



STRUCTURAL ENGINEERS ASSOCIATION OF CALIFORNIA

921 11TH ST., STE. 1100
SACRAMENTO, CA 95814
916.447.1198 • 916.444.1501 FAX
info@seaoc.org • www.seaoc.org

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LIST OF VULNERABLE BUILDINGS WITH INTRODUCTORY LANGUAGE *FEBRUARY 2019*

The following list of buildings considers vulnerability in the context of both Life Safety and functionality/repairability of the structural system following a moderate to major earthquake.

Buildings that represent the highest risk to public Life Safety are presented at the top of the list. A decrease in Life Safety risk is assumed for each building lower in the list, but the functionality/repairability of the structural system following a major earthquake may be equal to, less than or greater than buildings higher on the list.

The list is not exhaustive, nor is it developed in consideration of a specific seismic hazard. The list is intended as a prioritization of potentially vulnerable building types that, when retrofit, will likely result in the largest improvement in reducing widespread Life Safety hazards and limiting widespread structural damage.

The list is limited to building types that performed poorly in past seismic events and does not consider material or construction quality variation, which will have a significant effect on building behavior during seismic shaking.

Vulnerable Building Types:

1. Buildings with Unreinforced Masonry Unit (URM) lateral force resisting systems or buildings with URM infill walls that interact with the lateral force resisting system.
2. Concrete buildings with a non-ductile lateral force resisting system, permitted prior to the adoption of the 1976 Uniform Building Code (UBC).
3. Wood framed buildings with soft, weak or open front wall lines on the ground floor, permitted prior to the adoption of the 1976 Uniform Building Code (UBC).
4. Buildings with flexible diaphragms and deficient out-of-plane anchorage to concrete or masonry bearing or non-bearing walls, permitted under the 1994 or earlier edition of the Uniform Building Code (UBC).
5. Buildings with precast concrete members (structural or non-structural) attached with nonductile connections, permitted under the 1994 or earlier edition of the Uniform Building Code (UBC).
6. Steel frame buildings with welded moment frame connections, permitted under the 1994 or earlier edition of the Uniform Building Code (UBC).
7. Steel braced frame buildings, permitted under the 1994 or earlier edition of the Uniform Building Code (UBC).
8. Wood buildings on steeply sloped sites greater than one story differential permitted under the 1994 or earlier edition of the Uniform Building Code (UBC).
9. Single family wood frame buildings supported by weak cripple walls permitted under the 1994 or earlier edition of the Uniform Building Code (UBC).