Before Earthquake

Homeowner's Guide to Earthquake Safety

2005 Edition

Damage from magnitude 6.7 earthquake

Additional damage from aftershocks

Published by
The California
Seismic Safety
Commission

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Governor

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Legislation

This guide has been developed and adopted by the California Seismic Safety Commission as required by Assembly Bill 2959, authored by Assemblyman Johan Klehs (Chapter 1499, Statutes of 1990), and Assembly Bill 200, authored by Assemblyman Dominic Cortese (Chapter 699, Statutes of 1991).

Ordering Information

Copies of this booklet are available from the California Seismic Safety Commission, 1775 Creekside Oaks Drive, Suite 100, Sacramento, CA 95833. To order call (916) 263-5506 or download via our website at http://www.seismic.ca.gov/sscpub.htm

On the cover:

Taken in Coalinga, California, the pictures of this single family home show the destruction caused by the Coalinga Earthquake on May 2, 1983. The 6.7 magnitude earthquake inflicted severe damage to the unreinforced masonry porch, forcing the occupants to evacuate. Numerous aftershocks occurred within the next few days, causing portions of the already weakened structure to collapse.

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Disclaimer: The effects, descriptions, recommendations, and suggestions included in this document are intended to improve earthquake preparedness; however, they do not guarantee the safety of an individual or a structure. The Seismic Safety Commission takes responsibility for the inclusion of material in this document. The State of California, the Seismic Safety Commission, and all contributors to this document do not assume liability for any injury, death, property damage, loss of revenue, or any other effect of an earthquake.

INTRODUCTION

Earthquakes, especially major ones, are dangerous, inevitable, and a fact of life in California. Sooner or later another "big one" will occur.

Earthquakes:

- Occur without warning
- Can be deadly and extremely destructive
- Can occur at any time

As a current or potential owner of a home*, you should be very concerned about the potential danger to not only yourselves and your loved ones, but also to your property.

The major threats posed by earthquakes are bodily injuries and property damage, which can be considerable and even catastrophic.

Most of the property damage caused by earthquakes ends up being handled and paid for by the homeowner.

- Earthquakes have caused over $55 billion in losses in California since 1971.
- Large earthquakes in or near major urban centers in California will disrupt the local economy and can disrupt the economy of the entire State.

However, proper earthquake preparation of your home can:

- Save lives
- Reduce injuries
- Reduce property damage

As a homeowner, you can **significantly reduce** damage to your home by fixing a number of known and common weaknesses.

This Booklet is designed to assist you in filling out the Residential Earthquake Hazards Report *(See page 47)* when you sell your home.

This booklet is also a good start to begin strengthening your home against earthquake damage.

It describes:

- Common weaknesses that can result in your home being damaged by earthquakes, and
- Steps you can take to correct these weaknesses.

There are no guarantees of safety during earthquakes, but properly constructed and strengthened homes are far less likely to collapse or be damaged during earthquakes. The California Seismic Safety Commission advises you to act on the suggestions outlined in this booklet and make yourself, your family, and your home safer.

*For the purpose of this document, "home" includes single family residences, duplexes, triplexes, and fourplexes.

YOUR HOME AND THE LAW

California State Law requires the seller to:

- Inform the buyer about known home weaknesses (*See Earthquake Weaknesses, beginning on page 11*).
- Strap the water heater, reducing the chance of it falling during an earthquake and possibly causing gas and water lines to break.
- Deliver a copy of this booklet to the buyer if the home was built before 1960 *(Your real estate agent is required to give the seller a copy of this booklet)*.
- Deliver to buyers a Natural Hazards Disclosure form *(See page 4)*. The disclosure will tell buyers whether the home is in an Earthquake Fault Zone or in a Seismic Hazard Zone *(See page 38)*
- Complete the *Residential Earthquake Hazards Report*, to be provided to the buyer *(See page 47).*

California State Law does not require the seller to:

- Hire someone to evaluate your home.
- Strengthen your home before selling it.

This Booklet:

- Describes the most common weaknesses that can cause damage to homes, in the event of an earthquake.
- Enables the seller to meet the State Law requiring this booklet be given to every buyer of homes built before 1960.
- Enables the seller to disclose to the buyer the typical earthquake weaknesses in homes built before 1960.
- Provides the homeowner with basic information about finding and fixing earthquake-related weaknesses in the home.
- Provides general information about earthquake risks and directions for finding more information on earthquake safety.

RECOMMENDATIONS...

If You Are Selling

Before you sell your house, the following steps are recommended:

- If you list your house for sale through a real estate broker or agent, give the agent the completed disclosure form *(See page 47)* as soon as practical. Your agent can give the booklet and the form to the buyer for you.
- You are not required to hire someone to answer the questions on the disclosure form.
- You are not required to remove siding, drywall, or plaster to answer the questions.
- You are not required to fix the weaknesses before you sell your home.
- However, if you wish, you may get assistance from a certified home inspector, or a licensed contractor, architect, or engineer.
- Keep a copy of the form, signed by the buyer, as evidence that you have complied with the earthquake disclosure requirement.

You may find that you will get a better price for your house if you strengthen earthquake weaknesses before you sell.

