonry. Types of unreinforced masonry buildings include but are not limited to:

1. “URM bearing wall building or structure” means any structure which has unreinforced masonry wall which provides support for a floor or roof for which the total superimposed load exceeds one hundred (100) pounds per linear foot of wall.
2. “Frame building or structure with URM walls” means any structure with a structural frame of concrete, steel, or wood, with either infill walls or nonbearing walls constructed of unreinforced masonry or structural URM wall elements.
3. “Building with URM veneer” means any structure other than 1 and 2 of this definition with nonstructural unreinforced masonry exterior facing for the purpose of ornamentation, protection or insulation. (Prior code § 18-6.06)

15.28.070 URM buildings hazard mitigation process.

The following process shall be followed for abatement of the hazards posed by potentially hazardous URM buildings.

A. Establish List and Priority and Notify Owner. The Building Official shall establish and maintain a list of potentially hazardous URM buildings and shall notify the owners in writing that their buildings have been identified as potentially hazardous and of their obligation to mitigate the potential hazard in compliance with this chapter. The notice shall include the priority level for each building, as determined by the Building Official, and shall refer the owner to the appropriate time period for compliance, as specified in subsection C of this section. The time period

shall commence on the date of the notice.

The priority levels for each potentially hazardous URM building will be determined by the Building Official and shall be based on the type of soil on which the building is located, number of stories, pedestrian and vehicle traffic adjacent to the building, use of building, number of occupants and complexity of retrofit work.

The owner may appeal the priority level of his or her building in accordance with Section 15.28.160B.

B. Filing Engineer's Report and Building Permit Application. The owner shall file with the Building Official an engineering analysis report (EAR) with an acceptable building permit application to comply with the applicable mandatory retrofit standard within the time specified in subsection C of this section. The requirements of the EAR shall be in accordance with Section 15.28.100.

C. Schedule to Complete Work. The owner shall file a building permit application and complete the retrofit work in accordance with the applicable mandatory retrofit standard in Sections 15.28.080B and 15.28.090 within the time specified in the following tables. Failure to comply with the program within the specified time frame shall be in violation of this chapter and subject to the penalties and remedies described in Sections 15.28.150 and 15.28.160.

**Table 1
Buildings with URM Bearing Walls**

Priority Level	Submission of Building Permit Application for Mandatory Standard (years)	Construction Complete (years)
1	1.0	2.0
2	2.0	3.0
3	3.0	4.0

**Table 2
Frame Building with URM Infill Walls
and Buildings with URM Veneer**

Priority Level	Submission of Building Permit Application for Mandatory Standard (years)	Construction Completion (years)
1	3.0	5.0
2	4.0	6.0
3	5.0	7.0

Note:

Time interval is measured from the date of the notice.

D. Removal of Building from City's URM List. URM bearing wall building, upgraded to the mandatory retrofit standard in Section 15.28.080B, shall be issued a "Certificate of Compliance of the Mandatory Requirements," but remain on the city's list of potentially hazardous URM buildings. After the building has been upgraded or demonstrated to be in compliance with the applicable voluntary standards for URM bearing wall building in Section 15.28.080C or the mandatory standard for URM infill wall and URM veneer building in Section 15.28.090, to the satisfaction of the Building Official and the final inspection of the building permit work is approved, the Building Official shall remove that building from the inventory list of potentially hazardous URM buildings. URM bearing wall building upgraded to the voluntary standard in Section 15.28.080C shall be exempted from any further seismic mitigation legislation per Section 15.28.110.

E. Historic Buildings. Prior to the issuance of a building permit for work pursuant to this chapter, the URM building shall be surveyed and rated by the Oakland cultural heritage survey to determine if the building is a historic structure as defined herein.

All historic structures may use the applicable provisions in the State Historical Building Code established under Part 8 in Title 24 of the California Code of Regulations.

F. Environmental Impact Mitigation. The owner shall provide advance written notice to tenants of the intent to perform the seismic retrofit activities, apprise tenants of the work schedule, provide dust barriers as needed, avoid unsafe or hazardous conditions for both tenants and construction workers during construction, remove debris, take vermin and pest control measures if necessary, provide alternative services if normal utilities are interrupted, and take corrective measures to minimize safety concerns regarding hazardous materials created by the retrofit activity consistent with the mitigation plan attached to the Negative Declaration ER90-47. (Prior code § 18-6.07)

15.28.080 Voluntary and mandatory retrofit standards for bearing wall buildings.

A. General. The owner of a building with URM bearing walls shall upgrade his or her building to the mandatory retrofit standards specified in subsection B of this section, within the time specified in Section 15.28.070C. Upgrading the building to the voluntary standards specified in subsection C of this section will cause the removal of the building from the city's inventory list of URM buildings as indicated in Section 15.28.070D.

Exception: Buildings with only some URM walls (that includes URM bearing walls) will not be subject to the upgrade standard in this section and will be removed from the city's URM list provided:

1. All the URM wall elements provide less than one percent of the total lateral load resisting system in all directions as defined in this chapter, and less than five percent of the vertical load carrying system.
2. When required by the Building Official, the engineer/architect provides acceptable analysis and documentation, to substantiate compliance with this exception.

B. Mandatory Retrofit Standards for Bearing Wall Buildings.

1. Building Elements To Be Upgraded. As a minimum, the following elements shall be upgraded to mitigate potential falling hazards:

- a. Secure the roof and floors to the building's exterior walls if such attachment is lacking or determined as inadequate. The connections between roof/floors and walls shall be designed for the out of plane forces on the walls (tension bolts);
- b. Brace or reinforce parapets;
- c. Remove, upgrade or repair nonstructural falling hazards;
- d. Stairways, corridors, exit balconies, exit courts and exit passageways in all buildings covered by this chapter shall be protected from falling hazards.

2. Design Standard and Excluded Building Elements. In designing the upgrades for the above items, the minimum lateral forces specified in the current UCBC shall apply to elements in subsection (B)(1)(a) of this section and current code shall apply to elements in subsections (B)(1)(b) and (c) of this section.

Walls, parapets, and other building elements which due to their locations or the height of the adjacent structure pose negligible hazards to life and adjacent property in the event of failure or instability, (such as parapets on the sides of buildings which are adjacent to another building of equal or more in height) may be excluded from the required work within the specified time in Section 15.28.070C provided the owner agrees to execute an agreement with the city to defend, hold the city harmless and indemnify the city for any damage, injury or loss of life that may arise as a result of changed conditions to the adjacent structure (such as removal of the adjacent building). The owner must record the agreement with the County Recorder, and supply a copy of the recorded agreement to the city.

C. Voluntary Retrofit Standards for Bearing Wall Buildings. If the owner elects to voluntarily upgrade his or her building to the retrofit standard in this subsection his or her building will be removed from the city's potentially hazardous URM list.

1. The entire building shall be retrofitted in accordance with the current UCBC. All destructive materials testing in accordance with the current UCBC is required only when those elements are used as part of the structural design. The decision of whether or not to test existing materials is fully the responsibility of the engineer/architect, and the city assumes no liability for damage, injury or harm caused by such testing. However, in the absence of acceptable test data, the engineer/architect shall use allowable stresses from existing materials in accordance with the current UCBC or as approved by the Building Official.

2. Proposed alterations, additions, restoration and rehabilitation of buildings with URM bearing walls shall include an evaluation of the effects of such work to the building in its entirety. This shall include, but not be limited to, an investigation of the effects of any induced eccentricity and changes in the foundation and in story stiffness as a result of the proposed improvements.

3. Stairways, corridors, exit balconies, exit courts and exit passageways in all buildings covered by this chapter shall be protected from falling debris. Vertical supports for stairways shall be shown to retain their integrity after an earthquake.

Exception: When the lower story or stories of a building are of URM construction (or, contain at least one URM bearing wall) but the structural system of the upper stories consists of the only wood frame or steel stud construction, then only the URM stories need be upgraded to the standards set forth in subsection C of this section, and the other stories need not be upgraded. NOTE: This alternative does not satisfy the upgrade standard referenced in Sections 15.28.110 and 15.28.120. (Prior code § 18-6.08)

15.28.090 Mandatory retrofit standards for frame buildings with URM walls and buildings with URM veneer.

The owner of a framed building with URM infill walls and buildings with URM veneer shall upgrade his or her building to the retrofit standards specified in this section, within the time specified in Section 15.28.070C.

As a minimum, the following elements shall be upgraded to mitigate the potential falling hazards:

- A. Brace or reinforce parapets and remove, upgrade or repair nonstructural falling hazards. In designing the upgrade for these items the current code shall apply;
- B. Stairways, corridors, exit balconies, exit courts and exit passageways in all buildings covered by this chapter shall be protected from falling hazards;

C. Walls, parapets, and other building elements which due to their locations or the height of the adjacent structure pose negligible hazards to life and adjacent property in the event of failure or instability such as parapets on the sides of buildings which are adjacent to another building of equal or more in height, may be excluded from the required work within the specified time in Section 15.28.070C provided the owner agrees to execute an agreement with the city to defend, hold the city harmless and indemnify the city for any damage, injury or loss of life that may occur due to the absence of the upgrade work and agrees to perform the upgrade work at some future time to abate any hazards that may arise as a result of changed conditions to the adjacent structure. The owner must record the agreement with the County Recorder, and supply a copy of the recorded agreement to the city. Exception: Buildings with only some interior URM walls composed of structural URM elements that provide less than one percent of the total existing lateral resisting system in all directions and/or nonstructural URM interior wall elements as defined in this chapter, will not be subject to the structural upgrade standard in this section. When required by the Building Official, the engineer/architect shall provide an acceptable analysis and documentation to substantiate that the building qualifies for this exception. (Prior code § 18-6.09)

15.28.100 Engineering analysis reports (EARs).

A. General. The EARs shall be filed with the applicable building permit and prepared to demonstrate the proposed permit work will comply with the applicable standards specified in Section 15.28.080 for the bearing wall buildings or Section 15.28.090 for frame buildings with URM infill walls and for buildings with URM veneer.

B. Preparer of Report. Building owners shall employ a civil or structural engineer or architect, registered by the state of California, herein called "engineer/architect," to prepare the engineering plan and calculations acceptable to the Building Official for the proposed retrofit work applicable to the building permit application and to prepare the EARs in accordance with this section.

C. Scope of Analysis. The scope of analysis need only address the proposed permit work with the following information:

1. Building Permits for Mandatory Upgrade Work. The following analysis for the mandatory upgrade of URM bearing wall buildings and the upgrade for frame buildings with nonbearing URM walls and for buildings with URM veneer shall be performed:
 - a. Parapet stability;
 - b. Nonstructural falling hazards anchorage and stability;
 - c. Wall to diaphragm anchorage for tension anchors (for bearing wall buildings only);
 - d. Evaluation of falling hazards for exits.
 2. Building Permit for Voluntary URM Bearing Wall Upgrade Work. The following analysis for the voluntary upgrade of URM bearing wall buildings shall be performed:
 - a. General compliance with the current UCBC:
 - i. Required retrofitting,
 - ii. Materials testing;
 - b. Structural analysis:
 - i. Out-of-plane loads on walls; tension anchors and bracings,
 - ii. Wall to diaphragm anchors for shear,
 - iii. In-plane strengthening of walls; repairs and repointing,
 - iv. Diaphragm capacity,
 - v. Other analysis as required by current UCBC,
 - vi. Integrity of stairway and falling hazards for exits.
- D. Format of Report. The engineering reports for all building permits shall conform with the format in this subsection. This format is not meant to be a constraint on the engineer/architect preparing the report, but rather it shall be considered as the minimum acceptable information to be submitted.
1. General Information.
 - a. Date report is completed;
 - b. The building address with the County Assessor's parcel number;
 - c. Name of building (if any);
 - d. Name, address, and telephone number of owner;
 - e. Names, addresses, and telephone numbers of property beneficiaries;
 - f. The type of occupancy uses within the building and the occupant loads;
 - g. The number of residential, commercial and other units in the building;
 - h. The dates of original design, construction, additions or substantial structural alternations (if known) of the building;
 - i. The name of the original designer and contractor (if known), and the name and address of the designer and contractor (if known), for any subsequent additions or substantial structural alternations;
 - j. Affirmative of whether or not the original building plans are available and name and address of person who has plans;
 - k. Scaled plan to show footprint of building in relation to property line (if known), sidewalk, and street area, and adjacent buildings;

1. Photos or sketches of elevation to show adjacent buildings.
2. Summary of Existing Conditions. The engineer/architect shall investigate the building for compliance with the applicable standard in Section 15.28.080 or 15.28.090 related to the proposed building permit application, describe the vertical load carrying systems and identify any URM bearing walls. The engineer/architect shall also include a description of all parapets and nonstructural falling hazards, their construction, supports, materials and any testing and test data.
3. Deficiencies and Corrective Measures. The engineer/architect shall submit structural analysis in accordance with the applicable provisions in subsection C of this section to identify deficiencies and design corrective measures to meet the minimum requirements of the applicable retrofit standards.
4. Proposed Upgrade/Corrective Work. The engineer/architect shall describe the upgrades or corrective work required for the building under the proposed building permit and provide an estimated cost for the work.
5. Engineer/Architect Certification. Name, work address, work phone number, California state professional license number and signature of engineer/ architect who authored the report. (Prior code § 18-6.10)

15.28.110 Future retrofitting legislation.

A. No URM building which has been upgraded to the standard set forth in this section shall, within a period fifteen (15) years after completion of the work required for such upgrade, or such other period as the state of California may from time to time adopt, be identified as a "seismic hazard to life" pursuant to any other seismic mitigation building standard adopted by the city, unless:

1. Such building no longer meets the structural upgrade standards under which it was retrofitted; or
2. The occupancy classification for such building is changed.

B. A building qualifies for this exemption from future retrofitting legislation if it meets the following standard:

1. For URM bearing wall buildings, complete building upgrade to the standards of Section 15.28.080C;
2. For any frame building with URM infill walls, or building with URM veneer, complete building upgrade to the city's Interim Standard Ordinance No. 11274 C.M.S. (Prior code § 18-6.11)

15.28.120 Change of occupancy.

URM bearing wall buildings may change their current occupancy classification to the uses listed below without meeting the seismic provisions for a new building in the current code (UBC) if the entire building complies with the seismic retrofit standard of the UCBC in effect at the time of the change in use and the standards in Section 15.28.080C:

Current occupancy may be changed to:

Group	Description of Occupancy
A	3-Drinking and dining establishment if the A-3 component is less than 2 stories and is occupied by no more than 100 occupants
	4-Stadiums, reviewing stands and amusement parks
B	All B uses as defined in the UBC (i.e., repair garages, offices, retail, small drinking and dining establishment)
H	4
M	All uses defined in the UBC (i.e., private garbage)
R	All residential uses as defined in the UBC

(Prior code § 18-6.12)

15.28.130 Addition, alteration or repair.

Whenever addition, alteration or repair work to a potentially hazardous URM building involves any one of the following conditions, the building shall be upgraded to comply with the applicable standards specified in Sections 15.28.080C and 15.28.090 prior to the approval of the addition, alteration, or repair work shall mean the cumulative addition, alteration or repair work performed on the building within any four-year period.

- A. The total cost for all addition, alteration and repair work exceeds fifty (50) percent of the total replacement cost of the existing building. The valuation of the work and the replacement cost of the existing building shall be determined by the Building Official.
- B. Vertical loading is increased by five percent on the affected supporting elements of the roof or floor of a building.
- C. More than fifty (50) percent of the total floor and roof areas of the building are involved in substantial structural

alteration.

D. The cumulative area of additions excluding basement additions, exceeds thirty (30) percent of the total floor and roof areas of the building excluding basement.

When the owner believes the Building Official made an error in his or her determination of this section, the owner may appeal the determination to the Board of Examiners and Appeals in accordance with Section 15.28.160C. (Prior code § 18-6.13)

15.28.140 Design review.

A. Nonhistoric Structures. For nonhistoric structures, the owner or owner's agent prior to the start of any alterations, restoration, retrofit or making of any significant changes to a nonhistoric, unreinforced masonry structure that is subject to design review under city codes and regulations shall submit a design review application to the city and have it approved by the Planning Director. The design review application shall be submitted prior to or in conjunction with the filing of the building permit application and the engineering analysis report. A building permit application for complete demolition of nonhistoric structure is not subject to design review.

