



City of Union City – Economic and Community Development Department
Building Division
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SUBMITTAL REQUIREMENTS FOR RESIDENTIAL SEISMIC RETROFITS

In a major earthquake, single-family houses and duplexes that are not properly attached (bolted) to their foundations or have inadequate bracing of their crawl space walls, will likely sustain damage or may collapse when exposed to violent shaking.

A study by the Association of Bay Area Governments found that less than 10% of homes built prior to 1960 had been adequately retrofitted. The expense and inadequacy of retrofitting can be solved in part with a regional standard for retrofitting these buildings.

The Residential Seismic Strengthening Plan Set provides homeowner and contractors with a simple and rapid standardized procedure for obtaining a permit to bolt and/or brace a typical home foundation system. The plans can also be used by homeowners to obtain bids from different contractors.

PLAN SUBMISSION REQUIREMENTS:

Complete sets of building plans/reports and documents are required for the plan check of the proposed construction. One set will be returned to you as the official approved "job copy." Plan size shall be 11" x 17" minimum, and 24" x 36" maximum. All dimensions and scales shall be clearly indicated. No marked, altered, or paste-on plans will be accepted. You may be required by the Building Official to obtain a registered architect or professional engineer to prepare your building plans. The City of Union City - Building Division requires:

RESIDENTIAL SEISMIC RETROFITS:

- Three (3) sets of complete building plans (plan size – 11" x 17" minimum and 24" x 36" maximum)
- Two (2) sets of Structural Calculations, *if applicable*.
- An Approval Letter from the Home Owner's Association (if applicable).
- Completed Construction Permit Application Form

FEES:

- PLAN CHECK FEE WAIVED:** To promote seismic safety and encourage homeowners to retrofit older homes, plan check fees will be waived on projects submitted to the Building Division that follow the requirements contained in these standard plans.
- PERMIT FEES:** Fees that may be assessed depend on the scope of the work that is being performed. Typical fee includes only a building permit. Please refer to the adopted Building Fee Schedule.

INSPECTIONS:

- Rough Framing: Foundation Bolt/Anchor Placement Installation; Installation of Blocking; Plywood Braced Panel Installation on Cripple Wall; Metal Hardware Installation
- Final