If You Are Buying

Before you agree to buy a house, consider the following recommendations:

- Have a certified home inspector, licensed building contractor, architect, or engineer inspect the house and give you an opinion regarding existing earthquake weaknesses and an estimate of costs to strengthen these weaknesses.
- Consider the location of the home: Is it in or near an Earthquake Fault Zone or in an area where it might be damaged by a landslide, liquefaction, or a tsunami? You may wish to hire a licensed geotechnical engineer and/or engineering geologist to check the stability of the land under the house.
- Negotiate the cost of strengthening, if any is required, with the seller. The law does not require either you or the seller to strengthen the home, but if these weaknesses are not fixed, you may find that repair costs after a damaging earthquake can amount to more than your equity in the house.

SUMMARY OF MAJOR CALIFORNIA LAWS RELATED TO SEISMIC SAFETY

Full wording of all California codes is available at: http://www.leginfo.ca.gov.

Delivering this guide

Sellers of homes built before 1960, with one to four units of conventional light-frame construction, must deliver to the buyer, "as soon as practicable before the transfer," a copy of *The Homeowner's Guide to Earthquake Safety* (this booklet) and disclose certain earthquake deficiencies according to *Government Code,* Section 8897.1 to 8897.4. The seller's real estate agent must provide the seller with a copy of this booklet to give to the buyer. This is also specified in *Government Code,* Section 8897.5.

Water heater bracing

All water heaters are required to be anchored or strapped to resist falling during an earthquake. The seller must certify to the potential buyer that the water heater is properly braced in accordance with *Health and Safety Code,* Section 19211.

Disclosing weaknesses

Sellers of real property must disclose known defects and deficiencies in the property—including earthquake weaknesses and hazards—to prospective buyers in accordance with *Civil Code,* Section 1102 and following sections.

Disclosing natural hazards

Sellers of real property must disclose whether the property is within any of the seven mapped natural hazard areas, including the earthquake fault, potential landslide and potential liquefaction areas. The required Natural Hazards Disclosure Form can be found in *Civil Code,* Section 1103 and following sections. When filled out, this statutory form will reveal whether the home is within a mapped geologic, flood or hazard area.

Earthquake faults

The Alquist-Priolo Earthquake Fault Zoning Act prohibits building for human occupancy astride active faults. *Public Resources Code,* Section 2621 and following sections, requires sellers of existing residences to disclose to potential buyers on a Natural Hazards Disclosure Form if the property is located in a designated fault zone.

Landslide and liquefaction

The Seismic Hazards Mapping Act requires the state to prepare maps of the zones in California most susceptible to landslide and liquefaction hazards during earthquakes. *Public Resources Code,* Section 2694 and following sections, states that sellers must disclose to buyers, on a Natural Hazards Disclosure Form, whether the property is in such a zone, after the map for that area has been issued officially.

Publishing this guide

The Seismic Safety Commission is required to develop, adopt, update, and publish *The Homeowner's Guide to Earthquake Safety* containing information on geologic and seismic hazards, explanations of structural and nonstructural earthquake hazards, and recommendations for mitigating these hazards, as required by the *Business and Professions Code,* Section 10149.

PROPERTY TAX AND INSURANCE

Property Tax Reappraisal Exclusion

California law allows homeowners to strengthen their homes with approved seismic strengthening techniques without the improvement being included in reappraisals that usually raise the property value and the tax owed, according to the *Revenue and Tax Code,* Section 74.5.

If you make an addition, such as a swimming pool or a new den to your home, your property tax bill will increase. But a strengthening project to help your home resist earthquakes will not add to your property taxes.

To receive the exclusion you must file a claim form with your county assessor. The work must also be approved as appropriate seismic strengthening by your local building department.

A sample form from the County of Santa Clara is attached on page 49. This form may vary by county.

Earthquake Insurance

Earthquake insurance is typically not part of your homeowner insurance policy. All insurance companies that sell residential property insurance in California are required by law to offer earthquake insurance to homeowners when the policy is first sold and every two years afterward.

The cost of the earthquake policy you are offered is based on a number of factors, including your home's location, age, construction type, and value. One thing to consider would be to compare the expected damage versus the deductible that is applicable to your policy. You may wish to consult a licensed civil or structural engineer for more specific information on your potential for damage.

Each homeowner should consider his/her individual risk factors and then weigh the cost of earthquake coverage against the benefits. The California Earthquake Authority (CEA) website has an online calculator to help estimate your premium based on your ZIP Code, insured value, dwelling type, and desired coverage and deductible.

The California Earthquake Authority is required to provide, and the insurance companies are required to disclose the availability of, discounts on earthquake insurance premiums for older homes that have been strengthened to resist earthquake damage. For more information, contact your insurance agent, who can also help you locate an earthquake insurer and estimate your annual premium.

California Earthquake Authority:
www.EarthquakeAuthority.com

California Department of Insurance:
www.insurance.ca.gov

EXAMPLES OF DAMAGE TO SINGLE FAMILY HOMES

Pacific Fire Rating Bureau

Figure 1 - San Fernando Earthquake, Feb. 9, 1971 Severely damaged split level 1 and 2 story wood frame dwelling. The one story portion dropped about 3 feet.

Robert A. Eplett, OES

Figure 2 - Loma Prieta Earthquake, Oct. 17, 1989 Home moved off of its foundation and was considered a total loss.

FEMA

Figure 3 - Northridge Earthquake, Jan. 17, 1994 Single family residence damaged due to failure of multiple elements.

FEMA News Photo

Figure 4 - Northridge Earthquake, Jan. 17, 1994 Chimney Collapse - common type of damage to unreinforced masonry.

Dane Golden, FEMA News Photo

Figure 5 - San Simeon Earthquake, Dec. 22, 2003 This home slid two feet off its foundation due to inadequate nailing of walls to its sill plates.

