

To: Engineers and Architects working on Seismic Strengthening
From: City of San Luis Obispo
Date: April 18, 2005
Re: **Seismic Strengthening Plan Details**



To speed up the permit approval process for seismic strengthening projects, please include the notes specified, as needed, as well as checking for compliance with preferred types of changes to the exterior of buildings.

1. All plan sheets shall be stamped and signed by engineer or architect. Structural calculations shall be stamped and signed by the engineer.
2. Provide a summary schedule on the title sheet noting building components subject to special inspection.
3. Provide a summary note on the title sheet with the special inspection requirements stating that structural observation will be provided by the engineer as required by UCBC Section A150.4 and in accordance with CCBC 220. Provide a list of the significant stages that will be subject to structural observation including completion of the structural system.
4. Provide a summary note on the title sheet stating those logistical controls that will be necessary including, but not limited to, any pedestrian protection plan; traffic control plans for staging, delivery and installation of materials; tree trimming; and number of potential meter bags necessary for the project;
5. Detail all changes to the exterior of any historic structure in accordance with the following Cultural Heritage Committee (CHC) directive:
 - all infill of window openings in historic URM buildings shall be constructed so as to provide an adequate reveal to preserve the shape of the opening. Infill material shall not be flush with the exterior wall surface, but set back to create this reveal.
 - thru bolts and exterior plates in historic URM buildings shall not be located on the street elevations of the building;
 - parapets may be removed but only when bracing is not feasible. Where replacement of the parapet is necessary, reuse of the original materials in the original design is preferred so that the replacement is visually identical. Use of simulated or non-original replacement materials shall require review by the CHC and is discouraged;
 - minor exterior building changes that are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and the City of San Luis Obispo publications: The Community Design and Historical Preservation Program Guidelines will be reviewed at the staff level;
 - "modern" building features and materials may be removed for rehabilitation or restoration of the building's original façade. Projects that include recreation of missing architectural features should be based on historic photos or other documentation. Other changes to architectural features or materials or finishes shall require CHC review.

Questions? Call Tom Baasch, Chief
Building Official: 781-7159