Design review applications shall be reviewed and approved or disapproved by the Planning Director. To aid in his or her review of an application, the Planning Director may obtain advice from the Building Official or outside professionals. The Planning Director's decision will be made within forty-five (45) days of the date of the city's receipt of a completed design review application. However, upon receipt of each design review application, the Planning Director may, at his or her discretion, refer the application to the City Planning Commission rather than acting on it himself or herself. If the application is referred to the Planning Commission, the Planning Commission's decision on the application will be made within sixty (60) days of the date the application was received by the city. Applications for altering, abating, repairing, restoring or rehabilitating any nonhistoric structure that is subject to design review shall be required to meet the applicable criteria of this chapter. Any decision of the Building Official relating to the structural upgrading design requirements or of the Planning Director related to the design review application for a nonhistoric structure can be made in accordance with Section 15.28.160D.

B. Unless otherwise expressly provided in this chapter, the owner or the owner's agent, prior to the start of any alterations, restoration, retrofit, or the making of any significant changes to a URM historic structure, shall submit a design review application to the city prior to or in conjunction with the filing of the building permit application and engineering analysis report, and have it approved by the Planning Director.

Except as otherwise set forth in this chapter, design review applications shall be reviewed and approved or disapproved by the Planning Director. To aid in his or her review of an application, the Planning Director may obtain advice from the Building Official or outside professionals. The Planning Director's decision will be made within forty-five (45) days of the date of the city receipt of a completed design review application. However, upon receipt of a completed design review application, the Planning Director will notify the Landmarks Preservation Advisory Board. If such notice is given by a member of the Board, the Planning Director shall immediately forward the application to the Board and the subject application shall be considered and a recommendation, if any, shall be made to the Planning Director by the Landmarks Board within forty-five (45) days of the date of the application. In all such cases, the Planning Director's decision will be made within sixty (60) working days of the date of the city's receipt of the completed design review application. Applications for altering, abating, restoring or rehabilitating or demolishing historic structures which are contributory to an S-7 preservation combining zone shall be required to satisfy the criteria of Sections 17.84.010 through 17.84.070 and 17.136.070 of the city's zoning regulations. Applications for altering, repairing, restoring or rehabilitating or demolishing any other Historic Structure shall be required to meet the criteria of Sections 17.102.030 and 17.136.070 of the city's zoning regulations. Any decision of the Building Official relating to the structural upgrading design requirements or the Planning Director relating to the design review application for a historic structure may be appealed in accordance with Section 15.28.160E. (Prior code § 18-6.14)

15.28.150 Penalties for noncompliance.

All monetary penalties shall be credited to the Seismic Safety Division of the Office of Planning and Building to fund the implementation and enforcement of this chapter.

It is unlawful for the owner of a potentially hazardous URM building subject to this chapter to fail to comply with the provisions of this chapter. After written notification thereof from the city to the owner, the following penalties shall be imposed upon owners who fail to comply with the requirements of this chapter:

A. Failure to File Building Permit Application and Engineering Analysis Report on Time. Each owner who fails to file a building permit application and Engineering Analysis Report for any building subject to this chapter within the time period specified in Section 15.28.070C for such building shall, in addition to any other penalty or remedy which may be assessed pursuant to this chapter or other applicable law, be fined the sum of one thousand dollars (\$1,000.00). This penalty shall attach the day following the last day of the period during which the owner is to file said application and report. The maximum fine under this subsection shall be five thousand dollars (\$5,000.00) per building.

B. Failure to Complete Upgrades. Each owner who fails to complete the building upgrades required by this chapter within the period specified in Section 15.28.070C for such building shall, in addition to any other penalty or remedy

which may be assessed pursuant to this chapter or other applicable law, be fined the sum of two thousand dollars (\$2,000.00). This penalty shall attach the day following the last day of the period during which the owner is to complete said upgrades. An additional two thousand dollar (\$2,000.00) penalty shall be imposed each calendar month thereafter that the owner fails to complete said upgrades. The maximum fine under this subsection shall be ten thousand dollars (\$10,000.00) per building.

C. Noncompliance Actions. In addition to the fines, authorized by subsections A and B of this section, the Building Official may take the following actions in the event of any failure to comply with the requirements of this chapter:

1. Notify all parties with financial interest in the property (such as mortgage lenders, lien holders, insurance bearers) and the tenants that the building is a potentially hazardous URM building and is in violation with this chapter;
2. File a statement with the County Recorder Office describing the potential hazards of the building and the violations of this chapter. Upon correction of the violation of this chapter the Building Official will file a release of any order of unreinforced masonry building hazard mitigation that may have been recorded;
3. Post a sign on building to designate it as a potentially hazardous URM building. The signs shall be located at well lighted locations, readily visible by the occupants and public when entering the building and shall be protected from damage. Location, form and content of the sign is subject to the Building Official's approval. The building owner shall be responsible for installing and maintaining the signs and immediately replacing them, at the owner's expense, as necessary. When the owner corrects all violations of this chapter to the satisfaction of the Building Official, the posting of the building required by this section shall be removed. However, if the owner violates any aspect of this chapter after the posting has been removed, the Building Official will report the building immediately.
4. The Building Official may revoke the certificate of occupancy permit upon thirty (30) days' notice and evacuate the building three years after the due date of completion of the work as specified in Section 15.28.070C, if the owner fails to complete the mandatory upgrade work within the specified time in Section 15.28.070C. The certificate of occupancy permit will be reissued after the upgrade work is completed and the final inspection for the building permit is approved. The owner may appeal any action or penalty for noncompliance in accordance with Section 15.28.160F. (Prior code § 18-6.15)

15.28.160 Appeals process.

A. Exemption from URM Program. If the owner believes that his or her building is not a potentially hazardous URM building or is otherwise exempted from the provisions of this chapter, the owner shall submit evidence, such as original drawings or test results, to substantiate the claim. The Building Official will review the evidence submitted by the owner and will remove the building from the city's list of potentially hazardous URM buildings if the Building Official determines that the building is exempted or in compliance with this chapter.

B. Appeal of Priority Level. If the owner of a priority level 1 or 2 URM building can demonstrate by written notice evidence his or her inability to obtain financial assistance to perform the mandatory upgrade or believes the Building Official made an error in determining the priority level for his or her building, the owner may appeal the Building Official's determination of the priority level to the Board of Examiners and Appeals. The appeal shall be filed with the Building Official within ninety (90) days of the date of notification and the Board shall not be authorized to extend the schedule to complete the work beyond the priority 3 work schedule.

Such appeal shall be made on a form prescribed by, and filed with, the Building Official. The appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Building Official. The appeal will be heard by the Board of Examiners and Appeals within thirty (30) days of the date of receipt of the appeal by the city. Not less than seven days prior to the hearing date, the Building Official shall give notice to the appellant of the date, time and place of the hearing. The Board shall be authorized to continue the hearing from time to time.

In considering the appeal, the Board shall determine whether, based upon the record, the Building Official erred or abused his or her discretion. Error or abuse of discretion is shown if it is established that the Building Official failed to follow the provisions of this chapter.

The decision of the Board shall be in writing and shall be considered final and nonappealable on the date it is issued. A copy of the Board's decision shall be mailed or otherwise delivered to the appellant by the Building Official within seven days of the date of the Board's decision.

C. Appeal of Addition, Alterations, or Repair. When the owner believes the Building Official made an error in his or her determination regarding additions, alterations or repairs, the owner may appeal the determination to the Board of Examiners and Appeals. Such appeal shall be made within thirty (30) days after the date of the Building Official's written decision.

Such appeal shall be made on a form prescribed by, and filed with, the Building Official. The appeal shall state specifically wherein it is claimed there was an error or abuse of discretion by the Building Official. The appeal will be heard by the Board of Examiners and Appeals within thirty (30) days of the date of receipt of the appeal by the city. Not less than seven days prior to the hearing date, the Building Official shall give notice to the appellant of the date, time and place of the hearing. The Board shall be authorized to continue the hearing from time to time.

In considering the appeal, the Board shall determine whether, based upon the record, the Building Official erred or abused his or her discretion. Error or abuse of discretion is shown if it is established that the Building Official failed to follow the provisions of this chapter.

The decision of the Board shall be in writing and shall be considered final and nonappealable on the date it is

issued. A copy of the Board's decision shall be mailed or otherwise delivered to the appellant by the Building Official within seven days of the date of the Board's decision.

D. Appeal of Design Review of Nonhistoric Structures. Any decision of the building Official relating to the structural upgrading design requirements or of the Planning Director relating to the design review application for a nonhistoric structure that is subject to design review, may be appealed by interested persons as follows:

1. If the appeal involves only administrative, structural or life safety issues which will not affect the exterior characteristics of the structure, the appeal shall be made and decided pursuant to the procedures and provisions of subsection C of this section. Such appeal may only be made by the building permit applicant.
2. If the appeal involves administrative, structural or life safety issues that may affect the exterior characteristics of the structure, the appeal shall be made and decided pursuant to the procedures set forth in subsection (E)(2) of this section.
3. If the appeal involves issues or proposals that will affect only the exterior characteristics of the structure, with no implications for the structural or life safety portions of the structure, the appeal shall be made and decided pursuant to the procedures set forth in other applicable city codes and regulations.

E. Appeal of Design Review of Historic Structures. Any decision of the Building Official relating to the structural upgrading design requirements or of the Planning Director relating to the design review application for a historic structure, may be appealed as follows:

1. If the appeal involves only administrative, structural or life safety issues which will not affect structure, the appeal shall be made and decided pursuant to the procedures and provisions of subsection C of this section. Such appeals may only be made by the building permit applicant.
2. If the appeal involves administrative, structural or life safety issues that may affect the exterior or historic characteristics of the structure, the appeal may be taken by any interested person and shall be made and decided pursuant to the following procedure:
 - a. Appeals to the Board of Earthquake Appeals for Historic Structures shall be made within fifteen (15) days after the date of a decision by the Building Official or Planning Director. The Building Official's and Planning Director's decision shall be considered final, if no appeal is taken within the fifteen (15) day appeal period. Thereafter no appeal shall be allowed.
 - b. Such appeal shall be made on a form prescribed by the Planning Director and shall be filed with the Planning Director. The appeal shall state specifically wherein it is claimed there was an error of discretion by the Planning Director or Building Official. Upon receipt of the appeal, the Planning Director shall place the matter on the agenda of the next available meeting of the Board of Earthquake Appeals for Historic Structures. Not less than seven days prior to the hearing date, the Planning Director shall give notice to the appellant and to the owner if different from the appellant specifying the date, time and place of the hearing.
 - c. In considering the appeal, the Board shall determine whether, based upon the record, the Building Official or Planning Director erred or abused his or her discretion. Error or abuse or discretion is shown if it is established that the Building Official or Planning Director failed to follow the provisions of this chapter.
 - d. The decision of the Board shall be made in writing, shall be nonappealable and shall be considered final on the date it is issued. A copy of the Board's decision shall be mailed or otherwise delivered to the appellant and to the owner if different from the appellant by the Planning Director within seven days of the date of the Board's decision.
- E. Appeal of Noncompliance Penalties and Action. Any decision by the Building Official to impose penalties or take actions in the event of any failure to comply with the requirements of this chapter may be appealed by the owner or the owner's agent to the Board of Examiners and Appeals. Any such appeal shall be made within thirty (30) days of the date of the Building Official's mailing of notification. The appeal shall be made on a form approved by the Building Official and shall show how the Building Official has either committed an error or has abused his or her discretion.

In considering the appeal, the Board shall determine whether, based upon the record, the Building Official erred or abused his or her discretion. The decision of the Board shall be in writing and shall be final. The certificate of occupancy will not be revoked until the decision of the Board is final and in writing. (Prior code § 18-6.16)

15.28.170 Recovery of penalties.

The penalties imposed on the building owner shall be assessed against the real property subject to this chapter and shall, in addition, be an obligation of the owner of the subject property. In the event the owner of a building is a group of individuals, firms, or other entities or any combination thereof, the obligation imposed by this section shall be joint and several. The Building Official shall give the owner of such premises a written notice showing the amount of the fine and requesting payment thereof. If the amount of such fine is not paid to the Building Official within thirty (30) days after the date of such notice, the Building Official shall forward a report of the penalties to the City Council for confirmation.

The property owner shall be given at least fifteen (15) days' written notice of the confirmation hearing before the City Council. The amount of the penalties shall be confirmed by the City Council, unless the City Council finds, based upon evidence in the record, that the Building Official erred in imposing or in computing the amount of the penalty. If such error is found, the City Council may modify the amount of the penalty, as warranted.

Upon confirmation of the penalty, the City Council shall direct the Building Official to record in the Office of the

County Recorder of the county of Alameda, state of California, a certificate substantially in the following form:

Notice of Special Assessment Plan

Pursuant to Chapter 15.28 of the Oakland Municipal Code, the penalty of _____ was assessed by the Building Official, and confirmed by the Oakland City Council, against the described real property and said amount has not been paid, in full, and the City of Oakland does hereby claim a special assessment lien upon the hereinafter described real property in said amount; the same shall be a lien upon said real property until said sum has been paid in full. The real property herein above mentioned and upon which a lien is claimed is that certain parcel of land lying and being in the City of Oakland, County of Alameda, State of California and particularly described as follows to wit:

 (Insert Description of Property)

Dated This _____ day of _____, in the year _____

 Building Official

Such lien attaches upon recordation of the notice of special assessment lien. The description of the parcel in the notice of lien shall be that used for the same parcel as the County assessor's map book for the current year. The County Assessor shall enter each assessment on the county tax roll opposite the affected parcel of land. The amount of the assessment shall be collected and shall be subject to the same penalties and the same procedures for foreclosure and sale, in case of delinquencies, as provided for ordinary municipal taxes. (Prior code § 18-6.17)

15.28.180 Remedies.

It is unlawful for the owner of any building within the scope of this chapter to violate any provision of this chapter. In addition to the penalties in Section 15.28.150 the following remedies are available to the city and may be imposed independently or in combination with each other at the sole discretion of the Building Official, unless otherwise noted herein.

- A. Maintenance of a potentially hazardous URM building beyond the time specified in Section 15.28.070C for completion of upgrades to such building shall be and is declared a public nuisance.
- B. The city may seek injunctive relief on behalf of the public to enjoin a building owner's violation of this chapter.
- C. The city may withhold the issuance of any building permit and/or may suspend the existing building permits on the subject building unless otherwise authorized by the building permits on the subject building unless otherwise authorized by the Building Official for emergency repairs.
- D. The Building Official, after written notice to the owner, may revoke or suspend the occupancy permit for any structure for which the owner violates any of the provisions of this chapter. The notice of revocation or suspension shall provide the owner the right to provide the Building Official with evidence that the occupancy permit should not be revoked or suspended either because the structure is not subject to the provisions of this chapter or because the Building Official did not follow the provisions of this chapter.
- E. Any person violating any provision of this chapter shall be guilty of an infraction.
- F. These remedies are not exclusive and the city may utilize any other remedies available at law of equity. (Prior code § 18-6.18)

15.28.190 Fees.

The Office of Planning and Building may impose fees to implement this chapter pursuant to the master fee schedule. (Prior code § 18-6.19)

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APPENDIX E

City of Berkeley Ordinances

Chapter 19.38

SEISMIC HAZARD MITIGATION PROGRAM FOR UNREINFORCED MASONRY BUILDINGS

Sections:

19.38.020	Definitions.
19.38.030	Standards for structural seismic adequacy.
19.38.040	Mandatory seismic retrofit program.
19.38.050	Removal of building from the inventory.
19.38.060	Risk classification and compliance schedule.
19.38.070	Obligations to tenants.
19.38.080	Obligations of tenants.
19.38.090	Recorded notice.
19.38.100	Notice of violation and order to abate.
19.38.110	Fees.
19.38.120	Effective date.
19.38.130	Adoption of 1997 Uniform Code for Building Conservation Appendix Chapter 1, with certain amendments.
Exhibit A	High Pedestrian Traffic Corridors

Section 19.38.020 Definitions.