Guna Selvaduray

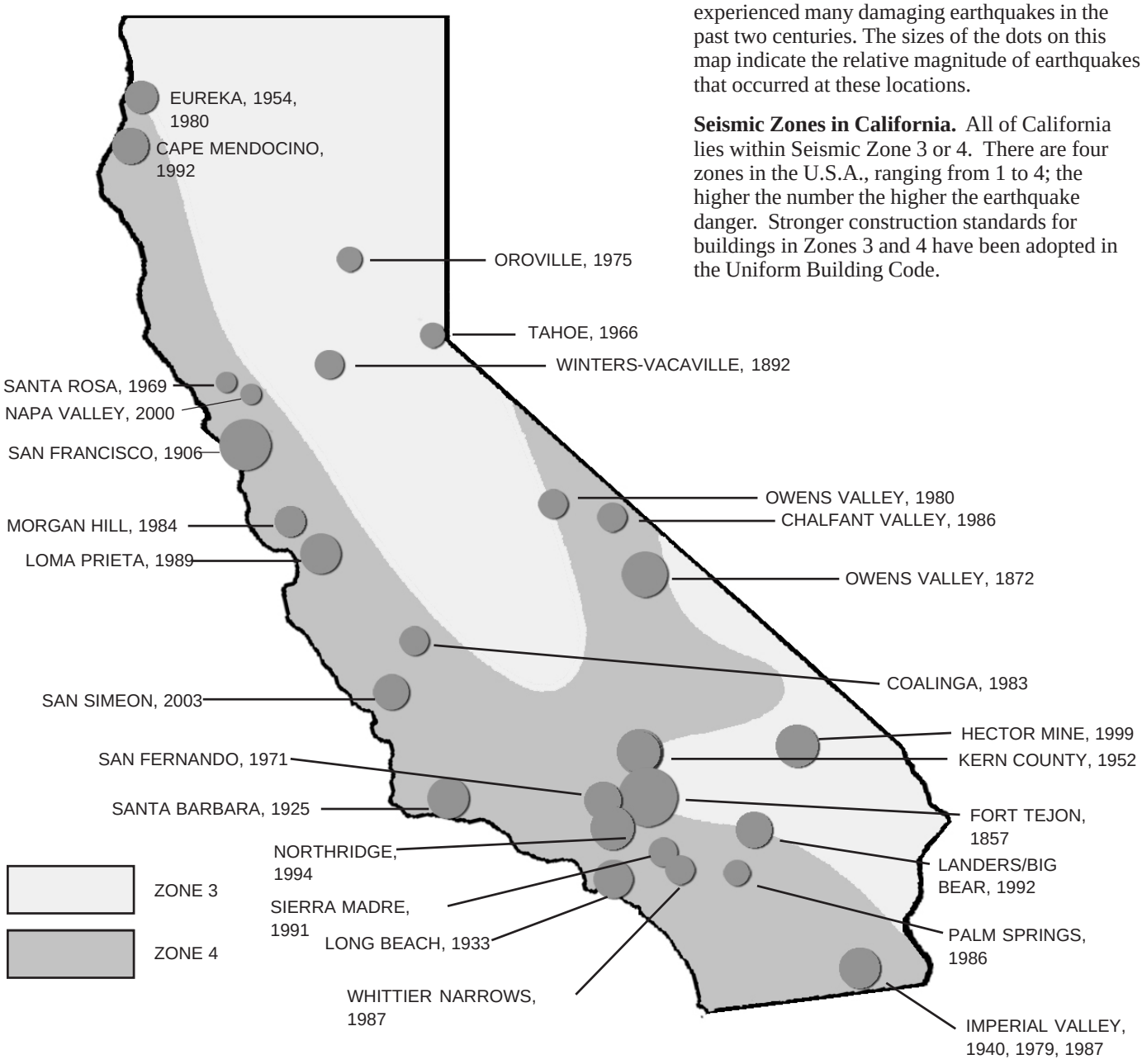
Figure 6 - San Simeon Earthquake, Dec. 22, 2003 The collapsed porch was not adequately attached to this single family residence.

EARTHQUAKE MAPS OF CALIFORNIA

DAMAGING EARTHQUAKES IN CALIFORNIA

Figure 7—Earthquake history. California has experienced many damaging earthquakes in the past two centuries. The sizes of the dots on this map indicate the relative magnitude of earthquakes that occurred at these locations.

Seismic Zones in California. All of California lies within Seismic Zone 3 or 4. There are four zones in the U.S.A., ranging from 1 to 4; the higher the number the higher the earthquake danger. Stronger construction standards for buildings in Zones 3 and 4 have been adopted in the Uniform Building Code.



Source: California Geological Survey, 1986; Earthquake History of the U.S., U.S. Department of Commerce and Interior, 1982; Records of California Office of Emergency Services; compiled and revised by California Seismic Safety Commission, 2004; International Code Council, Uniform Building Code 1997 Edition.

