

ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

Agenda Item 4b

TO: ABAG Legislation Committee

DATE: April 8, 2019

FR: Executive Director

W. I. 1114

RE: AB 429 (Nazarian): Seismically Vulnerable Buildings Inventory

Background

Assembly Bill 429 (Nazarian) would create an inventory of existing potentially seismically vulnerable buildings. The bill is similar to AB 2681 (Nazarian), proposed in 2018. The goal of the bill is the same but AB 429 shifts responsibility for generating this inventory from local governments to the California Seismic Safety Commission. This bill remains aligned with current ABAG efforts to increase seismic safety in the Bay Area.

In 2018, ABAG supported the previous version of this bill which passed the Legislature but was vetoed by then Governor Jerry Brown. Brown's veto message indicated he had concerns that the law would have placed an unnecessary burden on local governments to develop the inventories. With a new governor and a state level approach, Assembly Member Nazarian is taking a second run at this proposal.

Recommendation

The ABAG Legislation Committee is requested to recommend that the Executive Board take a support position on AB 429.

Discussion

As you know, the region's buildings are hugely vulnerable to major earthquake. For instance, ABAG estimates a major quake on the San Andreas Fault would significantly damage nearly 70,000 residential buildings across the Bay Area, displacing almost 200,000 households. Nearly all of this damage is forecast to occur in older, vulnerable buildings. To mitigate this risk, ABAG has long advocated for the development of vulnerable building inventories to inform local decisions about seismic retrofit policy and raise awareness amongst building owners and tenants about their risk to spur retrofit of existing dangerous buildings.

Staff recognizes that the cost for developing and maintaining inventories is a concern for already over-burdened cities and counties. The new legislation removes this concern, and results in the state having a comprehensive and consistent inventory – a critical first step to getting all vulnerable cities and counties to a baseline level of awareness to help inform local or statewide policy and prioritize mitigation work in the highest risk communities.

Consistent with our 2019 Joint Advocacy Program, staff recommends ABAG adopt a support position on the bill.

Known Positions

Support

Earthquake Engineering Research Institute

Oppose

None on file



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