For the purpose of this section, the following terms shall be defined as follows:

- (a) **URM** means unreinforced masonry.
- (b) **Potentially hazardous URM building** means a building:
 1. That was constructed prior to 1956, with masonry bearing walls that contain seismic reinforcement at a level less than the minimum prescribed in the City of Berkeley "Standards for the Seismic Analysis of Unreinforced Masonry Buildings" (in the Program's Standards as set forth in this chapter), and is approved for commercial or mixed use occupancy; or
 2. That was constructed prior to 1956, with masonry bearing walls that contain seismic reinforcement at a level less than the minimum prescribed in City of Berkeley "Standards for the Seismic Analysis of Unreinforced Masonry Buildings," and contains five (5) or more living units; or
 3. That contains at least one brick in-fill wall and is located on a street in a high pedestrian traffic corridor; or
 4. That has a brick veneer ten (10) feet in height or greater (measured from the adjoining grade) and is located on a street in a high pedestrian traffic corridor;
 5. That has an unreinforced parapet that exceeds a one and one-half (1-1/2) height/depth ratio, and is located on a street in a high pedestrian traffic corridor.
- (c) **Vacant building** means any building that has remained vacant in whole or in part for six (6) or more months after the City of Berkeley has declared it unsafe, pursuant to any provision contained in Title 19 of the BMC, and ordered it secured to prevent unauthorized entry.
- (d) **Inventory** means the list of potentially hazardous unreinforced buildings in the City of Berkeley that have been identified by the building official as mandated by Government Code Section 8875.2(a). The inventory shall be maintained and revised as necessary by the building official. A copy shall be available for inspection in the office of the building official and in the office of the City Clerk.
- (e) **Masonry construction** means unit construction consisting of brick, concrete, block, tile, stone or similar material.
- (f) **Performance standard**, also referred to as the "technical standard," means the minimum acceptable seismic reinforcement level as set forth in Section 19.38.130.
- (g) **Prescriptive standard** means those predeveloped standard plans supplied by the City that comply with the performance standard that can be used to obtain a building permit and guide the retrofit of simple

buildings, or buildings with in-fill walls, tall veneers or parapets.

(h) **Occupancy load** shall be as defined in this code.

(i) **building official** means the City Manager of the City of Berkeley or his/her designee.

(j) **Simple building** means those buildings, one or two stories in height, with square or rectangular configuration, with side yard clearances on all sides.

(k) **Structural design professional** means the following persons licensed by the State of California: structural engineers, civil engineers with prior building design or construction experience, or architects.

(l) **High pedestrian traffic corridor** means those streets identified on the attached map (Exhibit A). (Ord. 6604-NS § 2, 2000)

Section 19.38.030 Standards for structural seismic adequacy.

(a) All seismic retrofit construction which is commenced after the effective date of this Section shall be constructed in accordance with the performance standard or with the most recent edition of the California Building Code adopted by the City, whichever is more stringent.

(b) Each person wishing to use the prescriptive standard must demonstrate to the satisfaction of the building official that the building for which the prescriptive standard will be used falls within the definition of a simple building. Forms of documentation may include plans or sketches of the existing building, or a written report from a structural or civil engineer or a licensed architect with building experience.

(c) Notwithstanding any provision of this chapter, seismic retrofit of any building qualifying as "historical property" as determined by an appropriate governmental agency under California Health and Safety Code Section 37602 shall be retrofitted in accordance with the State Historical Building Code, Health and Safety Code Sections 18950 et seq.

(d) Unless deemed unnecessary by the building official, the owner of a building with bearing walls shall be required to retain structural design professionals, testing laboratories and/or special inspectors during the project.

The structural design professional shall identify testing requirements of existing materials and conditions that may be necessary prior to completion of design. The structural design professional shall analyze the testing information and incorporate necessary special conditions into the design. The structural design professional shall identify the testing and special inspection requirements which are required during the retrofit systems installation in the field. The engineer of record shall provide periodic field inspections during seismic retrofit. (Ord. 6604-NS § 2, 2000)

Section 19.38.040 Mandatory seismic retrofit program.

Each owner of a potentially hazardous URM building which is listed on the URM inventory shall do the following:

(a) Within two years of the adoption by the City Council on November 15, 1991 of the mandatory seismic retrofit program:

1. Demonstrate to the building official that the building meets the criteria for use of the prescriptive standard; or

2. Submit a seismic engineering evaluation report on the building, prepared for the property by a structural or civil engineer with prior building design or construction experience or architect currently licensed to practice in the State of California.

The seismic evaluation report shall contain a detailed evaluation of the structural ability of the building to resist the seismic effects of earthquakes and to meet the standards for structural seismic adequacy set out in Section 19.38.130, as well as identify any hazardous exterior design elements. The report shall include a plan to bring the building into compliance with the said seismic standards and shall identify capability of existing materials.

(b) Apply for and obtain a building permit for seismic retrofitting within the time frame specified in the compliance schedule set out in this chapter.

(c) Provide written notice to all building tenants as provided in this chapter.

(d) Seismically upgrade each building, within the time frame specified in the compliance

schedule set out in this chapter, to the performance standard, the prescriptive standard if applicable, or an alternative standard which is in accordance with the City's Building Code and is accepted by the building official. (Ord. 6604-NS § 2, 2000)

Section 19.38.050 Removal of building from the inventory.

A building shall be removed from the inventory upon either (1) satisfactory completion of the seismic retrofit and appropriate inspections or (2) the successful appeal of the building's inclusion on the inventory. (Ord. 6604-NS § 2, 2000)

Section 19.38.060 Risk classification and compliance schedule.

(a) All potentially hazardous URM buildings are hereby classified, on the basis of risk to life safety, into the following categories:

1. Risk category I (highest risk):

Hospitals, fire and police offices/stations, emergency operation centers, buildings housing medical supplies, government administration offices, or any building with an occupancy load of one thousand (1,000) or more.

2. Risk category II:

Commercial buildings—Businesses, assembly buildings, educational and institutional occupancies with an occupancy load of three hundred (300) or more.

Residential buildings—Hotels, motels, apartments or condominiums containing more than one hundred (100) living units/bedrooms.

Mixed use occupancies—Any building with a combined occupancy load greater than three hundred (300).

3. Risk category III:

Commercial buildings—Businesses, assembly buildings, educational and institutional occupancies with an occupancy load of one hundred (100) or more.

Residential buildings—Hotels, motels, apartments or condominiums containing fifty (50) or more living units/bedrooms.

Mixed use occupancies—Any building with a combined occupancy load greater than one hundred (100).

4. Risk category IV:

Commercial buildings—Businesses, assembly buildings, educational and institutional occupancies with an occupancy load of fifty (50) or more.

Residential buildings—Hotels, motels, apartments or condominiums containing fewer than fifty (50) living units/bedrooms.

Mixed use occupancies—Any building with a combined occupancy load greater than fifty (50).

5. Risk category V:

Commercial buildings—Businesses, assembly buildings, educational and institutional occupancies with an occupancy load of fifty (50) or less.

Residential buildings—Hotels, motels, apartments or condominiums containing twenty (20) or fewer living units/bedrooms.

Mixed use occupancies—Any building with a combined occupancy load of fifty (50) or less.

6. Risk category VI (lowest risk):

Any nonresidential building that is used less than twenty (20) hours per week, or any building with a masonry veneer of at least ten (10) feet in height or with a masonry parapet exceeding a one and one-half (1-1/2) ratio or masonry in-fill that is located in a high pedestrian traffic corridor.

NOTE: Risk categories II through V apply to buildings with masonry bearing walls that contain seismic reinforcement less than the minimum prescribed in the City of Berkeley "Standards for the Seismic Analysis of Unreinforced Masonry Buildings."

(b) Compliance Schedule.

All owners of potentially hazardous URM buildings shall complete required retrofit work in accordance with this Section by the dates specified below:

1. Risk category I buildings – by March 1, 1997.

2. Risk category II buildings – by March 1, 1997.
3. Risk category III buildings – by June 30, 1997.
4. Risk category IV buildings – by December 31, 1997.
5. Risk category V buildings – by December 31, 1998.
6. Risk category VI buildings – by December 31, 2001.

(c) **Acceleration of Compliance Schedule.** The building official of the City of Berkeley shall require the immediate seismic retrofit of a potentially hazardous URM building if any one or more of the following conditions exist:

1. The building official determines that the building or any major portion thereof will be reoccupied after being vacant for six (6) months or longer.

2. The building will undergo a remodel, alteration, addition or structural repairs, except for repairs found by the building official to be required for routine maintenance or emergency purposes.

3. Title to the building is transferred in whole or part or the building is sold to a new owner or owners, except that changes in title due to inheritances shall not require compliance with this part. Owners shall be required to obtain required permits and complete all required seismic retrofit work six months after transfer of title.

4. Additional financing is obtained which is secured by a deed of trust or mortgage recorded on the title to the building. Financing secured solely to refinance existing debt against the property shall not be considered as additional financing for the purposes of this section. Owners shall be required to obtain required permits and complete all required seismic retrofit work six (6) months after obtaining additional financing.

5. The use of the building changes such that Section 502 of the Berkeley Building Code (BMC Chapter 19.28) applies.

6. The building is identified by the building official as an Unsafe Building as defined in Section 203 of the Berkeley Building Code (BMC Chapter 19.28).

(d) **Hardship Exceptions.** The City Manager or the designee thereof may grant an exception to the requirements of this section to extend the deadline for completing all or a part of required seismic retrofit work. An exception may initially extend the deadline for performance of some or all of required retrofit work by up to six (6) months. The City Manager may grant up to two additional extensions of up to six (6) months each if a continued exception is justified in accordance with the requirements of this section.

Hardship exceptions shall be granted only where the owner submits a written plan to the City for proceeding with the retrofit work, with any exceptions granted, and agrees to fully cooperate with the City in seeking all available financing for the seismic retrofit work and any related relocation. Exceptions granted under this part shall not extend deadlines for correction of any other violations of any other ordinances.

An exception shall be granted only upon submission to the City Manager of a detailed written statement from the building owner requesting the exception, explaining why an exception should be granted and clearly documenting the reasons for the exception in accordance with the requirements of this part.

In order to grant an exception, the City Manager must find that:

1. The building does not present an imminent threat to life safety of occupants or the public, based on a report from a California licensed structural or civil engineer. The City Manager may require partial or interim seismic retrofit work in order to grant an exception;

2. The building owner has complied with all other applicable requirements of this section, including the requirements of Section 19.38.020 (a) and (c) and Section 19.38.050; and

3. The owner demonstrates one or more of the following conditions:

a. Financing is unavailable to pay for the required seismic retrofit work. The owner shall provide the following information as required to determine financial hardship:

(1) Contractors' bids or a professional cost estimate of the seismic retrofit;

(2) The owner's financial statement and credit report;

(3) Specific information on rents, operating expenses, existing debt against the building, projected rents on the retrofitted building and any other information needed to analyze the ability of the building to support additional debt; and

(4) Statements from lenders that they are unable to provide the needed financing. In determining financial hardship, owners shall be required to apply for any financing the City determines may be available

for the retrofit work.

b. Low income residential tenants and/or businesses targeted for retention will be displaced by the required seismic retrofit work and such displacement cannot be mitigated by temporary or permanent relocation and paid as a part of the seismic retrofit financing. For purposes of this part, low income residential tenants are tenants with incomes below 80 percent (80%) of area median income. For purposes of this part, a business is targeted for retention if the business provides needed goods or services which are scarce or unique in a neighborhood or the City at large, or if its displacement would involve a significant loss of jobs, revenues or environmental business. The Economic Development Director shall recommend retention guidelines to the City Manager for purposes of administering the chapter. An exception shall not be granted unless the City Manager determines that the exception will result in retention of the business.

c. There are unique and exceptional circumstances that have prevented or hindered retrofit. An example of such a circumstance may be a new owner who did not receive prior notice and could not have reasonably been aware of the requirements of this chapter. (Ord. 6604-NS § 2, 2000)

Section 19.38.070 Obligations to tenants.

All owners of potentially hazardous URM buildings, any portions of which are leased or rented to any residential or commercial tenant, shall do the following:

(a) Notify each tenant in writing that the building is included on the URM inventory within thirty (30) days of the effective date of this chapter and any amendment thereto, and notify each new tenant at a change of tenancy.

(b) Notify each tenant in writing of the owner's planned schedule for engaging in seismic retrofit pursuant to this chapter, at least twenty-one (21) days in advance of the first planned construction, including notice of any reasonably anticipated major disruption or reduction in service provided to the tenants.

(c) Notify each tenant in writing of any relocation by the tenant which will be reasonably necessitated by mandatory seismic retrofit pursuant to this chapter, at least ninety (90) days in advance of such necessary relocation.

(d) Notify each tenant that he or she may be eligible for financial assistance to offset the cost for the relocation as provided for in the City of Berkeley Relocation Ordinance.

(e) Post and maintain until the building is removed from the URM inventory a clearly visible warning inside the main entrance of the building, stipulating as follows:

"This is an unreinforced masonry building which, under State of California law, constitutes a severe threat to life safety in the event of an earthquake of moderate to high magnitude."

(f) Mail a copy with proof of service of each notification in compliance with this section addressed to: URM Retrofit Coordinator, Building and Safety Division, 2120 Milvia Street, Berkeley, CA 94704. (Ord. 6604-NS § 2, 2000)

Section 19.38.080 Obligations of tenants.

Each tenant of a building on the inventory shall cooperate with the owner and the owner's agents, including but not limited to engineers, contractors, and inspectors, to accomplish the required seismic retrofit. In so doing, tenants shall allow reasonable access to the building and/or their unit or space as needed. (Ord. 6604-NS § 2, 2000)

Section 19.38.090 Recorded notice.

For each property on the list of potentially hazardous buildings, the building official shall prepare a notice of the effect of this chapter and submit it for recording on title by the county recorder. The notice shall include a statement of the potential or actual requirement that improvements must be made to comply with the requirements of this chapter and that transfer of title or additional financing secured by the property may require immediate compliance. The building official shall also submit for recording on title any notice of violation issued under Section 19.38.100. (Ord. 6604-NS § 2, 2000)

Section 19.38.100 Notice of violation and order to abate.

Each property not retrofitted in compliance with Section 19.38.040 or with orders of the building official is hereby declared to be a public nuisance. A notice of violation shall be sent to the owner of such building ordering abatement. (Ord. 6604-NS § 2, 2000)

Section 19.38.110 Fees.

The City Council may establish fees by resolution for administration of this chapter. (Ord. 6604-NS § 2, 2000)

Section 19.38.120 Effective date.

The effective date of this chapter shall be February 15, 2001. (Ord. 6604-NS § 2, 2000)

Section 19.38.130 Adoption of 1997 Uniform Code for Building Conservation Appendix Chapter 1, with certain amendments.

The 1997 Uniform Code for Building Conservation, Appendix Chapter 1, a copy of which is on file in the office of the City Clerk of the City of Berkeley, is hereby adopted and made a part of this chapter as though fully set forth herein, subject to the modifications thereto which are set forth in this chapter.

(a) Scope.

Section A102 – Scope is amended to read as follows: A102.1 General. The provisions of this chapter shall apply to all existing buildings covered under the City of Berkeley mandatory seismic retrofit program having at least one unreinforced masonry wall as defined in this chapter. The elements regulated by this chapter shall be determined in accordance with Table A-1-A. Except as provided herein, other structural provisions of the Building Code shall apply.

A102.2 Essential and Hazardous Facilities. Buildings or structures in Occupancy Categories 1 and 2 of Table 16-K, and covered under the City of Berkeley mandatory seismic retrofit program of the Building Code, shall be strengthened in accordance with the provisions of this chapter or requirements of the Building Code for new buildings, whichever is more restrictive.

(b) Definitions.

The definition of an unreinforced masonry bearing wall in Section A103 is amended to read as follows: UNREINFORCED MASONRY (URM) WALL means any unreinforced masonry wall supporting its own weight when over six (6) feet in height, or any masonry wall that has all of the following characteristics:

1. Provides the vertical support for a floor or roof.
2. Has a total superimposed load of over 100 pounds per linear foot.

Has an area of reinforcing steel less than 50 percent by empirical methods or less than 25 percent by analysis of that required by the UBC.

(c) Symbols and Notations.

New symbols are added to Section A104 – Symbols and Notations as follows: F_p = Design Seismic Forces on a part of the structure, based on working stress design methods. I = Importance Factor in accordance with Table A-1-H.

(d) Minimum Design Lateral Forces.

Section A110.1 Minimum Design Lateral Forces is amended to read as follows: Buildings shall be analyzed to resist minimum lateral forces assumed to act nonconcurrently in the direction of each of the main axes of the structure in accordance with the following:

$$V = .20 W \quad (A10-1-1)$$

for essential facilities; or

$$V = .166 W \quad (A10-1-2)$$

for buildings that are not essential facilities, but have an occupant load greater than 100; or

$$V = .133 W \quad (A10-1-3)$$

for all other buildings.

Exception: For qualified historical buildings, alternative criteria may be approved when implementation of the provisions of this section conflicts with the objectives of preserving the historical features of the building.