MAJOR EARTHQUAKE FAULTS IN CALIFORNIA

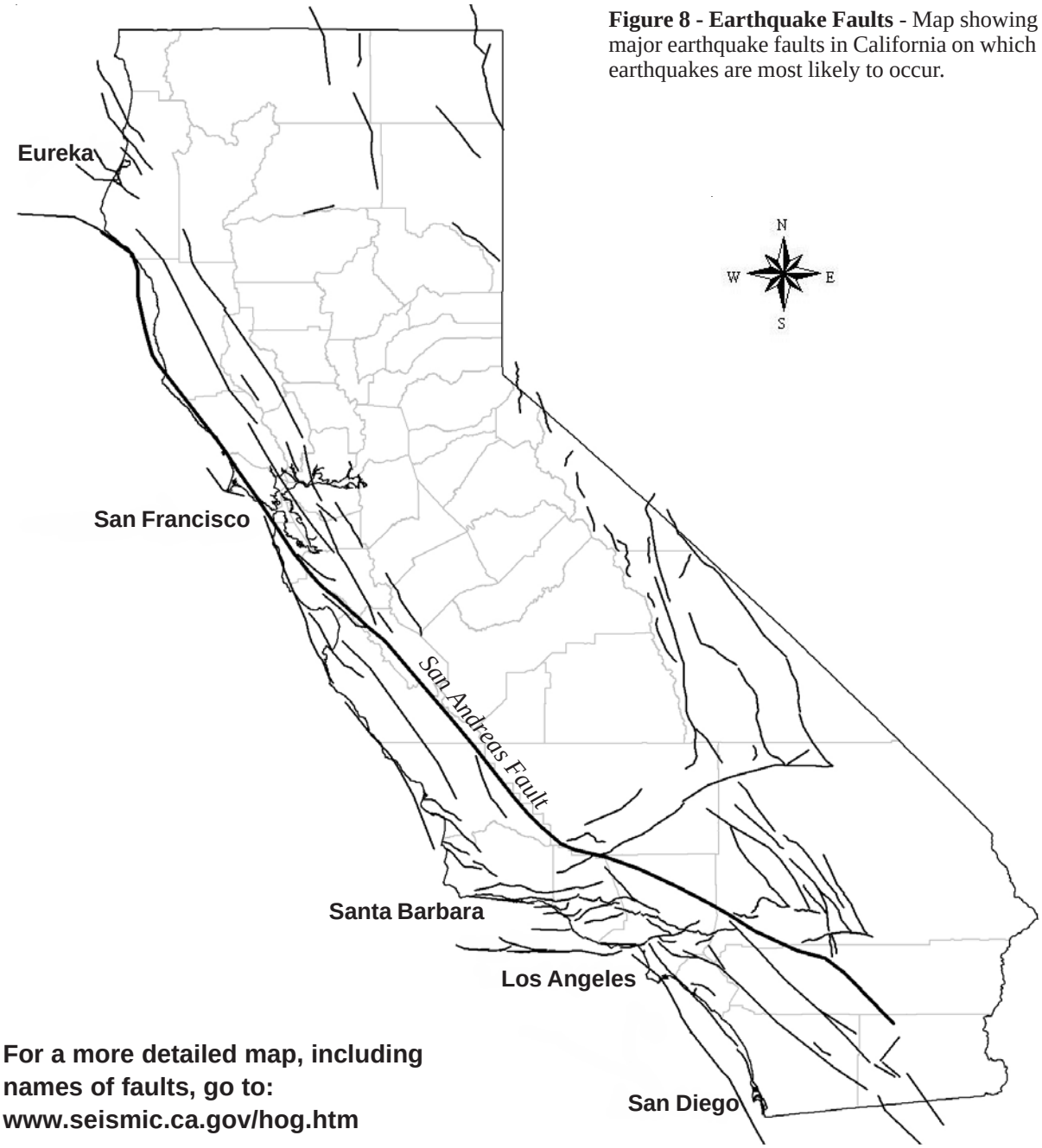


Figure 8 - Earthquake Faults - Map showing major earthquake faults in California on which earthquakes are most likely to occur.

For a more detailed map, including names of faults, go to: www.seismic.ca.gov/hog.htm

