

BUILDING DIVISION

PLAN CHECK NOTE

From: Building Plan Check

PCN #7

Previous Version: 7-1-2011

Revised: 1-1-2014

Subject: Voluntary Upgrade of Existing Structures

Reference: 2013 California Building Code

Findings:

The scope of work (i.e. items being upgraded, and the standard or level they are being upgraded to) shall be clearly and thoroughly defined on the cover sheet of the plans and the calculations. This information is critical in determining the scope of plan review and would also clarify the extent of upgrade for future reference. When a building is not fully upgraded to a certain code or criteria, the plans shall also identify the scope of work as "Partial Upgrade".

For the purpose of meeting the current code requirements, the seismic upgrade for the following types of structures shall be considered fully upgraded when the respective criteria per California Existing Building Code (CEBC) or International Existing Building Code (IEBC), adopted by ordinance, is used for analysis and design:

- Unreinforced Masonry buildings (URM): Appendix Chapter A1 of CEBC
- Concrete Tilt-up Buildings: Appendix Chapter A2 of IEBC
- Cripple Walls and Sill Plate Anchorage of Light, Wood-frames, Residential Buildings: Appendix Chapter A3 of IEBC
- Earthquake Risk Reduction in Wood-Framed Residential Buildings of Soft, Weak or Open-Front walls: Appendix Chapter A4 of IEBC
- Earthquake Hazard Reduction in Existing Concrete Buildings: Appendix Chapter A5 in IEBC