



Technical Bulletin (TB) 15.27-2
Evaluation and Schematic Retrofit Report Template
for Complying with
Oakland Municipal Code Chapter 15.27

Purpose: *This checklist and report template is provided for the convenience of owners and design professionals seeking to comply with OMC Chapter 15.27. Its use is not required. Where used, the design professional may remove or replace the header and introductory material and should add material identifying the subject building, the nature of the evaluation, etc.*

Scope: *OMC Section 15.27.050.C requires a written seismic evaluation and schematic retrofit report. Section 15.27.165 sets the evaluation criteria. Part B of TB 15.27-1 establishes the required minimum scope of the evaluation and schematic retrofit report. As noted in TB 15.27-1, the completed evaluation and schematic retrofit report need not be submitted to the Bureau of Building. Separate from the evaluation and schematic retrofit report to be produced by the design professional, OMC Section 15.27.050.F requires the Owner to submit an affidavit of compliance with these minimum requirements.*

Seismic Evaluation and Schematic Retrofit Report

Prepared for compliance with OMC Section 15.27.050.C in accordance with TB 15.27-1 Part B
 The following material is excerpted from ASCE 41-17 Table 17-38 for a performance objective of
 Nonstructural Life Safety with the BSE-1E hazard

C	NC	NA	U	SHUTOFF VALVES: Piping containing hazardous material, including natural gas, has shutoff valves or other devices to limit spills or leaks.
				Notes: Retrofit:
C	NC	NA	U	FLEXIBLE COUPLINGS: Hazardous material ductwork and piping, including natural gas piping, have flexible couplings.
				Notes: Retrofit:
C	NC	NA	U	UNREINFORCED MASONRY: Unreinforced masonry or hollow-clay tile partitions are braced at a spacing of at most 6 ft.
				Notes: Retrofit:
Masonry Veneer				
				Condition assessment: <i>See ASCE 41-17 Section 4.2.1.</i>
C	NC	NA	U	TIES: Masonry veneer is connected to the backup with corrosion-resistant ties. There is a minimum of one tie for every 2-2/3 square feet, and the ties have spacing no greater than 24 inches.
				Notes: Retrofit:
C	NC	NA	U	SHELF ANGLES: Masonry veneer is supported by shelf angles or other elements at each floor above the ground floor.
				Notes: Retrofit:



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C NC NA U	WEAKENED PLANES: Masonry veneer is anchored to the backup adjacent to weakened planes, such as at the locations of flashing.
	Notes: Retrofit:
C NC NA U	UNREINFORCED MASONRY BACKUP: There is no unreinforced masonry backup.
	Notes: Retrofit:
C NC NA U	ANCHORAGE: For veneer with concrete block or masonry backup, the backup is positively anchored to the structure at a horizontal spacing equal to or less than 4 feet along the floors and roof.
	Notes: Retrofit:
C NC NA U	WEEP HOLES: In veneer anchored to stud walls, the veneer has functioning weep holes and base flashing.
	Notes: Retrofit:

Exterior Appendages

Condition assessment: *See ASCE 41-17 Section 4.2.1.*

C NC NA U	URM PARAPETS OR CORNICES: Laterally unsupported unreinforced masonry parapets or cornices have height-to-thickness ratios no greater than 1.5.
	Notes: Retrofit:
C NC NA U	CANOPIES: Canopies at building exits are anchored to the structure at a spacing no greater than 6 feet.
	Notes: Retrofit:
C NC NA U	CONCRETE PARAPETS: Concrete parapets with height-to-thickness ratios greater than 2.5 have vertical reinforcement.
	Notes: Retrofit:
C NC NA U	OTHER APPENDAGES: Other appendages, including signs and ornamentation, that extend above the highest point of anchorage to the structure or cantilever from components are reinforced and anchored to the structural system at a spacing equal to or less than 6 feet.
	Notes: Retrofit:

Masonry Chimneys

Condition assessment: *See ASCE 41-17 Section 4.2.1.*



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C NC NA U	URM CHIMNEYS: Unreinforced masonry chimneys extend above the roof surface no more than 2 times the least dimension of the chimney.
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Notes:
 Retrofit:

C NC NA U	ANCHORAGE: Masonry chimneys are anchored at each floor level, at the topmost ceiling level, and at the roof.
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Notes:
 Retrofit:

Mechanical and Electrical Equipment

Condition *See ASCE 41-17 Section 4.2.1.*
 assessment:

C NC NA U	FALL-PRONE EQUIPMENT: Equipment (including water heater tanks) weighing over 20 lb. whose center of mass is more than 4 feet above the adjacent floor level, and which is not in-line equipment, is braced.
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Notes:
 Retrofit:

C NC NA U	<i>Other, as needed</i>
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Notes:
 Retrofit:

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|-----------|----------------|
| C | Compliant |
| NC | Noncompliant |
| NA | Not Applicable |
| U | Unknown |