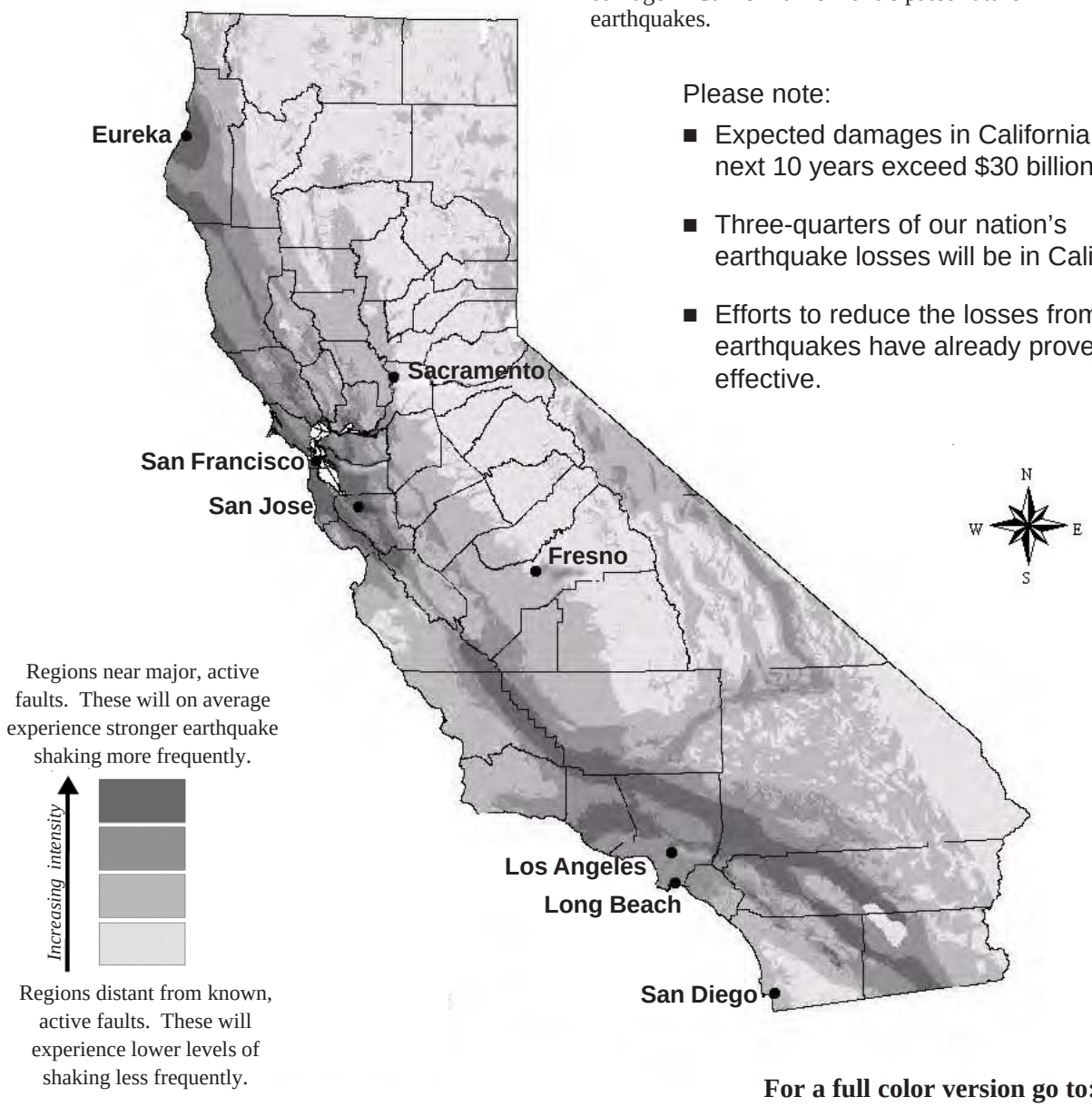
Map courtesy of California Geological Survey. Fault locations modified from seismic sources used in Revised 2002 California Probabilistic Seismic Hazard Maps.

SIMPLIFIED EARTHQUAKE SHAKING POTENTIAL MAP FOR CALIFORNIA

Figure 9 - Earthquake Shaking Potential Map - This map shows the relative intensity of ground shaking and damage in California from anticipated future earthquakes.

Please note:

- Expected damages in California in the next 10 years exceed $30 billion.
- Three-quarters of our nation's earthquake losses will be in California.
- Efforts to reduce the losses from earthquakes have already proven effective.



For a full color version go to: www.seismic.ca.gov/hog.htm

Data source: California Seismic Safety Commission, California Geological Survey, Governor's Office of Emergency Services, and United States Geological Survey, April, 2003, Earthquake Shaking Potential for California, California Seismic Safety Commission Publication No. 03-02.

ADDITIONAL RESOURCES

There are many additional resources available. Some are web sites and some are books or pamphlets.

- The California Seismic Safety Commission has created a webpage that provides links to other sites that are appropriate for homeowners interested in improving the earthquake safety of their homes.

  Visit www.seismic.ca.gov/hog.htm

- FEMA also provides a wide variety of information suitable for the homeowner, including the availability of, and registration for, federal disaster aid programs after a damaging earthquake or other disasters.

  Visit www.fema.gov

EARTHQUAKE WEAKNESSES

The earthquake weaknesses identified in this section, if not corrected, can result in one or more of the following:

- Injury to occupants
- Severe damage to your home
- Broken gas and utility lines
- Fires from broken gas lines
- Damage to floors, walls, and windows
- Damage to the contents in the house
- Damage to the foundations

Please remember that:

- Retrofitting before an earthquake is relatively cheap.
- Doing major structural repairs to your home after an earthquake is very expensive.
- Sometimes the damage is extensive enough to require the entire house to be demolished.
- After an earthquake, there is usually a shortage of available licensed contractors and engineers in the impacted area, because of the sudden high demand for their services.
- An appropriate seismic retrofit will reduce damage and save you money.

Please consult your local Building Department and/or a licensed architect or engineer for more detailed information.

Unbraced Water Heaters

The Problem

If water heaters are not properly braced, they can topple over during an earthquake causing:

- Broken gas lines and gas leaks
- Fires causing major damage to homes
- Broken water lines and flooding

How to Identify

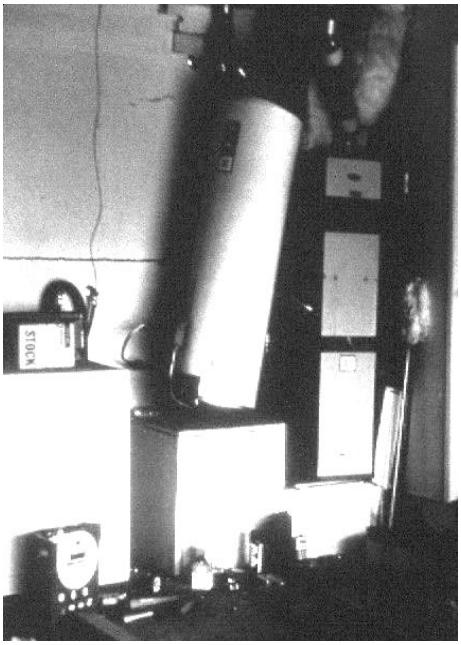
- ✓ Is the water heater free-standing?
- ✓ Are there straps or other types of restraints securing the water heater?
- ✓ Are there straps or restraints bolted to the studs?
- ✓ Are there flexible pipes for water and gas connected to the water heater?