For buildings more than one story in height, the total force shall be distributed over the height of the building in accordance with the procedures of Chapter 16 of the Building Code.

For the purpose of this chapter, a dynamic analysis need not be performed for those buildings with irregularities, as defined in Tables 16-L and 16-M of the Building Code, which would otherwise require such analysis. All other design and analysis requirements of these tables shall apply.

(e) **Lateral Forces on Elements of Structures.**

Section A110.2 Lateral Forces on Elements of Structures is amended to read as follows: Parts of structures shall be analyzed and designed for lateral loads in accordance with procedures of Chapter 16 of the Building Code but not less than the following:

$$F_p = IC_p W_p \quad (A10-1-4)$$

The value of I shall be as set forth in Table A-1-H. The values of C_p shall be in accordance with the values set forth in Table A-1-J. The value of W_p shall be in accordance with the procedures of Chapter 16 of the Building Code.

Exception: 1. Unreinforced masonry walls for which height-to-thickness ratios do not exceed ratios set forth in Table A-1-B need not be analyzed for out-of-plane loading. Unreinforced masonry walls which exceed the allowable h/t ratios of Table A-1-B shall be braced according to Section A113.5. 2. Parapets complying with Section A113.6 need not be analyzed for out-of-plane loading.

(f) **Chords.**

Section A111.4.3 Chords is amended to read as follows: An analysis for diaphragm flexure is required and chords shall be provided.

(g) **Chords.**

A new paragraph is added to Section A113 – Detailed System Design Requirements as follows: A113.11. Chords. An analysis for diaphragm flexure is required and chords shall be provided to conform to Chapter 16 of the Building Code.

(h) **Table A-1-H.**

The 1997 Uniform Code for Building Conservation, Appendix Chapter 1, is amended to add the following:

TABLE A-1-H – I FACTOR

Type of Occupancy	I
Essential Facility	1.5
Occupant Load Greater than 100	1.25
All Other	1.00

(i) **Table A-1-J.**

The 1997 Uniform Code for Building Conservation, Appendix Chapter 1, is amended to add the following:

TABLE A-1-J – HORIZONTAL FORCE FACTOR, C_p , FOR PARTS OR PORTIONS OF BUILDINGS OR OTHER STRUCTURES¹

Part or Portion of Building	Direction of Force	Value of C_p
Cantilever parapet and other cantilever walls except retaining walls	Normal to flat surface	2.00
Exterior and interior ornamentation and appendages	Any Direction	1.00
Floors and roofs acting as diaphragms	In the plane of the diaphragm	0.12 ^{2,3}
Connections for exterior panels or elements	Any direction	2.00

¹ Applicable to the general procedures of Section A110.2 only.

² Floors and roofs acting as diaphragms shall be designed for a minimum force resulting from C_p of 0.12 applied to the W_p unless a greater force results from the distribution of lateral forces in accordance with Chapter 16 of the Building Code.

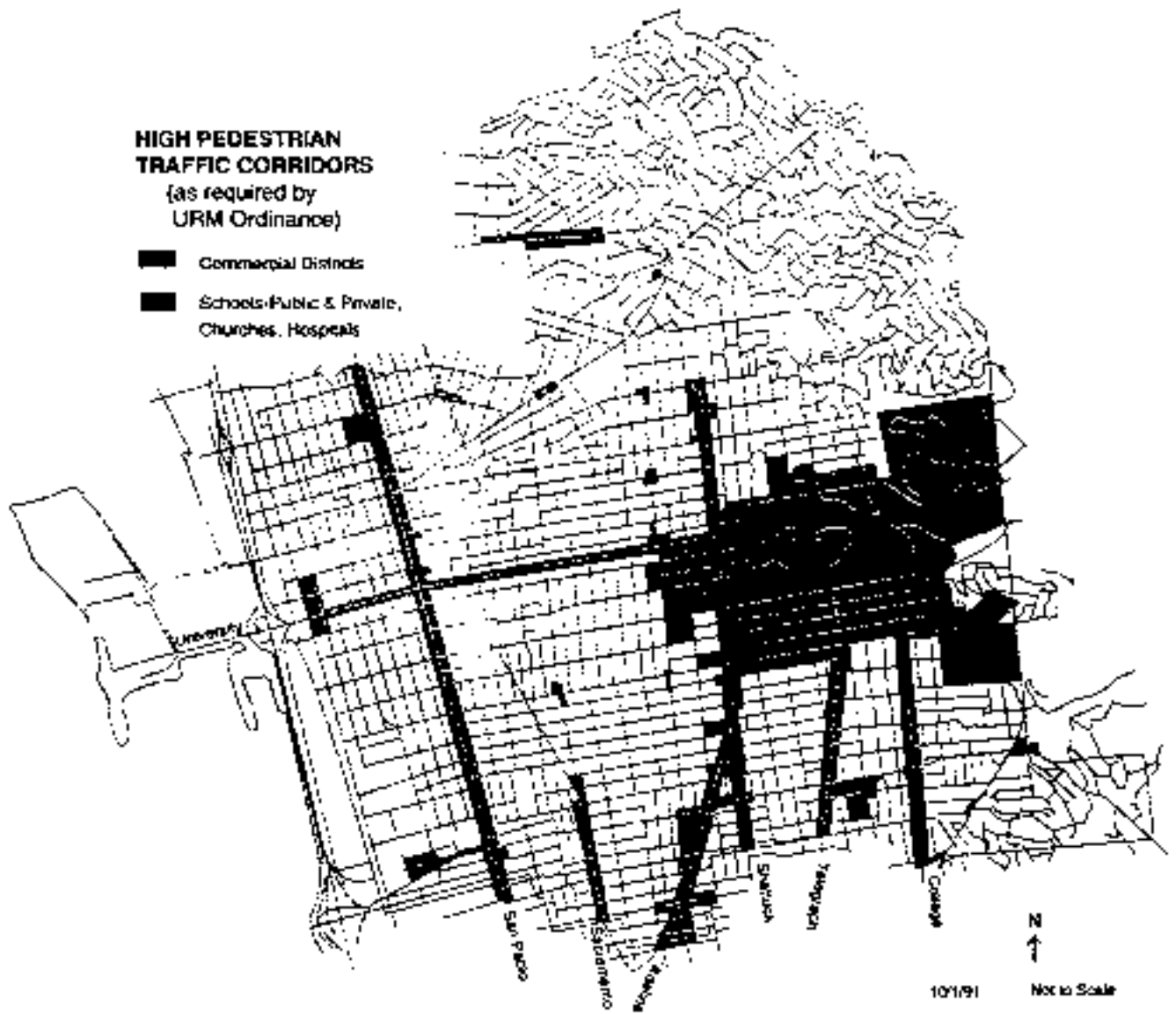
³ For determination of the capacity of the shear connections at the edges of wood diaphragms, the value of C_p shall be 0.2. However, the strength of the shear connections need not exceed the strength of the diaphragm as given in Table A-1-D and Table A-1-E.

(Ord. 6659-NS § 1, 2001; Ord. 6604-NS § 2, 2000)

EXHIBIT A - CHAPTER 19.38

HIGH PEDESTRIAN TRAFFIC CORRIDORS

Exhibit A



APPENDIX F

FEMA 157 and FEMA 276 Cost Estimates

In an effort to estimate the retrofit and upgrade costs for Seattle's URM buildings, the 1999 Federal Emergency Management Agency (FEMA) document number 276, Tables 7-9 and 7-10, was followed. The cost adjustment factors (C factors) referred to in Table 7-10 were taken from Chapter 5 of FEMA 157 (published in 1995).

As for the number of buildings, the total number of URM buildings in an area or neighborhood was estimated based on the 575 URM buildings surveyed. For example, the Ballard area had 53 buildings surveyed or screened in an approximate area of 0.7 square miles. Setting the Ballard "area" to approximately 5 square miles, a range of 18 to 21 additional buildings was estimated, based on the 3.8 and 4.6 URM per square mile densities stated in the report.

As for the estimated number of URM buildings that need to be upgraded, the difference between the estimated total described above and the estimated number of buildings that had been upgraded was used. The number of upgraded buildings in the area was assumed to be the same as that of the surveyed buildings in that neighborhood.

Chapter 7 of FEMA 276 uses total building area in the cost estimate. To approximate this, the average area for URM buildings in a neighborhood was assumed to be the same as that calculated for the screened buildings in that area. The average area for the individual building was taken from the gross area identified in the King County tax record.

Please note: No attempt was made to estimate the historic preservation or disabled access costs that might be incurred in retrofits. This exclusion was to avoid adding complexity to this rough cost estimate.

ReidMiddleton		Client	DPD			Sheet	of	
728 134th Street SW - Suite 200		Project	URM Study			Design by	ADF	
Everett, Washington 98204						Date	10/10/2007	
Ph: 425 741-3800						Checked by		
Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		Ballard Area						
		Total	To be Upgraded					
Estimate of URM Buildings (Low) =		71	67					
Estimate of URM Buildings (High) =		74	70					
Estimated Average Total Area of URM Bldg =		6,994 sf	with Std deviation:	4,919 sf				
Estimated Percentage of Upgraded URMs =		0.05 percent						
Estimated Percentage of Historic URMs =		0 percent	So Ch=	1				
Estimated Percentage of Disable Access Upgrades =		0 percent	So Ca=	1				
Average Inflation of		3% from 1993 to 2007						
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=		1.08						
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=		0.92						
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
		Life Safety						
Group Mean Cost, C1 =		\$15.29						
Area Adjustment Factor, C2=		1.01						
Seismicity/ Performance Level, C3=		1.08						
Architectural/ Nonstructural Cost Cns=		\$10						
Project Cost Adjustment Factor, Cpm =		1.3						
Location Adjustment Factor, Cl		1.02						
Time Adjustment Factor, Ct =		1.5						
Hazardous Material Removal, Chm		\$5						
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca		\$63.5/sf						
So Low Estimate w/	67 bldgs=	(with Ccrl)	27,391,463	(2007 dollars)				
So High Estimate w/	70 bldgs=	(with Ccru)	33,594,981	(2007 dollars)				
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct		\$25.7/sf						
So Low Estimate w/	67 bldgs=	(with Ccrl)	11,093,337	(2007 dollars)				
So High Estimate w/	70 bldgs=	(with Ccru)	13,605,715	(2007 dollars)				
Ratio between Proj and Struct Only Costs=		2.47						

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Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		Greenwood/ Broadview Area						
		Total		To be Upgraded				
Estimate of URM Buildings (Low) =		26		26				
Estimate of URM Buildings (High) =		30		30				
Estimated Average Total Area of URM Bldg =			5,518 sf		with Std deviation:		6,664 sf	
Estimated Percentage of Upgraded URMs =			0.00 percent					
Estimated Percentage of Historic URMs =			0 percent		So Ch=	1		
Estimated Percentage of Disable Access Upgrades =			0 percent		So Ca=	1		
Average Inflation of		3% from 1993 to 2007						
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=				1.08				
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=				0.92				
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
		Life Safety						
Group Mean Cost, C1 =		\$15.29						
Area Adjustment Factor, C2=		1.01						
Seismicity/ Performance Level, C3=		1.08						
Architectural/ Nonstructural Cost Cns=		\$10						
Project Cost Adjustment Factor, Cpm =		1.3						
Location Adjustment Factor, Cl		1.02						
Time Adjustment Factor, Ct =		1.5						
Hazardous Material Removal, Chm		\$5						
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca		\$63.5/sf						
So Low Estimate w/	26 bldgs=	(with Ccrl)	8,386,289	(2007 dollars)				
So High Estimate w/	30 bldgs=	(with Ccru)	11,359,355	(2007 dollars)				
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct		\$25.7/sf						
So Low Estimate w/	26 bldgs=	(with Ccrl)	3,396,384	(2007 dollars)				
So High Estimate w/	30 bldgs=	(with Ccru)	4,600,453	(2007 dollars)				
Ratio between Proj and Struct Only Costs=		2.47						

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Everett, Washington 98204					Date	10/10/2007	
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Fax: 425 741-3900	Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :	Northgate/ Bitter Lake Area						
		Total		To be Upgraded			
Estimate of URM Buildings (Low) =		19		19			
Estimate of URM Buildings (High) =		22		22			
Estimated Average Total Area of URM Bldg =		5,518 sf		with Std deviation:		6,664 sf	
Estimated Percentage of Upgraded URMs =		0.00 percent					
Estimated Percentage of Historic URMs =		0 percent		So Ch=		1	
Estimated Percentage of Disable Access Upgrades =		0 percent		So Ca=		1	
Average Inflation of	3% from 1993 to 2007						
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=		1.08					
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=		0.92					
Note: This is "High Seismicity" region							
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area							
		Life Safety					
Group Mean Cost, C1 =		\$15.29					
Area Adjustment Factor, C2=		1.01					
Seismicity/ Performance Level, C3=		1.08					
Architectural/ Nonstructural Cost Cns=		\$10					
Project Cost Adjustment Factor, Cpm =		1.3					
Location Adjustment Factor, CI		1.02					
Time Adjustment Factor, Ct =		1.5					
Hazardous Material Removal, Chm		\$5					
Typical Project Cost, Ctp =							
=(C1*C2*C3+Cns+Chm)*Cpm*CI*Ct*Ch*Ca		\$63.5/sf					
So Low Estimate w/ 19 bldgs= (with Ccrl)		6,128,442		(2007 dollars)			
So High Estimate w/ 22 bldgs= (with Ccru)		8,330,194		(2007 dollars)			
Typical Structural Only Costs							
=(C1*C2*C3)*CI*Ct		\$25.7/sf					
So Low Estimate w/ 19 bldgs= (with Ccrl)		2,481,973		(2007 dollars)			
So High Estimate w/ 22 bldgs= (with Ccru)		3,373,666		(2007 dollars)			
Ratio between Proj and Struct Only Costs=		2.47					

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Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		Lake City Area						
			Total		To be Upgraded			
Estimate of URM Buildings (Low) =			17		17			
Estimate of URM Buildings (High) =			21		21			
Estimated Average Total Area of URM Bldg =			19,335 sf		with Std deviation:		25,689 sf	
Estimated Percentage of Upgraded URMs =			0.00 percent					
Estimated Percentage of Historic URMs =			0 percent		So Ch=		1	
Estimated Percentage of Disable Access Upgrades =			0 percent		So Ca=		1	
Average Inflation of		3% from 1993 to 2007						
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=					1.08			
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=					0.92			
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
			Life Safety					
Group Mean Cost, C1 =			\$15.29					
Area Adjustment Factor, C2=			1					
Seismicity/ Performance Level, C3=			1.08					
Architectural/ Nonstructural Cost Cns=			\$10					
Project Cost Adjustment Factor, Cpm =			1.3					
Location Adjustment Factor, Cl			1.02					
Time Adjustment Factor, Ct =			1.5					
Hazardous Material Removal, Chm			\$5					
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca			\$63.2/sf					
So Low Estimate w/	17 bldgs=	(with Ccrl)	19,113,407		(2007 dollars)			
So High Estimate w/	21 bldgs=	(with Ccru)	27,716,884		(2007 dollars)			
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct			\$25.5/sf					
So Low Estimate w/	17 bldgs=	(with Ccrl)	7,704,305		(2007 dollars)			
So High Estimate w/	21 bldgs=	(with Ccru)	11,172,228		(2007 dollars)			
Ratio between Proj and Struct Only Costs=			2.48					

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Everett, Washington 98204						Date	10/10/2007	
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Fax: 425 741-3900	Project No.	26.07.025				Date		
FEMA 276 Cost Estimate for :	Wallingford/ Fremont Area							
			Total	To be Upgraded				
Estimate of URM Buildings (Low) =		77		75				
Estimate of URM Buildings (High) =		80		78				
Estimated Average Total Area of URM Bldg =			9,015 sf		with Std deviation:		10,902 sf	
Estimated Percentage of Upgraded URMs =			0.03 percent					
Estimated Percentage of Historic URMs =			0 percent		So Ch=		1	
Estimated Percentage of Disable Access Upgrades =			0 percent		So Ca=		1	
Average Inflation of	3%	from 1993 to 2007						
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=							1.08	
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=							0.92	
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
			Life Safety					
Group Mean Cost, C1 =			\$15.29					
Area Adjustment Factor, C2=			1.01					
Seismicity/ Performance Level, C3=			1.08					
Architectural/ Nonstructural Cost Cns=			\$10					
Project Cost Adjustment Factor, Cpm =			1.3					
Location Adjustment Factor, Cl			1.02					
Time Adjustment Factor, Ct =			1.5					
Hazardous Material Removal, Chm			\$5					
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca			\$63.5/sf					
So Low Estimate w/ 75 bldgs= (with Ccrl)			39,522,262		(2007 dollars)			
So High Estimate w/ 78 bldgs= (with Ccru)			48,251,527		(2007 dollars)			
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct			\$25.7/sf					
So Low Estimate w/ 75 bldgs= (with Ccrl)			16,006,219		(2007 dollars)			
So High Estimate w/ 78 bldgs= (with Ccru)			19,541,506		(2007 dollars)			
Ratio between Proj and Struct Only Costs=			2.47					

