

Existing Building Informational Guide: California Existing Building Code (CEBC) and Seismic Evaluation Requirements

This document provides general information for customers proposing an alteration, addition, or repair to existing buildings where the City of Sacramento is the Authority Having Jurisdiction. The City of Sacramento adopted the 2022 California Building Standards Code (Sacramento City Code, SCC §15.04.050) which includes the adoption of the 2022 CEBC with Appendix A Chapters A1 and A3.

Sacramento City Code – Local Amendments to the CEBC (SCC §15.34.030):

- A. Subsection 317.1.4 is added to the end of CEBC §317.1 to read as follow:
§317.1.4. *As amended and adopted, the provisions of sections 317 through section 322 establish minimum standards for earthquake evaluation and design for retrofit of existing structures that are within the regulatory authority of the city or for which the city is the enforcing agency.*
- B. Subsection 317.3.1.1 is added to the end of CEBC §317.3.1 to read as follows:
§317.3.1.1. *Subsection 317.3.1 is applicable to existing structures that are within the regulatory authority of the city or for which the city is the enforcing agency.*
- C. Subsections 503.4, 503.5, 503.6, 503.7, 503.8, 503.9, 503.10, 503.11, 503.12, 503.13, and 503.14 are adopted.

Does my project require a seismic evaluation of the existing building?

The requirements of *CEBC §317* apply whenever the proposed structure is to be retrofitted, repaired, or modified and any of the items (“triggers”) in *CEBC §317.3.1* apply. The five triggers in this subsection consider the 1) total construction cost, 2) change in risk category, 3) modification to structural components, 4) structural elements needing repair, and 5) changes in design loading. The registered design professional shall review these items and determine whether any apply to the proposed scope of work.

Per the Chief Building Official, the following are acceptable methods for determining the ‘*construction cost for the replacement of the existing building*’ (i.e., replacement cost) specified in *CEBC §317.3.1 item 1*:

1. A current appraisal for the building in its current condition. The appraisal must be dated within the past 12 months at time of application.
2. The County Assessor’s Value.
3. The estimated value calculated using the most current ICC Building Valuation Data based on the type of construction and occupancy.

The ‘*total construction cost*’ specified in *CEBC §317.3.1 item 1*, shall include all related costs to provide a finished building (“warm shell”). This includes, but is not limited to: HVAC systems, fire sprinklers, structural work, and accessibility upgrades. The cost of furnishings, fixtures and equipment, or costs related to normal maintenance of the building do not need to be included.

CEBC §317 requires an evaluation be performed per *§317.4* to determine whether the minimum seismic performance levels of *§317.5* are met. The evaluation will determine whether a seismic retrofit is required. Where the criteria in *CEBC §317.3.1* do not apply, a seismic evaluation is not required, however, the building must still comply with the requirements of *CEBC Chapter 4* (Repairs) and *Chapter 5* (Prescriptive Compliance).

Voluntary Lateral Force-Resisting System Alterations

Where a seismic retrofit is not required by *CEBC §317*, any proposed lateral force-resisting system alterations shall comply with *CEBC §503.13*.