Remember

- Replacing a water heater after an earthquake can cost more than $500.
- Repairing fire damage and flooding damage can cost several thousand dollars, including the entire cost of your home!
- There are many different ways of strapping a water heater. One example is shown on the next page. *(See page 13)*
- Check with your local Building Department for details of local requirements.
- Know where your main water valve is so that you can shut it off if you have a water leak.
- Know where your main gas valve is so that you can shut it off if you hear or smell a gas leak. *(See page 32)*

Governor's Office of Emergency Services

Figure 10 - The unbraced water heater in this home fell during an earthquake; the resulting fire destroyed the home.



Guna Selvaduray

Figure 11 - This unstrapped water heater tipped over during the 1984 Morgan Hill Earthquake. Fortunately gas and water lines were not ruptured.

HOW-TO

Brace Water Heaters

Water heaters must be braced (securely attached) to the studs in a wall. California law requires water heaters to be braced at the time of sale, or when a new water heater is installed.

The Solution

There are many solutions – all relatively inexpensive.

- Purchase and install a strap kit or bracing kit from your local hardware store. Be sure the kit is certified by the State Architect.

Other options include:

- Have a licensed plumber strap your water heater according to code.
- Use metal tubing or heavy metal strapping and lag screws and washers to secure the water heater to the wall studs.

The gas and water lines should also have flexible pipes. These are safer than rigid pipes during an earthquake.

Be sure to check the straps once a year. They may come loose due to vibrations, or other causes.

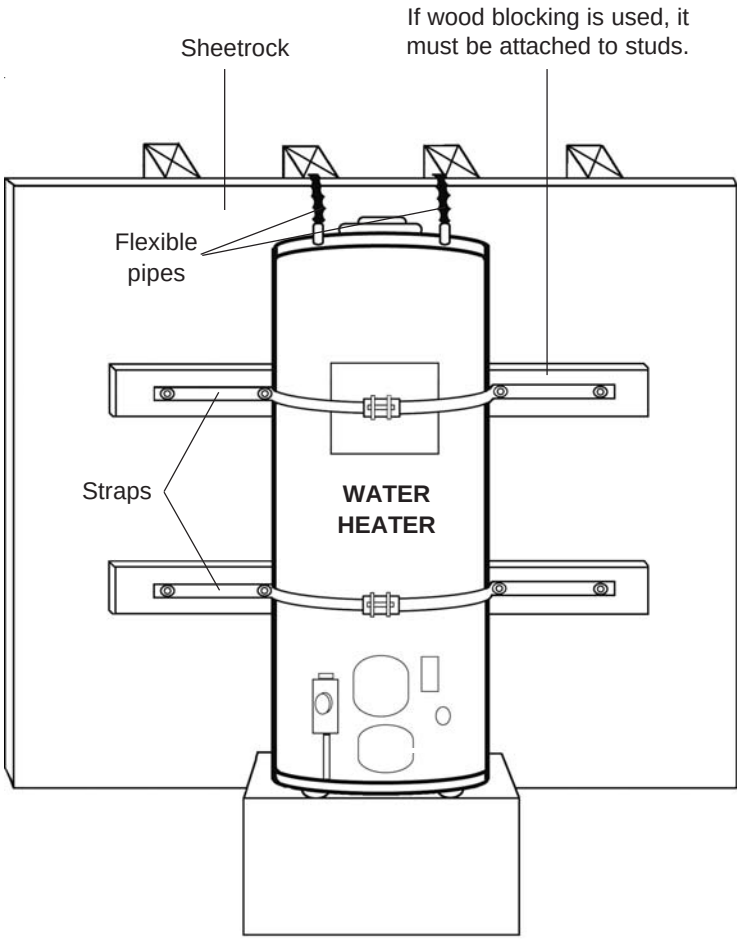


Figure 12: One Method of Water Heater Bracing. Straps and screws visible with water heater in a garage installation. You may need to add wood blocking.

How-to Resources

- Your local home improvement store
- How to Brace Your Water Heater, City of Los Angeles, Department of Building & Safety, Information Bulletin #P/PC 2002-003, June 14, 1999.
- Guidelines for Earthquake Bracing of Residential Water Heaters, Department of General Services, Division of State Architect, August 11, 2004.
- How to Secure Your Water Heater, Governor's Office of Emergency Services, 2003.

Comparison of Cost: Preventing vs. Repairing Earthquake Damage	
Project Cost	**Cost to Repair after an Earthquake**
$20 to $200	$500 to total value of home (if completely destroyed).

Home Not Anchored to Foundation

The Problem

Houses that are not bolted to the foundation can move off their foundations during earthquakes.

How to Identify

- ✓ Go down into the crawl space – the area between the first floor and the foundation – to find out if your house is bolted to its foundation.
- ✓ Look for the heads of anchor bolts that fasten the sill plate – the wooden board that sits directly on top of the foundation – securely to the foundation. *(See Figure 14a, page 15)*
- ✓ You should be able to see the large nuts, washers, and anchor bolts, installed at least every 4 to 6 feet along the sill plate. Steel plates are sometimes used instead of anchor bolts. *(See Figure 14b, page 15)*

Remember

- It is very expensive to lift a house, and place it back on its foundation.
- Homes moving off their foundations can cause gas lines to rupture, which in turn can result in fires.