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Everett, Washington 98204						Date	10/10/2007	
Ph: 425 741-3800						Checked by		
Fax: 425 741-3900	Project No.	26.07.025				Date		
FEMA 276 Cost Estimate for :	U-Dist./ Roosevelt Area							
			Total	To be Upgraded				
Estimate of URM Buildings (Low) =		67		63				
Estimate of URM Buildings (High) =		73		69				
Estimated Average Total Area of URM Bldg =			19,773 sf		with Std deviation:		22,456 sf	
Estimated Percentage of Upgraded URMs =			0.06 percent					
Estimated Percentage of Historic URMs =			0 percent		So Ch=		1	
Estimated Percentage of Disable Access Upgrades =			0 percent		So Ca=		1	
Average Inflation of	3% from 1993 to 2007							
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=				1.08				
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=				0.92				
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
			Life Safety					
Group Mean Cost, C1 =			\$15.29					
Area Adjustment Factor, C2=			1					
Seismicity/ Performance Level, C3=			1.08					
Architectural/ Nonstructural Cost Cns=			\$10					
Project Cost Adjustment Factor, Cpm =			1.3					
Location Adjustment Factor, Cl			1.02					
Time Adjustment Factor, Ct =			1.5					
Hazardous Material Removal, Chm			\$5					
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca			\$63.2/sf					
So Low Estimate w/ 63 bldgs= (with Ccrl)			72,436,610	(2007 dollars)				
So High Estimate w/ 69 bldgs= (with Ccru)			93,132,785	(2007 dollars)				
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct			\$25.5/sf					
So Low Estimate w/ 63 bldgs= (with Ccrl)			29,198,027	(2007 dollars)				
So High Estimate w/ 69 bldgs= (with Ccru)			37,540,320	(2007 dollars)				
Ratio between Proj and Struct Only Costs=			2.48					

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Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		Cap Hill/ Cascadia/Central Area						
		Total		To be Upgraded				
Estimate of URM Buildings (Low) =		135		125				
Estimate of URM Buildings (High) =		140		130				
Estimated Average Total Area of URM Bldg =			19,308 sf		with Std deviation:		13,520 sf	
Estimated Percentage of Upgraded URMs =			0.07 percent					
Estimated Percentage of Historic URMs =			0 percent		So Ch=		1	
Estimated Percentage of Disable Access Upgrades =			0 percent		So Ca=		1	
Average Inflation of 3% from 1993 to 2007								
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=				1.06				
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=				0.95				
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
			Life Safety					
Group Mean Cost, C1 =			\$15.29					
Area Adjustment Factor, C2=			1					
Seismicity/ Performance Level, C3=			1.08					
Architectural/ Nonstructural Cost Cns=			\$10					
Project Cost Adjustment Factor, Cpm =			1.3					
Location Adjustment Factor, Cl			1.02					
Time Adjustment Factor, Ct =			1.5					
Hazardous Material Removal, Chm			\$5					
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca			\$63.2/sf					
So Low Estimate w/	125 bldgs=	(with Ccrl)	144,919,920		(2007 dollars)			
So High Estimate w/	130 bldgs=	(with Ccru)	168,168,126		(2007 dollars)			
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct			\$25.5/sf					
So Low Estimate w/	125 bldgs=	(with Ccrl)	58,414,877		(2007 dollars)			
So High Estimate w/	130 bldgs=	(with Ccru)	67,785,853		(2007 dollars)			
Ratio between Proj and Struct Only Costs=			2.48					

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Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		Queen Anne/ Magnolia Area						
			Total	To be Upgraded				
Estimate of URM Buildings (Low) =			33	33				
Estimate of URM Buildings (High) =			40	40				
Estimated Average Total Area of URM Bldg =			5,518 sf		with Std deviation:	6,664 sf		
Estimated Percentage of Upgraded URM =			0.00	percent				
Estimated Percentage of Historic URM =			0	percent	So Ch=	1		
Estimated Percentage of Disable Access Upgrades =			0	percent	So Ca=	1		
Average Inflation of 3% from 1993 to 2007								
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=				1.08				
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=				0.92				
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
			Life Safety					
Group Mean Cost, C1 =			\$15.29					
Area Adjustment Factor, C2=			1.01					
Seismicity/ Performance Level, C3=			1.08					
Architectural/ Nonstructural Cost Cns=			\$10					
Project Cost Adjustment Factor, Cpm =			1.3					
Location Adjustment Factor, Cl			1.02					
Time Adjustment Factor, Ct =			1.5					
Hazardous Material Removal, Chm			\$5					
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca			\$63.5/sf					
So Low Estimate w/ 33 bldgs= (with Ccrl)			10,644,137	(2007 dollars)				
So High Estimate w/ 40 bldgs= (with Ccru)			15,145,807	(2007 dollars)				
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct			\$25.7/sf					
So Low Estimate w/ 33 bldgs= (with Ccrl)			4,310,795	(2007 dollars)				
So High Estimate w/ 40 bldgs= (with Ccru)			6,133,938	(2007 dollars)				
Ratio between Proj and Struct Only Costs=			2.47					

Reid Middleton		Client	DPD			Sheet	of	
728 134th Street SW - Suite 200		Project	URM Study			Design by	ADF	
Everett, Washington 98204						Date	10/10/2007	
Ph: 425 741-3800						Checked by		
Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		Downtown/ First Hill Area						
		Total		To be Upgraded				
Estimate of URM Buildings (Low) =		67		61				
Estimate of URM Buildings (High) =		68		62				
Estimated Average Total Area of URM Bldg =			41,539 sf		with Std deviation:	44,280 sf		
Estimated Percentage of Upgraded URMs =			0.10 percent					
Estimated Percentage of Historic URMs =			0 percent		So Ch=	1		
Estimated Percentage of Disable Access Upgrades =			0 percent		So Ca=	1		
Average Inflation of 3% from 1993 to 2007								
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=				1.08				
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=				0.92				
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
			Life Safety					
Group Mean Cost, C1 =			\$15.29					
Area Adjustment Factor, C2=			1					
Seismicity/ Performance Level, C3=			1.08					
Architectural/ Nonstructural Cost Cns=			\$10					
Project Cost Adjustment Factor, Cpm =			1.3					
Location Adjustment Factor, Cl			1.02					
Time Adjustment Factor, Ct =			1.5					
Hazardous Material Removal, Chm			\$5					
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca			\$63.2/sf					
So Low Estimate w/	61 bldgs=	(with Ccrl)	147,343,464	(2007 dollars)				
So High Estimate w/	62 bldgs=	(with Ccru)	175,803,962	(2007 dollars)				
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct			\$25.5/sf					
So Low Estimate w/	61 bldgs=	(with Ccrl)	59,391,769	(2007 dollars)				
So High Estimate w/	62 bldgs=	(with Ccru)	70,863,735	(2007 dollars)				
Ratio between Proj and Struct Only Costs=			2.48					

Reid Middleton		Client	DPD			Sheet	of	
728 134th Street SW - Suite 200		Project	URM Study			Design by	ADF	
Everett, Washington 98204						Date	10/10/2007	
Ph: 425 741-3800						Checked by		
Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		Pioneer & International Dist Area						
			Total	To be Upgraded				
Estimate of URM Buildings (Low) =			133	107				
Estimate of URM Buildings (High) =			133	107				
Estimated Average Total Area of URM Bldg =				36,948 sf	with Std deviation:		31,737 sf	
Estimated Percentage of Upgraded URMs =				0.20 percent				
Estimated Percentage of Historic URMs =				0 percent	So Ch=		1	
Estimated Percentage of Disable Access Upgrades =				0 percent	So Ca=		1	
Average Inflation of 3% from 1993 to 2007								
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=							1.06	
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=							0.95	
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
				Life Safety				
Group Mean Cost, C1 =				\$15.29				
Area Adjustment Factor, C2=				1				
Seismicity/ Performance Level, C3=				1.08				
Architectural/ Nonstructural Cost Cns=				\$10				
Project Cost Adjustment Factor, Cpm =				1.3				
Location Adjustment Factor, Cl				1.02				
Time Adjustment Factor, Ct =				1.5				
Hazardous Material Removal, Chm				\$5				
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca				\$63.2/sf				
So Low Estimate w/ 107 bldgs= (with Ccrl)				237,386,214	(2007 dollars)			
So High Estimate w/ 107 bldgs= (with Ccru)				264,873,038	(2007 dollars)			
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct				\$25.5/sf				
So Low Estimate w/ 107 bldgs= (with Ccrl)				95,686,546	(2007 dollars)			
So High Estimate w/ 107 bldgs= (with Ccru)				106,766,040	(2007 dollars)			
Ratio between Proj and Struct Only Costs=				2.48				

Reid Middleton		Client	DPD			Sheet	of	
728 134th Street SW - Suite 200		Project	URM Study			Design by	ADF	
Everett, Washington 98204						Date	10/10/2007	
Ph: 425 741-3800						Checked by		
Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		SoDo & Industrial Dist Area						
			Total	To be Upgraded				
Estimate of URM Buildings (Low) =			29	26				
Estimate of URM Buildings (High) =			31	28				
Estimated Average Total Area of URM Bldg =				37,876 sf	with Std deviation:		38,852 sf	
Estimated Percentage of Upgraded URMs =				0.10 percent				
Estimated Percentage of Historic URMs =				0 percent	So Ch=		1	
Estimated Percentage of Disable Access Upgrades =				0 percent	So Ca=		1	
Average Inflation of 3% from 1993 to 2007								
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=				1.08				
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=				0.92				
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
				Life Safety				
Group Mean Cost, C1 =				\$15.29				
Area Adjustment Factor, C2=				1				
Seismicity/ Performance Level, C3=				1.08				
Architectural/ Nonstructural Cost Cns=				\$10				
Project Cost Adjustment Factor, Cpm =				1.3				
Location Adjustment Factor, Cl				1.02				
Time Adjustment Factor, Ct =				1.5				
Hazardous Material Removal, Chm				\$5				
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca				\$63.2/sf				
So Low Estimate w/	26 bldgs=	(with Ccrl)	57,264,103	(2007 dollars)				
So High Estimate w/	28 bldgs=	(with Ccru)	72,394,083	(2007 dollars)				
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct				\$25.5/sf				
So Low Estimate w/	26 bldgs=	(with Ccrl)	23,082,234	(2007 dollars)				
So High Estimate w/	28 bldgs=	(with Ccru)	29,180,885	(2007 dollars)				
Ratio between Proj and Struct Only Costs=			2.48					

Reid Middleton		Client	DPD			Sheet	of	
728 134th Street SW - Suite 200		Project	URM Study			Design by	ADF	
Everett, Washington 98204						Date	10/10/2007	
Ph: 425 741-3800						Checked by		
Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		West Seattle Area						
			Total	To be Upgraded				
Estimate of URM Buildings (Low) =			102	97				
Estimate of URM Buildings (High) =			113	108				
Estimated Average Total Area of URM Bldg =				14,983 sf	with Std deviation:		30,208 sf	
Estimated Percentage of Upgraded URMs =				0.05 percent				
Estimated Percentage of Historic URMs =				0 percent	So Ch=		1	
Estimated Percentage of Disable Access Upgrades =				0 percent	So Ca=		1	
Average Inflation of 3% from 1993 to 2007								
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=				1.08				
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=				0.92				
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
				Life Safety				
Group Mean Cost, C1 =				\$15.29				
Area Adjustment Factor, C2=				1				
Seismicity/ Performance Level, C3=				1.08				
Architectural/ Nonstructural Cost Cns=				\$10				
Project Cost Adjustment Factor, Cpm =				1.3				
Location Adjustment Factor, Cl				1.02				
Time Adjustment Factor, Ct =				1.5				
Hazardous Material Removal, Chm				\$5				
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca				\$63.2/sf				
So Low Estimate w/ 97 bldgs= (with Ccrl)				84,511,443	(2007 dollars)			
So High Estimate w/ 108 bldgs= (with Ccru)				110,459,600	(2007 dollars)			
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct				\$25.5/sf				
So Low Estimate w/ 97 bldgs= (with Ccrl)				34,065,197	(2007 dollars)			
So High Estimate w/ 108 bldgs= (with Ccru)				44,524,479	(2007 dollars)			
Ratio between Proj and Struct Only Costs=				2.48				

Reid Middleton		Client	DPD			Sheet	of	
728 134th Street SW - Suite 200		Project	URM Study			Design by	ADF	
Everett, Washington 98204						Date	10/10/2007	
Ph: 425 741-3800						Checked by		
Fax: 425 741-3900		Project No.	26.07.025			Date		
FEMA 276 Cost Estimate for :		Beacon Hill/ Rainier Valley/ Columbia City Area						
			Total	To be Upgraded				
Estimate of URM Buildings (Low) =			83	68				
Estimate of URM Buildings (High) =			90	74				
Estimated Average Total Area of URM Bldg =				6,911 sf	with Std deviation:		4,585 sf	
Estimated Percentage of Upgraded URMs =				0.18 percent				
Estimated Percentage of Historic URMs =				0 percent	So Ch=		1	
Estimated Percentage of Disable Access Upgrades =				0 percent	So Ca=		1	
Average Inflation of 3% from 1993 to 2007								
From FEMA 157, 50% confidence limit coeff. (upper bound), Ccru=				1.08				
From FEMA 157, 50% confidence limit coeff. (lower bound), Ccrl=				0.92				
Note: This is "High Seismicity" region								
Typical Cost Calculation for Seismic Rehabilitation per Square Foot Area								
			Life Safety					
Group Mean Cost, C1 =			\$15.29					
Area Adjustment Factor, C2=			1.01					
Seismicity/ Performance Level, C3=			1.08					
Architectural/ Nonstructural Cost Cns=			\$10					
Project Cost Adjustment Factor, Cpm =			1.3					
Location Adjustment Factor, Cl			1.02					
Time Adjustment Factor, Ct =			1.5					
Hazardous Material Removal, Chm			\$5					
Typical Project Cost, Ctp =								
=(C1*C2*C3+Cns+Chm)*Cpm*Cl*Ct*Ch*Ca			\$63.5/sf					
So Low Estimate w/	68 bldgs=	(with Ccrl)	27,470,376	(2007 dollars)				
So High Estimate w/	74 bldgs=	(with Ccru)	35,093,230	(2007 dollars)				
Typical Structural Only Costs								
=(C1*C2*C3)*Cl*Ct			\$25.7/sf					
So Low Estimate w/	68 bldgs=	(with Ccrl)	11,125,296	(2007 dollars)				
So High Estimate w/	74 bldgs=	(with Ccru)	14,212,494	(2007 dollars)				
Ratio between Proj and Struct Only Costs=			2.47					

APPENDIX G

FEMA 154 Forms

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	85 S. Atlantic		
District	SoDo	Zip	98134
Other Identifiers			
No. Stories	2	Year Built	1937
Inspector	KMB	Date	08.14.07
Total Floor Area (sq. ft)	24,400		
Building Name	Pacific Commercial Building		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
DATA CONFIDENCE		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
* = Estimated, Subjective, or Unreliable Data		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DNK = Do not know		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	107 Spring St		
District	Downtown	Zip	98104
Other Identifiers			
No. Stories	4	Year Built	1909
Inspector	ADF	Date	10.03.07
Total Floor Area (sq. ft)	39,960		
Building Name	Holyoke Building		
Use	AKA 1018-1028 1st Ave		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS Building has wall anchors installed	Detailed Evaluation Required? YES NO
--	--

Reid Middleton

728 134th Street SW - Suite 200
Everett, Washington 98204
Ph: 425 741-3800
Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	109 to 109 1/2 Yesler Way		
District	Downtown	Zip	98104
Other Identifiers			
No. Stories	3	Year Built	1890
Inspector	ADF	Date	10.03.07
Total Floor Area (sq. ft)	7,500		
Building Name	Merchants Café		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS														
Residential	No. Persons:	<u>BUILDING TYPE</u>		<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score		4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise		N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition		-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity		-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story		-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion		-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity		-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding		N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input checked="checked" type="checkbox"/>		Large Heavy Cladding		N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns		N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year		2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2		-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3		-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories		N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE		0.4												

