



Plan for Post Earthquake Evaluation of Dangerous Structures — Part II

Draper City Building Department

This document was created in order to help explain the plan and procedures that Draper City's Building Department now has in place for the evaluation of structures housing businesses within Draper City, in the event of an earthquake.

In the event of an earthquake in this area, the building department will immediately evaluate structures based on their priority. Priorities for inspections are as follows:

- A. Essential facilities.
- B. Emergency response facilities – Command Center, Medical, Fire, and Police.
- C. Commercial Buildings (Businesses).
- D. Other damaged buildings posing life threatening hazards.

Once the department has inspected and assessed the facilities listed above, each inspector will go to his/her assigned area and proceed to inspect other structures, regardless of whether or not an inspection has been requested, and assess the buildings in their area. An inspection line will be made available for inspection requests. Inspection reports will be filled out, and a color-coded placard will be attached to the building indicating whether or not the building is safe to occupy, or if only a portion of the building is safe to occupy. If only portions of a building are able to be occupied, these areas will be specifically identified. If the inspector has a question as to whether a building or a portion of a building may be occupied, he or she will not allow occupancy of the building or the questionable portion thereof, and request that an engineer evaluate the situation at the owner's expense. The engineer will make the determination as to what extent the building may or may not be occupied. The inspector will identify those areas, and attach the appropriate placard.

The inspection, colored placard, and the inspector's business card will be located together within a clear plastic, weather resistant cover. This will be attached to the front of the building at the main entrance.

There are 3 different colored placards: green, yellow, and red, which are identified as follows:

- 1. Green –Occupancy Permitted
- 2. Yellow – Restricted Use
- 3. Red – Unsafe Do Not Occupy (this placard is not a demolition order)

Any demolition orders issued by this department will only be by recommendation of a structural engineer.

Building Permits and Approvals:

There will very likely be damage to buildings that will not require a building permit. There may, however, also be damage to buildings that will require a building permit. The inspector on site will be able to issue certain permits at the time of his or her visit.

These will include miscellaneous permits such as:

1. Electrical Permits
2. Plumbing Permits
3. Mechanical Permits (HVAC)
4. Small areas of damaged Ceiling Grid.
5. Other damages small enough to be included within this type of process, which will be determined by the inspector on site at that time.

The cost of all miscellaneous permits will be \$101.00.

Note: No permits will be issued in the field unless the business owner/representative is on site to fill out the appropriate paper work.

No building permits will be issued in the field for any structural damage. This type of damage will require an observation by a structural engineer. All recommendations for the mitigation work will be required to be detailed by the engineer and submitted to the city for review. The required items to be submitted at the time of application are two sets of plans with two sets of engineering calculations. The time involved in performing the review will depend on the size of the project. The building department will have someone at the counter that will be able to decide which projects can be issued over the counter, and which will need to be taken in for a more extensive review.

The cost of all other building permits that do not fit within the miscellaneous permit category will be based on valuation, and will be determined at the counter when the permit is applied for.

Demolition of Structures or spaces:

Any demolition of buildings or of spaces within buildings will require the approval of the Salt Lake County Health Department prior to the work commencing, unless the damaged structure will impact adjoining properties and structures.

Depending upon the age of the building, some of the damage, demolition, and repair may include asbestos abatement. If this is the case, it will be necessary for the inspection of any existing asbestos and abatement to take place before any further inspections by the city inspector can occur. If any asbestos is thought to be within the building, the owner is required to contact the Salt Lake County Health Department for instructions, and obtain a permit prior to any demolition or removal of any materials from the building. This must occur before any work can take place.

Historical Committee:

Along with the approval from the Salt Lake County Health Department, and depending on the age of the structure, the approval for the demolition and/or work may need to be reviewed by

Draper City's Historical Committee prior to the commencing of any work. This will also depend on the possible collapse of the structure and impact it could have on an adjacent properties or public way.

Choosing a Contractor:

The building department of Draper City cannot recommend contractors, but we can offer some helpful advice to help ensure that there will be less opportunity to be taken advantage of in a time of crisis. These are some requirements that are required by the State of Utah, and items that we will be asking for at the time a building permit is applied for and prior to the issuance of any permit:

1. All contractors are required to be licensed by the State of Utah, whether they are General, Electrical, Plumbing, or Mechanical contractors. It would be wise to ask for proof of their license. Their license must be active.
2. All contractors are required to carry liability insurance.
3. Anyone who has a handyman license will not be allowed to perform any work on a commercial building. This type of work will require licensed contractors.
4. A General Contractor cannot, under their General license, perform any electrical, plumbing, or mechanical work. This type of work is required to be done by a licensed contractor who has that particular license. The general contractor may hire, organize, and exercise control over other contractors as part of his or her contract with the owner, but they cannot perform the work themselves.
5. Residents are cautioned not to sign blank contracts, not to agree to have work performed without first seeing the contractor's license, allow work or alterations not authorized by the Draper City Building Department.

Documents required by the Draper City Building Department at the time of Applying for a Building Permit:

1. All documents are to be submitted electronically through the city portal. If this is not available due to the nature of the event, the documents will be taken over the counter, at which hard copies of all needed documents will be required.
2. A set of Engineering Calculations.
3. All contractors to be used on the project:
 - A. General Contractor
4. Proof of the General Contractor's Business License (whatever city he or she resides in).
5. A site plan will be required if any mitigation work is required on the exterior of the structure, as well as any retaining wall failures.
6. Name of Engineer and license number.

Codes to be used while rebuilding:

The state amends and adopts all Construction Codes that are to be used state wide. The code that will be used for all new mitigation work will be the most current cycle of Construction Codes that have been adopted at that time, as it has been amended and adopted by the State of Utah. Consideration will be given to allow the use of the IEBC (International Existing Building Code) during this time for all commercial structures which has been, and is now referenced by the

currently adopted version of the International Building Code (IBC).

Useful Tips for Safety:

1. Use Flexible Connections for gas and water lines to appliances.
2. Make sure your water heater is seismically strapped to the structure.
3. Make sure all racking (storage) systems are bolted to the floor and wall if they are adjacent to a wall.
Note: Prior to installing any racking system, please call the building department to see if what you are installing requires a building permit. The International Building Code requires all racking systems over 5'9" in height movable and non-fixed to be engineered and to have a building permit.
4. Store heavy or fragile items on lower shelves, and store lighter, less vulnerable items, on higher shelves.
5. Add a lip to the edge of shelves to prevent stored items from sliding off.
6. Restrain desktop computers and equipment.

The Draper City Building Department hopes that this information helps you plan for the future in the case of an emergency. If you have additional questions, please contact the Building Department office at 801-576-6524. The contact number for the building department after an emergency has taken place will be 801-576-6215. After an emergency has taken place the inspector on site will also try to answer any questions and address any concerns that you might have.

Please bear in mind that an emergency event may create a very hectic environment. Be that as it may, the city and its Building Department are dedicated to do everything that we can to help with any transitions that will need to take place.

Very truly yours,
Keith Collier
Chief Building Official
Draper City