Office of Emergency Services

Figure 13 - This home wasn't bolted and slid off its foundation. Sometimes the damage can be so bad that houses have to be demolished.

If your home has no foundation, or an old concrete foundation, see page 30.

Slab Foundations

Some homes are built directly on concrete slabs. These houses do not have crawl spaces and cripple walls.

Nearly all homes with slab foundations that were originally built to code will have anchor bolts or straps.

However, if the house is not bolted to the slab, you have an earthquake weakness.

Newer homes generally have anchor bolts or straps.

If you have an unfinished garage, you may be able to see the anchor bolts.

You are not required to remove siding, drywall or plaster to determine if your house has anchor bolts.

HOW-TO

Anchor Foundation

The Solution

Drill holes through the sill plate into the foundation and install anchor bolts. *(See Figure 14a)*

If there is not enough room to drill, you can attach steel plates to hold the sill plate to the foundation. *(See Figure 14b)*

Anchor bolts have to be installed properly for them to be effective.

You must obtain the proper permits from your local Building Department before beginning work.

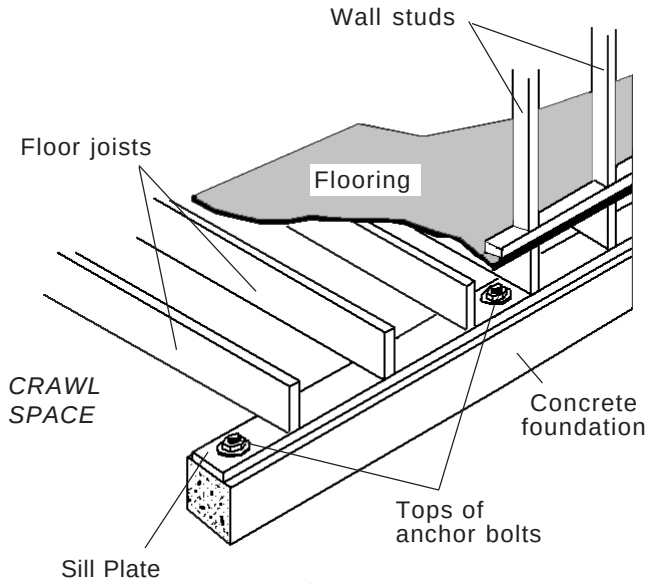


Figure 14a

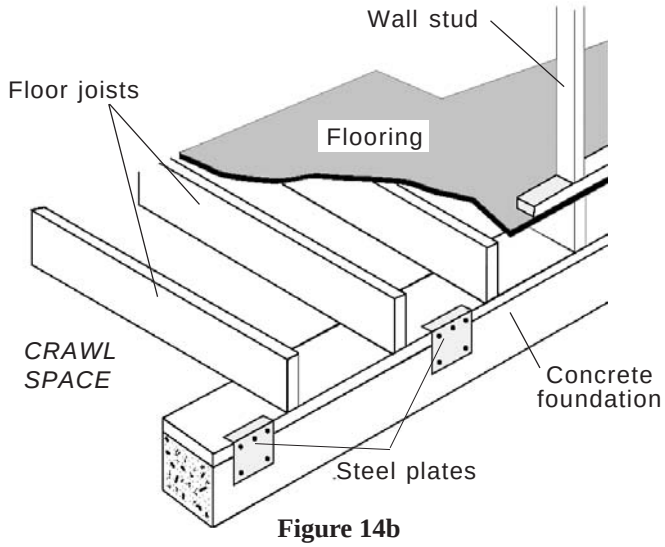


Figure 14b

Figure 14 —Anchor bolts or steel plates. A home's crawl space may be formed by a cripple wall *(see next page for description)* between the foundation and the floor joists or the floor joists may rest directly on the sill plate. In either case, you should be able to see the heads of anchor bolts or steel plates installed at appropriate intervals. These fixtures fasten the sill plate to the foundation.

How-to Resources

- Detailed information for do-it-yourselfers or engineers can be found in the International Existing Building Code, published by the International Code Council.
- Publication: How You Can Strengthen Your Home for the Next Big Earthquake in the Los Angeles Area, City of Los Angeles, Department of Building & Safety, October 2001.

Comparison of Cost: Preventing vs. Repairing Earthquake Damage	
Project Cost	**Cost to Repair after an Earthquake**
$250 to $5,000	$25,000 to total value of home (if completely destroyed).

Weak Cripple Walls

The Problem

Wooden floors and stud walls are sometimes built on top of an exterior foundation to support a house and create a crawl space. *(See Figure 17, page 17)*

These are called cripple walls and they carry the weight of the house.

During an earthquake, these walls can collapse if they are not braced to resist horizontal movement.

If the cripple wall fails, the house may shift or fall.

Office of Emergency Services

Figure 15 - Damage to home due to cripple wall failure.

How to Identify

- ✓ Go under the house through the crawl space, to see if there are any cripple walls.
- ✓ If there are cripple walls, check to see if they are braced.
- ✓ There should be plywood panels adequately nailed to the studs OR there should be diagonal wood sheathing. *(See Figure 16)*
- ✓ If you have neither of these, the cripple walls are probably insufficiently braced or unbraced.
- ✓ Horizontal or vertical wood siding is not strong enough to brace cripple walls.