COMMENTS

Detailed Evaluation Required?
YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	111 Yesler Way		
District	Downtown	Zip	98104
Other Identifiers			
No. Stories	3	Year Built	1890
Inspector	ADF	Date	10.03.07
Total Floor Area (sq. ft)	5,100		
Building Name	Trinity		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.1

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 117 Yesler Way
 District Downtown Zip 98104
 Other Identifiers _____
 No. Stories 3 Year Built 1890
 Inspector ADF Date 10.03.07
 Total Floor Area (sq. ft) 15,000
 Building Name _____
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-0.1											

COMMENTS	Detailed Evaluation Required?
Bldg has wall anchors installed Slight plan irregularity	YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	308 NE 82nd St		
District	University	Zip	98115
Other Identifiers			
No. Stories	2	Year Built	1930
Inspector	KMB	Date	09.20.07
Total Floor Area (sq. ft)	1730		
Building Name			
Use	Residential		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Falling Hazard	<input checked="" type="checkbox"/>	Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective,		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
or Unreliable Data		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
DNK = Do not know		FINAL SCORE													-0.6

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 322 N 122nd St

District North Seattle Zip 98133

Other Identifiers _____

No. Stories 1 Year Built 1936

Inspector ADF Date 07.12.07

Total Floor Area (sq. ft) 1,210

Building Name _____

Use _____



Scale: _____

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	* 0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
COMMENTS		FINAL SCORE													0.4
													Detailed Evaluation Required?	YES NO	

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address **400 E Pike St**
 District **Capitol Hill** Zip **98122**
 Other Identifiers **Tax roll: 1500 Bellevue Ave E**
 No. Stories **2** Year Built **1910**
 Inspector **ADF** Date **09.28.07**
 Total Floor Area (sq. ft) **24,600**
 Building Name **First Covenant Church**
 Use _____



Scale: _____

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
* Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS

Detailed Evaluation Required? **YES** NO

Reid Middleton

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 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 448 NE Ravenna Blvd
 District Roosevelt Zip 98115
 Other Identifiers _____
 No. Stories 3+bsmt Year Built 1929
 Inspector ADF Date 09.28.07
 Total Floor Area (sq. ft) 12,060
 Building Name _____
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons: 0-10 * 11-100 100+	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial		Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.	Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A		
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE	-0.1												

COMMENTS

Detailed Evaluation Required?
YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 512 to 518 E Pike St
 District Capitol Hill Zip 98122
 Other Identifiers _____
 No. Stories 1 Year Built 1926
 Inspector ADF Date 09.28.07
 Total Floor Area (sq. ft) 4,400
 Building Name _____
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.1

COMMENTS

Detailed
 Evaluation
 Required?
YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	520 NE Ravenna Blvd		
District	Roosevelt	Zip	98115
Other Identifiers			
No. Stories	3	Year Built	1946
Inspector	ADF	Date	09.28.07
Total Floor Area (sq. ft)	88,304		
Building Name	John Marshall School		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
* School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													0.4

COMMENTS Slight plan irregularity	Detailed Evaluation Required? YES NO
---	--

Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	600 to 608 1st Ave		
District	Downtown	Zip	98104
Other Identifiers			
No. Stories	6+bsmt	Year Built	1889
Inspector	ADF	Date	10.03.07
Total Floor Area (sq. ft)	89,000		
Building Name	Pioneer Building		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS Slight plan irregularity due to SW corner Slight vertical irregularity due to slight slope	Detailed Evaluation Required? YES NO
--	--

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	600 Western Ave		
District	Downtown	Zip	98104
Other Identifiers			
No. Stories	3	Year Built	1913
Inspector	ADF	Date	10.03.07
Total Floor Area (sq. ft)	19,014		
Building Name			
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE												-0.6	

COMMENTS Building has wall anchors installed	Detailed Evaluation Required? YES NO
--	--

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	616 1st Ave		
District	Downtown	Zip	98104
Other Identifiers			
No. Stories	7	Year Built	1889
Inspector	ADF	Date	10.03.07
Total Floor Area (sq. ft)	28,000		
Building Name			
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													0.4

COMMENTS Building has wall anchors installed	Detailed Evaluation Required? YES NO
--	--

Reid Middleton

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 Everett, Washington 98204
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	700 to 704 1st Ave		
District	Downtown	Zip	98104
Other Identifiers			
No. Stories	3	Year Built	1903
Inspector	ADF	Date	10.03.07
Total Floor Area (sq. ft)	28,600		
Building Name			
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-0.6

COMMENTS Slight vertical irregularity due to hill	Detailed Evaluation Required? YES NO
---	--

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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address **800 18th Ave**
 District **Capitol Hill** Zip **98122**
 Other Identifiers
 No. Stories **1+bsmt** Year Built **1901**
 Inspector **KMB** Date **08.10.07**
 Total Floor Area (sq. ft) **26,500**
 Building Name **Immaculate Conception**
 Use



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
* Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
* School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input checked="" type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
DATA CONFIDENCE		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
* = Estimated, Subjective, or Unreliable Data		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DNK = Do not know		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS

Detailed Evaluation Required?
YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	809 Western Ave		
District	Downtown	Zip	98104
Other Identifiers			
No. Stories	3	Year Built	1906
Inspector	ADF	Date	10.03.07
Total Floor Area (sq. ft)	32,000		
Building Name			
Use	Parking Garage		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
DATA CONFIDENCE * = Estimated, Subjective, or Unreliable Data DNK = Do not know		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-1.1											

COMMENTS Building has wall anchors installed	Detailed Evaluation Required? YES NO
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Reid Middleton

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 Ph: 425 741-3800
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	810 18th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	2+bsmt	Year Built	1904
Inspector	KMB	Date	08.10.07
Total Floor Area (sq. ft)	17,500		
Building Name	Immaculate Conception School		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
* School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-1.1											

COMMENTS

Detailed Evaluation Required?	YES	NO
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	811 5th Ave	
District	Downtown	Zip 98104
Other Identifiers		
No. Stories	2	Year Built 1902
Inspector	ADF	Date 10.03.07
Total Floor Area (sq. ft)	41,500	
Building Name	Methodist Church	
Use		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
* Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

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 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	820 18th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	2+bsmt	Year Built	1904
Inspector	KMB	Date	08.10.07
Total Floor Area (sq. ft)	9,100		
Building Name	IHS Rectory		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Commercial		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
* Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

728 134th Street SW - Suite 200
 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	844 NE 78th St		
District	University	Zip	98115
Other Identifiers			
No. Stories	3	Year Built	1908
Inspector	KMB	Date	09.20.07
Total Floor Area (sq. ft)	45,680		
Building Name	The Fairview Church		
Use			



Scale:

OCCUPANCY	STRUCTURAL SCORES AND MODIFIERS
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Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
* Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
* School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE * = Estimated, Subjective, or Unreliable Data DNK = Do not know		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1	

COMMENTS	Detailed Evaluation Required?
	YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	855 NE 83rd St		
District	University	Zip	98115
Other Identifiers			
No. Stories	2+	Year Built	1929
Inspector	KMB	Date	09.20.07
Total Floor Area (sq. ft)	1,350		
Building Name			
Use	Residential		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons: 0-10 11-100 100+	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Commercial		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial		Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.	Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0		
Historic Bldg.	Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A		
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS	Detailed Evaluation Required? YES NO
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	900 E Pine St		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	2	Year Built	1925
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	27,938		
Building Name	DMX Music		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS

Detailed Evaluation Required?	YES	NO
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Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	901 12th Ave	
District	Capitol Hill	Zip 98122
Other Identifiers	Seattle University-Gerrard Building	
No. Stories	3	Year Built 1900
Inspector	KMB	Date 08.03.07
Total Floor Area (sq. ft)	18,300	
Building Name	Seattle College Building	
Use		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
		BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Residential	No. Persons:	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Commercial	0-10	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial	* 100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
* School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS Restored in 1993	Detailed Evaluation Required?
	YES NO

ReidMiddleton

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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	901 to 911 Pine St			
District	Downtown	Zip	98101	
Other Identifiers				
No. Stories	8	Year Built	1928	
Inspector	ADF	Date	10.01.07	
Total Floor Area (sq. ft)	102,761			
Building Name	Paramount			
Use				



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
			* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-2.8											

COMMENTS

Detailed Evaluation Required?
YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 916 to 920 E Pike St
 District Capitol Hill Zip 98122
 Other Identifiers _____
 No. Stories 3 Year Built 1910
 Inspector KMB Date 08.03.07
 Total Floor Area (sq. ft) 32,000
 Building Name Comet Tavern
 Use _____



Scale:

OCCUPANCY STRUCTURAL SCORES AND MODIFIERS

OCCUPANCY		BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Residential	No. Persons:	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
* Commercial	0-10	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
Falling Hazard	<input type="checkbox"/>	Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-0.6

COMMENTS

Detailed Evaluation Required?
YES NO

Reid Middleton

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**Rapid Visual Screening
of Seismically
Hazardous Buildings**

High Seismicity Area

Address	925 E Pike St		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	1916
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	15,164		
Building Name	Moe Bar		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS

Detailed
Evaluation
Required?
YES NO

Reid Middleton

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 Everett, Washington 98204
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**Rapid Visual Screening
of Seismically
Hazardous Buildings**

High Seismicity Area

Address 1002 Seneca St
 District Capitol Hill Zip 98122
 Other Identifiers _____
 No. Stories 1 Year Built 1922
 Inspector KMB Date 08.03.07
 Total Floor Area (sq. ft) 14,160
 Building Name _____
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
* Commercial	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.1

COMMENTS

Detailed Evaluation Required?
YES NO

Reid Middleton

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 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 1002 to 1014 Western Ave
 District Downtown Zip 98104
 Other Identifiers _____
 No. Stories 6 Year Built 1905
 Inspector ADF Date 10.03.07
 Total Floor Area (sq. ft) 167,000
 Building Name _____
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS Building has wall anchors installed	Detailed Evaluation Required? YES NO
--	--

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address 1100 to 1102 E Pike St
 District Capitol Hill Zip 98122
 Other Identifiers _____
 No. Stories 3 Year Built 1912
 Inspector KMB Date 08.03.07
 Total Floor Area (sq. ft) 16,224
 Building Name 35th North
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1101 to 1103 E Pike St		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	3	Year Built	1911
Inspector	KMB	Date	08.03.07
Total Floor Area (sq. ft)	20,480		
Building Name	Aria		
Use			



Scale:

OCCUPANCY	STRUCTURAL SCORES AND MODIFIERS
------------------	--

OCCUPANCY		BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Residential	No. Persons:		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0
* Commercial	0-10	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

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**Rapid Visual Screening
of Seismically
Hazardous Buildings

High Seismicity Area**

Address	1101 to 1109 18th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	1928
Inspector	KMB	Date	08.10.07
Total Floor Area (sq. ft)	5,103		
Building Name	Rosina Court		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE												-0.6	

COMMENTS

Detailed
 Evaluation
 Required?

YES

NO

Reid Middleton

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**Rapid Visual Screening
of Seismically
Hazardous Buildings**

High Seismicity Area

Address	1109 17th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	3+bsmt	Year Built	1928
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	11,200		
Building Name	Margola		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Commercial	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Nonstructural Falling Hazard <input checked="checked" type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													0.4

COMMENTS	Detailed Evaluation Required?
	YES NO

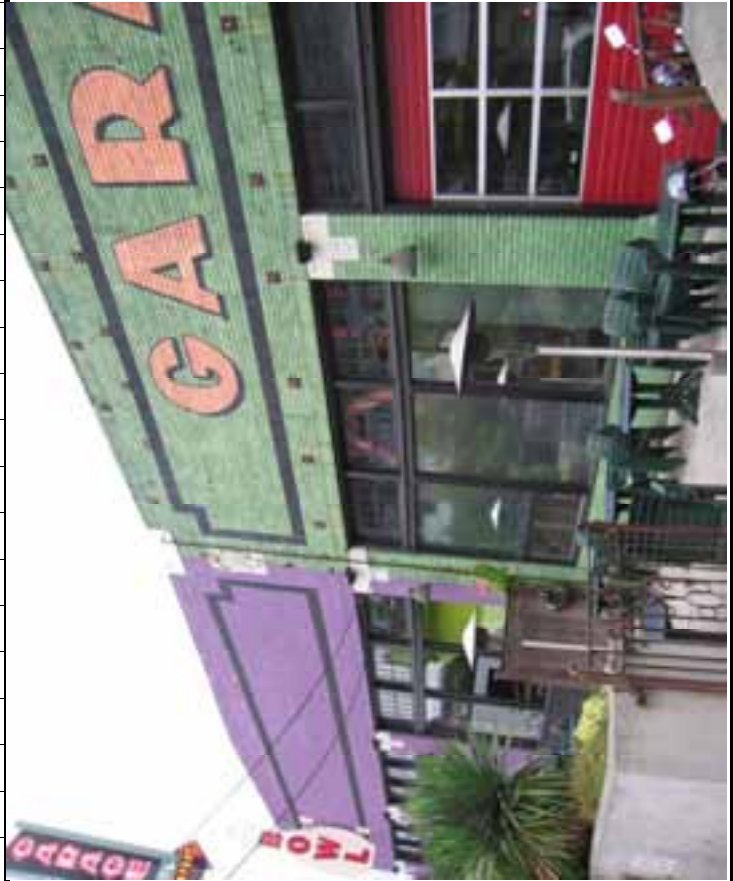
Reid Middleton

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Everett, Washington 98204
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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	1130 to 1134 Broadway E		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	1927
Inspector	KMB	Date	08.03.07
Total Floor Area (sq. ft)	7,080		
Building Name	Garage		
Use			



Scale:

OCCUPANCY

Residential	No. Persons:
* Commercial	0-10
Office	* 11-100
Industrial	100+
Pub. Assem.	
School	
Govt. Bldg.	
Emer. Serv.	
Historic Bldg.	

