

URM CLASSIFICATIONS & RETROFIT NEEDS

Seismic Risk	Classification	Description	Upgrade Level	Approximate # of Buildings
Highest Risk	URM Class 1	Critical buildings - ie. Power generating stations serving critical facilities, water facilities, and other public utilities.	Structure will remain operational after a design level earthquake	10
	URM Class 2	High occupancy structures such as public schools and churches	Between life safety and operational performance level for a design level earthquake	88
	URM Class 3	All other URMs not categorized as URM Class 1, 2 or 4	Modified Bolts Plus if the building qualifies, otherwise life safety under design level earthquake	1,357
Lowest Risk	URM Class 4	One- and two-story buildings with 0-10 occupants	Parapet bracing, wall tie in and wall bracing	203



2424 SE 11th Avenue • Portland, OR 97214 • www.hfore.com
Phone: (503) 241.5541 • Fax: (503) 241.5581

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. ©2017 HFO Investment Real Estate LLC. **Build your legacy** is a service mark of HFO Investment Real Estate. Licensed in the states of Oregon and Washington.

PROPOSED TIMELINE FOR SEISMIC UPGRADES

Seismic Risk	— Step 1 — ASCE 41 Assessment	— Step 2 — parapet, cornice and chimney bracing and wall to roof attachment	— Step 3 — All bearing and exterior wall to floor attachments and out- of-plane wall strengthening	— Step 4 — Seismic upgrade completed
URM Class 1	3 years	-	-	10 years
URM Class 2	3 years	10 years	-	20 years
URM Class 3	5 years	10 years	20 years	25 years with up to an additional 5 years with demonstrable hardship
URM Class 4	Not Required	10 years	10 years	-

Proposed Fees:

In addition to subsidies to help building owners afford seismic retrofit work, the city is also proposing a series of penalties for non-compliance with the above timeframes. They include:

1. Failure to submit the evaluation report (Step 1) within the established timeline: a fine of \$150/month for first six months, then \$300/month will be assessed up to \$6,000. If evaluation is not completed within a year of the original completion date, the city may withhold all other permits for the property.
2. Failure to brace parapets, etc. (Step 2): \$500/month for the first six months, then \$1,000/month up to a maximum of \$12,000; city may withhold all other permits if work is not completed within a year of the original completion date; mandatory placarding identifying the building as a URM and notification to tenants.
3. Failure to complete wall-to-floor attachments (Step 3): \$1,000/month for 12 months, then \$2,000/month up to a maximum of \$24,000; all other permits withheld; mandatory placarding and tenant notification.
4. Failure to complete all seismic upgrades (Step 4): A penalty equal to 1 percent per year of the property's Real Market Value; mandatory placarding and tenant notification; city recorded lien against the property; certificate of occupancy revoked.

*Information comes from the Draft Unreinforced Masonry Building Policy Committee Report published in August 2016, and the Unreinforced Masonry Retrofit Project Policy Committee Meeting presentation on Feb. 1, 2017.



2424 SE 11th Avenue • Portland, OR 97214 • www.hfore.com
Phone: (503) 241.5541 • Fax: (503) 241.5581

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. ©2017 HFO Investment Real Estate LLC. **Build your legacy** is a service mark of HFO Investment Real Estate. Licensed in the states of Oregon and Washington.