



LOS ANGELES COUNTY PUBLIC WORKS HIGH-RISE NON-DUCTILE CONCRETE BUILDING RETROFIT ORDINANCE

FAQs from Stakeholder meetings and written comments received

1. Who is the owner of the Marina City Club (MCC) buildings and responsible for retrofit?
 - a. Subject to the occupancy and conveyance of airspace rights of the prepaid sublessees, Essex, as the County's Lessee, owns all improvements on the leased property, including Marina City Club and is responsible for its maintenance and repairs.
2. How will retrofit work impact MCC condominium owners and tenants use of their dwelling unit during construction?
 - a. The impact of retrofit work on dwelling units depends on the nature and extent of the retrofit work designed by the engineer or architect, and the construction methods used by the contractor. Impact of retrofit work plays a major role in design decisions. The design engineer/architect can provide information on how dwelling units will be impacted by retrofit construction during the design process.
3. How is the County funding the retrofit of County-owned buildings?
 - a. The County will be developing a multi-year funding plan for County owned buildings to comply with the proposed ordinance. The County is considering a combination of both cash funding and debt financing.
4. Data on buildings in other jurisdictions requiring retrofits.
 - a. Four jurisdictions in California have enacted a retrofit ordinance for non-ductile concrete buildings: Los Angeles, Santa Monica, West Hollywood, and Torrance. Information on their retrofit programs can be found on their websites, listed below.
 - i. [Los Angeles](#)
 - ii. [Santa Monica](#)
 - iii. [West Hollywood](#)
 - iv. [Torrance](#)
5. Will engineering features, such as a circular building, be accounted for in seismic evaluations?
 - a. Yes, the seismic evaluation requirements and procedures of the national standard referenced in the proposed ordinance (ASCE 41-17, Seismic Evaluation and Retrofit of Existing Buildings) have provisions for the inclusion of engineering features in the seismic evaluation by the engineer/architect.



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6. Is it possible that buildings that initially fall under the scope of this ordinance could be found to not be Non-ductile Concrete buildings?
 - a. Yes, a building can be shown not to be within the scope of this ordinance by meeting the Structural Performance Levels required by the proposed ordinance in a seismic evaluation report that has been produced according to the requirements and procedures of ASCE 41-17 and that has been accepted and approved by the County.
7. What is the cost of the retrofit work and what work will be done?
 - a. The cost of retrofit work is project specific and depends on the building's seismic deficiencies, the design engineer or architect's retrofit design, and the contractor's construction methods. The design engineer/architect can provide information on cost estimates during the design process.
8. What are the requirements for Historical buildings?
 - a. Historical Buildings would comply with the California Historical Building Code and the provisions of the proposed retrofit ordinance.
9. The ordinance needs to identify an owner's role and responsibilities and the interactions with the County throughout the retrofit process.
 - a. A road map that will delineate the various steps and the collaborative process with LA County Public Works - Building and Safety will be created to address this item.