Nonstructural
Falling Hazard

DATA CONFIDENCE

* = Estimated, Subjective,
or Unreliable Data
DNK = Do not know

STRUCTURAL SCORES AND MODIFIERS

BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
FINAL SCORE	0.4											

COMMENTS

Detailed
Evaluation
Required?
YES NO

Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 1201 to 1205 Western Ave
 District Downtown Zip 98104
 Other Identifiers _____
 No. Stories 5 Year Built 1910
 Inspector ADF Date 10.03.07
 Total Floor Area (sq. ft) 12,200
 Building Name _____
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
* Commercial	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE * = Estimated, Subjective, or Unreliable Data DNK = Do not know		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS Building has wall anchors installed	Detailed Evaluation Required?
	YES NO

ReidMiddleton

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 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address	1303 to 1311 E Union St	
District	Capitol Hill	Zip 98122
Other Identifiers		
No. Stories	3	Year Built 1923
Inspector	KMB	Date 08.03.07
Total Floor Area (sq. ft)	24,600	
Building Name	Union Terrace	
Use		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons: 0-10 * 11-100 100+	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Commercial		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial		Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS	Detailed Evaluation Required? YES NO
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Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1315 NE 47th St		
District	University	Zip	98105
Other Identifiers			
No. Stories	4	Year Built	
Inspector	KMB	Date	07.17.07
Total Floor Area (sq. ft)			
Building Name	Adelaide		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input checked="" type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-2.1

COMMENTS	Detailed Evaluation Required?
	YES NO

728 134th Street SW - Suite 200
Everett, Washington 98204
Ph: 425 741-3800
Fax: 425 741-3900**Rapid Visual Screening
of Seismically
Hazardous Buildings

High Seismicity Area**

Address	1319 E Union St		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	3	Year Built	1909
Inspector	KMB	Date	08.03.07
Total Floor Area (sq. ft)	24,316		
Building Name	Helen V Apartments		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons: 0-10 11-100 * 100+	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial		Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.	Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-0.6											

COMMENTSDetailed Evaluation Required?
YES NO

Reid Middleton

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**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address	1324 E Pike St	
District	Capitol Hill	Zip 98122
Other Identifiers		
No. Stories	1	Year Built 1926
Inspector	KMB	Date 08.09.07
Total Floor Area (sq. ft)	2,788	
Building Name	Carmela Building	
Use		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS														
		BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>		
Residential	No. Persons:	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0		
* Commercial	0-10	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5		
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5		
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5		
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0		
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0		
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0		
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A		
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A		
	Nonstructural Falling Hazard <input type="checkbox"/>	Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A		
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A		
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3		
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6		
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8		
		FINAL SCORE														0.4

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

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 Everett, Washington 98204
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1401 to 1409 E Madison St		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	1928
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	11,760		
Building Name	Pie Cora's		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Falling Hazard	<input checked="" type="checkbox"/>	Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective,		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
or Unreliable Data		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
DNK = Do not know		FINAL SCORE													-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

ReidMiddleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1407 11th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	
Inspector	KMB	Date	08.03.07
Total Floor Area (sq. ft)			
Building Name	Madison Park Greetings		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS																
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM				
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0				
* Commercial	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5				
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5				
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5				
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0				
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0				
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0				
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A				
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A				
Nonstructural Falling Hazard	<input type="checkbox"/>	Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A				
DATA CONFIDENCE		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A				
* = Estimated, Subjective, or Unreliable Data		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3				
DNK = Do not know		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6				
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8				
		FINAL SCORE													-0.6			

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	1408 12th Ave	
District	Capitol Hill	Zip 98122
Other Identifiers		
No. Stories	3	Year Built
Inspector	KMB	Date 08.03.07
Total Floor Area (sq. ft)		
Building Name	Trace Lofts	
Use		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
		BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Residential	No. Persons:	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
* Commercial	0-10	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

DATA CONFIDENCE
* = Estimated, Subjective,
or Unreliable Data
DNK = Do not know

COMMENTS
Under construction

Detailed Evaluation Required?
YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1415 Western Ave	
District	Downtown	Zip
Other Identifiers		
No. Stories	6	Year Built
Inspector	ADF	Date
Total Floor Area (sq. ft)	51,200	
Building Name		
Use		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS

Building has wall anchors installed

Detailed
 Evaluation
 Required?
YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1421 15th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	3+bsmt	Year Built	1907
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	25,248		
Building Name	The Qualman		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons: 0-10 11-100 * 100+	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial		Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

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 Everett, Washington 98204
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 1422 E Union St
 District Capitol Hill Zip 98122
 Other Identifiers _____
 No. Stories 3+bsmt Year Built 1928
 Inspector KMB Date 08.09.07
 Total Floor Area (sq. ft) 16,480
 Building Name The Arville
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.1

COMMENTS	Detailed Evaluation Required? YES NO
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Reid Middleton

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 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1424 15th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	2+bsmt	Year Built	1900
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	16,032		
Building Name	Temple Center		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
* School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Falling Hazard	<input checked="" type="checkbox"/>	Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS

Detailed Evaluation Required?	YES	NO
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Reid Middleton

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 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1426 Broadway E		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	2	Year Built	1912
Inspector	KMB	Date	08.03.07
Total Floor Area (sq. ft)	17,520		
Building Name	Capitol Hill Collision		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-0.6											

COMMENTS	Detailed Evaluation Required? YES NO
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728 134th Street SW - Suite 200
Everett, Washington 98204
Ph: 425 741-3800
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1500 Harvard Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	2	Year Built	1910
Inspector	ADF	Date	09.28.07
Total Floor Area (sq. ft)	29,400		
Building Name			
Use			



Scale:

OCCUPANCY

Residential	No. Persons:
* Commercial	0-10
Office	* 11-100
Industrial	100+
Pub. Assem.	
School	
Govt. Bldg.	
Emer. Serv.	
Historic Bldg.	

Nonstructural
Falling Hazard

DATA CONFIDENCE

* = Estimated, Subjective,
or Unreliable Data
DNK = Do not know

STRUCTURAL SCORES AND MODIFIERS

BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
FINAL SCORE												-0.1

COMMENTS

Detailed
Evaluation
Required?
YES NO

Reid Middleton

728 134th Street SW - Suite 200
Everett, Washington 98204
Ph: 425 741-3800
Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	1505 to 1507 Western Ave			
District	Downtown	Zip		
Other Identifiers				
No. Stories	6	Year Built	1910	
Inspector	ADF	Date	10.03.07	
Total Floor Area (sq. ft)	4,450			
Building Name				
Use				



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
* Commercial		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
DATA CONFIDENCE * = Estimated, Subjective, or Unreliable Data DNK = Do not know		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS

Detailed Evaluation Required?	YES	NO
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Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	1518 1st Ave S		
District	SoDo	Zip	98134
Other Identifiers			
No. Stories	6	Year Built	1907
Inspector	KMB	Date	08.14.07
Total Floor Area (sq. ft)	62,300		
Building Name	Pearvest LLC		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Residential		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
* Commercial	0-10	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial	* 100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-1.1											

COMMENTS	Detailed Evaluation Required?
	YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1518 to 1520 11th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	2	Year Built	1915
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	21,600		
Building Name	Purr Cocktail Lounge		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
DATA CONFIDENCE		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
* = Estimated, Subjective, or Unreliable Data		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DNK = Do not know		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-0.6

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address **1519 E Howell St**
 District **Capitol Hill** Zip **98122**
 Other Identifiers _____
 No. Stories **2+bsmt** Year Built **1926**
 Inspector **KMB** Date **08.09.07**
 Total Floor Area (sq. ft) **7,872**
 Building Name **City Center**
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													0.4

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

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 Everett, Washington 98204
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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	1519 E Madison St		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	4	Year Built	1920
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	13,488		
Building Name	Madison Court		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS	Detailed Evaluation Required? YES NO
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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	1522 12th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	1922
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	4,800		
Building Name	Dawson Plumbing Co.		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons: 0-10 * 11-100 100+	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
* Commercial		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial		Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural		Falling Hazard	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A
		Short Columns	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE												-1.1

COMMENTS

Detailed Evaluation Required? **YES** NO

Reid Middleton

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**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address	1534 1st Ave S		
District	SoDo	Zip	98134
Other Identifiers			
No. Stories	2	Year Built	1928
Inspector	KMB	Date	08.14.07
Total Floor Area (sq. ft)	40,800		
Building Name	Queen Anne Window & Door		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS Appears Remodeled	Detailed Evaluation Required? YES NO
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Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**
High Seismicity Area

Address	1602 to 1608 20th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	1922
Inspector	KMB	Date	08.10.07
Total Floor Area (sq. ft)	2,000		
Building Name	Windsong		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
		BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
* Residential	No. Persons: 0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Commercial		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-0.6											

COMMENTS Remodel in 85 divided into 9 parcels	Detailed Evaluation Required? YES NO
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Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1612 Broadway E		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	1930
Inspector	KMB	Date	08.03.07
Total Floor Area (sq. ft)	7,664		
Building Name	Sudden Printing		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.1

COMMENTS Vacant	Detailed Evaluation Required? YES NO
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Reid Middleton

728 134th Street SW - Suite 200
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1615 15th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	3+bsmt	Year Built	1907
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	24,783		
Building Name	Bancroft Apartments		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS

Detailed Evaluation Required?	YES	NO
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Reid Middleton

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 Everett, Washington 98204
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1700 1st Ave S		
District	SoDo	Zip	98134
Other Identifiers			
No. Stories	2	Year Built	1935
Inspector	KMB	Date	08.14.07
Total Floor Area (sq. ft)	20,747		
Building Name	The Premiere		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Falling Hazard	<input checked="" type="checkbox"/>	Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective,		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
or Unreliable Data		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
DNK = Do not know		FINAL SCORE												-1.1	

COMMENTS Appears Remodeled	Detailed Evaluation Required? YES NO
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Reid Middleton

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 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address **1701 1st Ave S**
 District **SoDo** Zip **98134**
 Other Identifiers _____
 No. Stories **3** Year Built **1910**
 Inspector **KMB** Date **08.14.07**
 Total Floor Area (sq. ft) **27,690**
 Building Name **Wine Outlet**
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.1

COMMENTS

One wall URM

Detailed Evaluation Required?

YES NO

Reid Middleton

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 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1710 11th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	1932
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	11,694		
Building Name	Central Lutheran		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
* Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input checked="" type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS Possible Addition	Detailed Evaluation Required? YES NO
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1714 13th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	1	Year Built	1938
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	1,756		
Building Name	Russian Orthodox Memorial Cathedral		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
* Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input checked="" type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS

Detailed
 Evaluation
 Required?
YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1726 15th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	3+bsmt	Year Built	1907
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	18,158		
Building Name	The Princeton		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Commercial	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

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**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address **1727 Harvard Ave**
 District **Capitol Hill** Zip **98122**
 Other Identifiers _____
 No. Stories **3** Year Built **1923**
 Inspector **ADF** Date **09.28.07**
 Total Floor Area (sq. ft) **19,772**
 Building Name **Westminster Presbyterian Church**
 Use _____



Scale: _____

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Commercial	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
* Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS

Detailed Evaluation Required?
YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	1802 12th Ave		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	3+bsmt	Year Built	1909
Inspector	KMB	Date	08.09.07
Total Floor Area (sq. ft)	9,598		
Building Name	12th Ave Bicycles		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS														
* Residential	No. Persons:	BUILDING TYPE		<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score		4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise		N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition		-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity		-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story		-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion		-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity		-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	*-1.0	
Historic Bldg.		Pounding		N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding		N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns		N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year		2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2		-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3		-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories		N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE														0.4

COMMENTS	Detailed Evaluation Required?
	YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	1823 Nagle Pl		
District	Capitol Hill	Zip	98122
Other Identifiers			
No. Stories	3	Year Built	1908
Inspector	KMB	Date	08.03.07
Total Floor Area (sq. ft)	10,536		
Building Name	Agincourt Apartments		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
* Commercial	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													0.4

COMMENTS	Detailed Evaluation Required?
	YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address **1830 Broadway E**
 District **Capitol Hill** Zip **98122**
 Other Identifiers _____
 No. Stories **1** Year Built **1915**
 Inspector **KMB** Date **08.03.07**
 Total Floor Area (sq. ft) **17,612**
 Building Name **Bank of America**
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE											URM		
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

**Rapid Visual Screening
of Seismically
Hazardous Buildings**

High Seismicity Area

Address **2018 to 2022 E Union St**
 District **Capitol Hill** Zip **98122**
 Other Identifiers _____
 No. Stories **1** Year Built **1930**
 Inspector **KMB** Date **08.10.07**
 Total Floor Area (sq. ft) **12,156**
 Building Name **2020 Cycle**
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													0.4

COMMENTS

Detailed Evaluation Required? **YES** NO

Reid Middleton

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 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address	2114 to 2116 Western Ave		
District	Downtown	Zip	
Other Identifiers			
No. Stories	2	Year Built	1902
Inspector	ADF	Date	10.03.07
Total Floor Area (sq. ft)	14,400		
Building Name			
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
* Commercial		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.1

COMMENTS

Detailed Evaluation Required?

YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 2124 California Ave SW
 District West Seattle Zip 98116
 Other Identifiers _____
 No. Stories 3+ Year Built 1928
 Inspector KMB Date 07.17.07
 Total Floor Area (sq. ft) 17,810
 Building Name The James Apartments
 Use _____



Scale:

OCCUPANCY

* Residential	No. Persons:	0-10
Commercial		11-100
Office		
Industrial		* 100+
Pub. Assem.		
School		
Govt. Bldg.		
Emer. Serv.		
Historic Bldg.		

Nonstructural Falling Hazard

DATA CONFIDENCE
 * = Estimated, Subjective, or Unreliable Data
 DNK = Do not know

STRUCTURAL SCORES AND MODIFIERS

<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
FINAL SCORE												0.4

COMMENTS

Detailed Evaluation Required?
YES NO

Reid Middleton

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 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	2244 1st Ave S		
District	SoDo	Zip	98134
Other Identifiers			
No. Stories	1	Year Built	1918
Inspector	KMB	Date	08.14.07
Total Floor Area (sq. ft)	19,200		
Building Name	Pacific Galleries		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS

Detailed
 Evaluation
 Required?
YES NO

Reid Middleton

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 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	2246 to 2262 Alki Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	1	Year Built	1926
Inspector	KMB	Date	07.13.07
Total Floor Area (sq. ft)	10,167		
Building Name	Friedlander Court Apartments		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
DATA CONFIDENCE		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
* = Estimated, Subjective, or Unreliable Data		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
DNK = Do not know		FINAL SCORE	-1.6											

COMMENTS	Detailed Evaluation Required?
Soft story = garage openings in rear	YES NO

Reid Middleton

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**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**
High Seismicity Area

Address	2306 42nd Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	2	Year Built	1909
Inspector	KMB	Date	07.17.07
Total Floor Area (sq. ft)	7,856		
Building Name	Public Library: West Seattle Branch		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Commercial		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
* Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Nonstructural Falling Hazard <input checked="" type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
DATA CONFIDENCE		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
* = Estimated, Subjective, or Unreliable Data		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
DNK = Do not know		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS	Detailed Evaluation Required? YES NO
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Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	2352 Alki Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	2	Year Built	1901
Inspector	KMB	Date	07.13.07
Total Floor Area (sq. ft)	4,524		
Building Name	The Tides Apartments		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons: 0-10 * 11-100 100+	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial		Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.	Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A		
Nonstructural	Falling Hazard <input checked="" type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A		
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A		
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS Two buildings connected by deck; wood frame upper story; Masonry stairs	Detailed Evaluation Required? YES NO
--	--

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address 2424 1st Ave S

District SoDo Zip 98134

Other Identifiers _____

No. Stories 1 Year Built 1918

Inspector KMB Date 08.14.07

Total Floor Area (sq. ft) 17,000

Building Name Avernus Productions

Use _____



Scale:

OCCUPANCY**STRUCTURAL SCORES AND MODIFIERS**

OCCUPANCY		BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Residential	No. Persons:		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0
* Commercial	0-10	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard	<input type="checkbox"/>	Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-0.1

COMMENTS

Detailed
 Evaluation
 Required?
YES NO

ReidMiddleton

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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	2456 Alki Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	3+bsmt	Year Built	1928
Inspector	KMB	Date	07.13.07
Total Floor Area (sq. ft)	13,052		
Building Name			
Use	Apartments		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
* Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Commercial	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
	<input type="checkbox"/>	Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-0.6

COMMENTS

Detailed
 Evaluation
 Required?
YES NO

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**Rapid Visual Screening
of Seismically
Hazardous Buildings
High Seismicity Area**

Address	2506 N 42nd St		
District	University	Zip	98105
Other Identifiers			
No. Stories	2	Year Built	1929
Inspector	KMB	Date	09.20.07
Total Floor Area (sq. ft)	1,607		
Building Name			
Use	Residential		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	2530 Alki Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	1	Year Built	1930
Inspector	KMB	Date	07.13.07
Total Floor Area (sq. ft)	5,880		
Building Name	Coastal		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-1.1											

COMMENTS Wood frame addition	Detailed Evaluation Required? YES NO
--	--

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Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address 2611 to 2615 California Ave SW
 District West Seattle Zip 98116
 Other Identifiers _____
 No. Stories 2 Year Built 1924
 Inspector KMB Date 07.17.07
 Total Floor Area (sq. ft) 9,100
 Building Name Ashcroft Apartments
 Use _____

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Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
* Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
* Commercial	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office		Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

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 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 2650 Alki Ave SW
 District West Seattle Zip 98116
 Other Identifiers _____
 No. Stories 2 Year Built 1930
 Inspector KMB Date 07.13.07
 Total Floor Area (sq. ft) 2,470
 Building Name Seacliff Manor
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input checked="checked" type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-0.6											

COMMENTS

	Detailed Evaluation Required? <input checked="checked" type="checkbox"/> YES <input type="checkbox"/> NO
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Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings

High Seismicity Area

Address	3515 S Alaska St		
District	Columbia City	Zip	98118
Other Identifiers			
No. Stories	2	Year Built	1921
Inspector	KMB	Date	10.04.07
Total Floor Area (sq. ft)	8,836		
Building Name	Rainier Valley Youth Theater		
Use			



Scale:

OCCUPANCY	STRUCTURAL SCORES AND MODIFIERS
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Residential Commercial Office Industrial Pub. Assem. * School Govt. Bldg. Emer. Serv. Historic Bldg.	No. Persons: 0-10 * 11-100 100+	BUILDING TYPE Basic Score High Rise Poor Condition Vert. Irregularity Soft Story Torsion Plan Irregularity Pounding Large Heavy Cladding Short Columns Post Benchmark Year SL2 SL3 SL3 & 8 to 20 stories FINAL SCORE	<u>W</u> <u>S1</u> <u>S2</u> <u>S3</u> <u>S4</u> <u>C1</u> <u>C2</u> <u>C3/S5</u> <u>PC1</u> <u>PC2</u> <u>RM</u> <u>URM</u>	4.5 4.5 3.0 5.5 3.5 2.0 3.0 1.5 2.0 1.5 3.0 1.0 N/A -2.0 -1.0 N/A -1.0 -1.0 -1.0 -0.5 N/A -0.5 -1.0 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -1.0 -0.5 -0.5 -1.0 -1.0 -0.5 -0.5 -1.0 -2.5 -2.0 -1.0 -2.0 -2.0 -2.0 -1.0 -1.0 -2.0 -2.0 -1.0 -1.0 -2.0 -1.0 -1.0 -1.0 -1.0 -1.0 -1.0 -1.0 -1.0 -1.0 -1.0 -1.0 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -0.5 -1.0 -1.0 -1.0 -1.0 N/A -0.5 -0.5 N/A -0.5 -0.5 N/A N/A N/A -0.5 N/A N/A N/A -2.0 N/A N/A N/A -1.0 N/A N/A N/A -1.0 N/A N/A N/A N/A N/A N/A N/A -1.0 -1.0 -1.0 N/A -1.0 N/A N/A 2.0 2.0 2.0 2.0 2.0 2.0 2.0 N/A 2.0 2.0 2.0 N/A -0.3 -0.3 -0.3 -0.3 -0.3 -0.3 -0.3 -0.3 -0.3 -0.3 -0.3 -0.3 -0.6 -0.6 -0.6 -0.6 -0.6 -0.6 -0.6 -0.6 -0.6 -0.6 -0.6 -0.6 N/A -0.8 -0.8 N/A -0.8 -0.8 -0.8 -0.8 N/A -0.8 -0.8 -0.8 0.4
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DATA CONFIDENCE
 * = Estimated, Subjective,
 or Unreliable Data
 DNK = Do not know

COMMENTS Slight vertical irregularity	Detailed Evaluation Required?	
	<table border="0"> <tr> <td style="background-color: yellow;">YES</td> <td>NO</td> </tr> </table>	YES
YES	NO	

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 3804 S Hudson St
 District Columbia City Zip 98118
 Other Identifiers _____
 No. Stories 2 Year Built 1920
 Inspector KMB Date 10.04.07
 Total Floor Area (sq. ft) 3,610
 Building Name Tutta Bellas
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-1.1

COMMENTS

Rosettes added
 Slight vertical irregularity

Detailed
 Evaluation
 Required?

YES NO

Reid Middleton

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 Everett, Washington 98204
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	3808 S Edmunds St		
District	Columbia City	Zip	98118
Other Identifiers			
No. Stories	1	Year Built	1925
Inspector	KMB	Date	10.04.07
Total Floor Area (sq. ft)			
Building Name			
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													0.4

COMMENTS

Slight vertical irregularity due to hill

Detailed Evaluation Required?	YES	NO
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**Rapid Visual Screening
of Seismically
Hazardous Buildings
High Seismicity Area**

Address	3815 S Edmunds St		
District	Columbia City	Zip	98118
Other Identifiers			
No. Stories	2+bsmt	Year Built	1935
Inspector	KMB	Date	10.04.07
Total Floor Area (sq. ft)			
Building Name	Shirley Marvin Apartments		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													0.4

COMMENTS	Detailed Evaluation Required? YES NO
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Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4102 36th Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	2	Year Built	1921
Inspector	KMB	Date	07.13.07
Total Floor Area (sq. ft)	2,060		
Building Name			
Use	Residential		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input checked="" type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS	Detailed Evaluation Required? YES NO
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728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address **4130 37th Ave SW**
 District **West Seattle** Zip **98116**
 Other Identifiers _____
 No. Stories **2** Year Built **1923**
 Inspector **ADF** Date **07.10.07**
 Total Floor Area (sq. ft) **2,270**
 Building Name _____
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Residential		Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Commercial	* 0-10	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Nonstructural		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
Falling Hazard	<input checked="" type="checkbox"/>	Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective,		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
or Unreliable Data		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
DNK = Do not know		FINAL SCORE													0.4

COMMENTS Original chimney	Detailed Evaluation Required? YES NO
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Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4156 to 4160 California Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	2	Year Built	1928
Inspector	KMB	Date	07.11.07
Total Floor Area (sq. ft)	8,686		
Building Name	Divina Objects of Beauty		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-2.1											

COMMENTS	Detailed Evaluation Required?
	YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4213 S Orcas St		
District	Columbia City	Zip	98118
Other Identifiers			
No. Stories	2+bsmt	Year Built	1912
Inspector	KMB	Date	10.04.07
Total Floor Area (sq. ft)	20,720		
Building Name	St. Edwards Rectory		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
* Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-0.6											

COMMENTS Top story wood frame	Detailed Evaluation Required? YES NO
---	--

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4213 S Orcas St		
District	Columbia City	Zip	98118
Other Identifiers			
No. Stories	1	Year Built	1911
Inspector	KMB	Date	10.04.07
Total Floor Area (sq. ft)	7,365		
Building Name	St. Edwards Gymnasium		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
* School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input checked="" type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													0.4

COMMENTS Stairs create slight vertical irregularity	Detailed Evaluation Required?
	YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4215 S Hudson St	
District	West Seattle	Zip 98116
Other Identifiers		
No. Stories	3	Year Built 1919
Inspector	KMB	Date 07.18.07
Total Floor Area (sq. ft)		
Building Name	The Chandelier Apartments	
Use		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-2.1

COMMENTS	Detailed Evaluation Required? YES NO
-----------------	--

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4302 SW Oregon St		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	1	Year Built	1940
Inspector	KMB	Date	07.12.07
Total Floor Area (sq. ft)	2,600		
Building Name	The Woodruff Insurance		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS	Detailed Evaluation Required?
	YES NO

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**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address **4315 to 4319 SW Oregon St**
 District **West Seattle** Zip **98116**
 Other Identifiers _____
 No. Stories **3** Year Built **1927**
 Inspector **KMB** Date **07.12.07**
 Total Floor Area (sq. ft) **6,030**
 Building Name **The Oregonian**
 Use _____



Scale:

OCCUPANCY	
* Residential	No. Persons: 0-10
Commercial	* 11-100
Office	100+
Industrial	
Pub. Assem.	
School	
Govt. Bldg.	
Emer. Serv.	
Historic Bldg.	
Nonstructural Falling Hazard <input type="checkbox"/>	
DATA CONFIDENCE	
* = Estimated, Subjective, or Unreliable Data	
DNK = Do not know	

BUILDING TYPE	STRUCTURAL SCORES AND MODIFIERS												
	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
FINAL SCORE												0.4	

COMMENTS
 Two buildings

Detailed Evaluation Required?
YES NO

Reid Middleton

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**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address	4400 42nd Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	2	Year Built	1926
Inspector	KMB	Date	07.11.07
Total Floor Area (sq. ft)	17,394		
Building Name	West Seattle Christian Church		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	* 100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
* Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input checked="" type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-0.6

COMMENTS

Detailed Evaluation Required?
YES NO

Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4400 California Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	2	Year Built	1910
Inspector	KMB	Date	07.11.07
Total Floor Area (sq. ft)	2,258		
Building Name	Dentistry and Orthodontics		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
COMMENTS		FINAL SCORE													-0.6
													Detailed Evaluation Required?	YES NO	

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**Rapid Visual Screening
 of Seismically
 Hazardous Buildings**

High Seismicity Area

Address	4403 SW Admiral Way		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	3	Year Built	1928
Inspector	KMB	Date	07.17.07
Total Floor Area (sq. ft)	18,705		
Building Name	The Nelsonian Apartments		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
* Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.1

COMMENTS Construction-2 buildings	Detailed Evaluation Required? YES NO
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4415 to 4421 Fauntleroy Way SW	
District	West Seattle	Zip 98126
Other Identifiers		
No. Stories	1	Year Built 1924
Inspector	KMB	Date 10.04.07
Total Floor Area (sq. ft)	3,793	
Building Name	Tervo's Mini Mart	
Use		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
* Commercial	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-1.1											

COMMENTS

Add on in 1936

Detailed Evaluation Required?

YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 4427 California Ave SW
 District West Seattle Zip 98116
 Other Identifiers _____
 No. Stories 2 Year Built 1920
 Inspector KMB Date 07.12.07
 Total Floor Area (sq. ft) 20,050
 Building Name _____
 Use _____



Scale:

OCCUPANCY **STRUCTURAL SCORES AND MODIFIERS**

OCCUPANCY	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
* Commercial	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS

Detailed Evaluation Required?
YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4530 University Way		
District	University	Zip	98105
Other Identifiers			
No. Stories	2	Year Built	1926
Inspector	KMB	Date	07.13.07
Total Floor Area (sq. ft)	9,630		
Building Name	Buffalo Exchange		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4534 to 4536 University Way		
District	University	Zip	98105
Other Identifiers			
No. Stories	2	Year Built	1927
Inspector	KMB	Date	07.13.07
Total Floor Area (sq. ft)	8,284		
Building Name	Gelb Building		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Falling Hazard	<input checked="" type="checkbox"/>	Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective,		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
or Unreliable Data		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
DNK = Do not know		FINAL SCORE													-1.1

COMMENTS

Detailed
 Evaluation
 Required?
YES NO

Reid Middleton

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 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4544 to 4550 University Way		
District	University	Zip	98105
Other Identifiers			
No. Stories	1	Year Built	1924
Inspector	KMB	Date	07.11.07
Total Floor Area (sq. ft)	8,080		
Building Name	Lambert Building		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-1.1

COMMENTS Poor condition in back of building	Detailed Evaluation Required? YES NO
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4548 Brooklyn Ave NE		
District	University	Zip	98105
Other Identifiers			
No. Stories	1	Year Built	1928
Inspector	ADF	Date	07.12.07
Total Floor Area (sq. ft)	10,176		
Building Name	University Episcopal Church		
Use	Church		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
* Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
Falling Hazard	<input type="checkbox"/>	Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
DATA CONFIDENCE		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
* = Estimated, Subjective, or Unreliable Data		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
DNK = Do not know		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE	-0.1												

COMMENTS

Detailed
Evaluation
Required?
YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4554 12th Ave NE		
District	University	Zip	98105
Other Identifiers			
No. Stories	3	Year Built	1938
Inspector	ADF	Date	07.12.07
Total Floor Area (sq. ft)	30,994		
Building Name			
Use	Church		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
* Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-0.6

COMMENTS Does have closure courses of brick	Detailed Evaluation Required?
	YES NO

Reid Middleton

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4555 15th Ave NE	
District	University	Zip 98105
Other Identifiers		
No. Stories	3+bsmt	Year Built 1928
Inspector	KMB	Date 07.13.07
Total Floor Area (sq. ft)	27,996	
Building Name	The D.D. Culp Apartments	
Use		



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
* Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Commercial		High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	* 11-100	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial	100+	Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-0.6											

COMMENTS	Detailed Evaluation Required?
	YES NO

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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4556 California Ave SW		
District	West Seattle	Zip	98116
Other Identifiers			
No. Stories	2	Year Built	1929
Inspector	KMB	Date	07.12.07
Total Floor Area (sq. ft)	8,925		
Building Name	Cupcake Royale		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
* Residential	No. Persons:	BUILDING TYPE	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Office	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE	-0.1											

COMMENTS

Detailed Evaluation Required?	YES	NO
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Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4710 University Way		
District	University	Zip	98105
Other Identifiers			
No. Stories	7	Year Built	1923
Inspector	KMB	Date	07.13.07
Total Floor Area (sq. ft)	100,234		
Building Name	Wilsonian		
Use			



Scale:

OCCUPANCY

* Residential	No. Persons:
* Commercial	0-10
Office	11-100
Industrial	100+
Pub. Assem.	
School	
Govt. Bldg.	
Emer. Serv.	
Historic Bldg.	

Nonstructural
Falling Hazard

DATA CONFIDENCE

* = Estimated, Subjective,
or Unreliable Data
DNK = Do not know

STRUCTURAL SCORES AND MODIFIERS

BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
FINAL SCORE												-2.1

COMMENTS

Detailed
Evaluation
Required?
YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	4740 17th Ave NE		
District	University	Zip	98105
Other Identifiers			
No. Stories	2	Year Built	1920
Inspector	KMB	Date	09.20.07
Total Floor Area (sq. ft)	19,680		
Building Name	City Church		
Use			



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>
* Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
Commercial	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												-0.1

COMMENTS	Detailed Evaluation Required?
	YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 5030 Roosevelt Way NE
 District University Zip 98115
 Other Identifiers _____
 No. Stories 2 Year Built 1937
 Inspector KMB Date 09.20.07
 Total Floor Area (sq. ft) 13,860
 Building Name Seavest Management
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard	<input type="checkbox"/>	Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS

Detailed
 Evaluation
 Required?
YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
 Ph: 425 741-3800
 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address 6319 Roosevelt Way NE
 District University Zip 98115
 Other Identifiers _____
 No. Stories 1 Year Built 1925
 Inspector KMB Date 09.20.07
 Total Floor Area (sq. ft) 4,330
 Building Name The Landing Records
 Use _____



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS													
Residential	No. Persons:	<u>BUILDING TYPE</u>	<u>W</u>	<u>S1</u>	<u>S2</u>	<u>S3</u>	<u>S4</u>	<u>C1</u>	<u>C2</u>	<u>C3/S5</u>	<u>PC1</u>	<u>PC2</u>	<u>RM</u>	<u>URM</u>	
* Commercial	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0	
Office	11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5	
Industrial	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	
Pub. Assem.		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5	
School		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0	
Govt. Bldg.		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	
Emer. Serv.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0	
Historic Bldg.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A	
Nonstructural Falling Hazard <input type="checkbox"/>		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A	
		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A	
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A	
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	
		FINAL SCORE													-0.6

COMMENTS

Under Non structural construction

Detailed
 Evaluation
 Required?

YES NO

Reid Middleton

728 134th Street SW - Suite 200
 Everett, Washington 98204
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 Fax: 425 741-3900

Rapid Visual Screening of Seismically Hazardous Buildings High Seismicity Area

Address	12208 Greenwood Ave N	
District	North Seattle	Zip 98133
Other Identifiers		
No. Stories	2	Year Built 1928
Inspector	ADF	Date 07.12.07
Total Floor Area (sq. ft)	3,590	
Building Name		
Use	Dentist	



Scale:

OCCUPANCY		STRUCTURAL SCORES AND MODIFIERS												
	No. Persons:	BUILDING TYPE	W	S1	S2	S3	S4	C1	C2	C3/S5	PC1	PC2	RM	URM
Residential	0-10	Basic Score	4.5	4.5	3.0	5.5	3.5	2.0	3.0	1.5	2.0	1.5	3.0	1.0
* Commercial	* 11-100	High Rise	N/A	-2.0	-1.0	N/A	-1.0	-1.0	-1.0	-0.5	N/A	-0.5	-1.0	-0.5
Office	100+	Poor Condition	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5
Industrial		Vert. Irregularity	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-0.5	-0.5	-1.0	-1.0	-0.5	-0.5
Pub. Assem.		Soft Story	-1.0	-2.5	-2.0	-1.0	-2.0	-2.0	-2.0	-1.0	-1.0	-2.0	-2.0	-1.0
School		Torsion	-1.0	-2.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0	-1.0
Govt. Bldg.		Plan Irregularity	-1.0	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-0.5	-1.0	-1.0	-1.0	-1.0
Emer. Serv.		Pounding	N/A	-0.5	-0.5	N/A	-0.5	-0.5	N/A	N/A	N/A	-0.5	N/A	N/A
Historic Bldg.		Large Heavy Cladding	N/A	-2.0	N/A	N/A	N/A	-1.0	N/A	N/A	N/A	-1.0	N/A	N/A
Nonstructural Falling Hazard <input type="checkbox"/>		Short Columns	N/A	N/A	N/A	N/A	N/A	-1.0	-1.0	-1.0	N/A	-1.0	N/A	N/A
		Post Benchmark Year	2.0	2.0	2.0	2.0	2.0	2.0	2.0	N/A	2.0	2.0	2.0	N/A
DATA CONFIDENCE		SL2	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3	-0.3
* = Estimated, Subjective, or Unreliable Data		SL3	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6	-0.6
DNK = Do not know		SL3 & 8 to 20 stories	N/A	-0.8	-0.8	N/A	-0.8	-0.8	-0.8	-0.8	N/A	-0.8	-0.8	-0.8
		FINAL SCORE												0.4

COMMENTS	Detailed Evaluation Required?
	YES NO