Remember

- It is very expensive to lift a house, repair the cripple wall, and put it back on its foundation

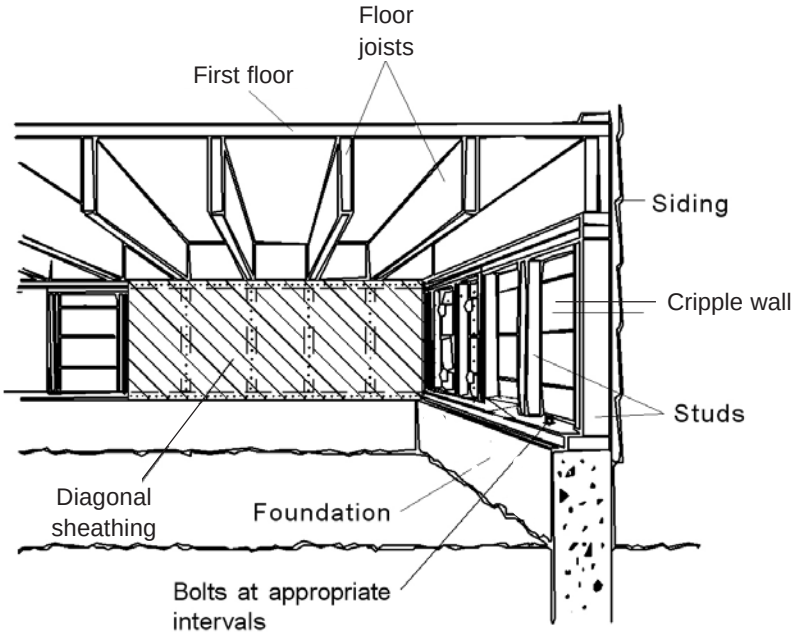


Figure 16 - Diagonal Sheathing. Common in older homes.

Strengthen Cripple Walls

The Solution

Plywood, or other wood products allowed by code, should be nailed to the studs.

The following are important:

- Type of wood product used
- Plywood thickness
- Nail size and spacing
- Do not cover vents.

Consult your local Building Department for permit requirements before starting work.

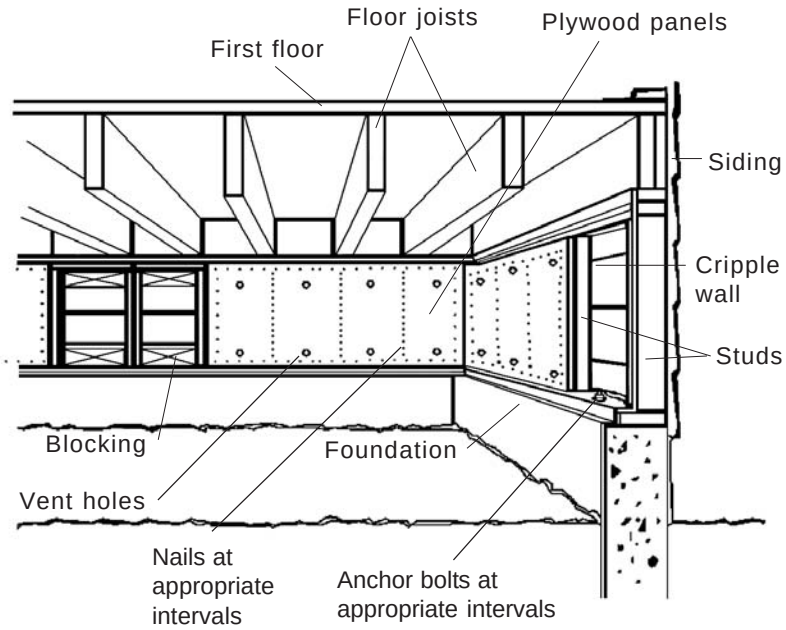
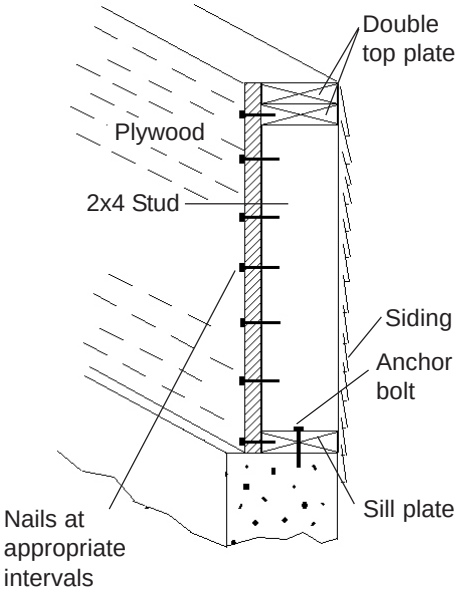


Figure 17—Plywood or diagonal sheathing strengthens weak cripple walls. If your home has a cripple wall between the foundation and the first floor, and the wall is not braced with plywood or diagonal sheathing, the house may fall or shift off its foundation during an earthquake.



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- Publication: How You Can Strengthen Your Home for the Next Big Earthquake in the Los Angeles Area, City of Los Angeles, Department of Building & Safety, October 2001.

Comparison of Cost: Preventing vs. Repairing Earthquake Damage	
Project Cost	**Cost to Repair after an Earthquake**
$500 to $2,500	$25,000 to total value of home (if completely destroyed).

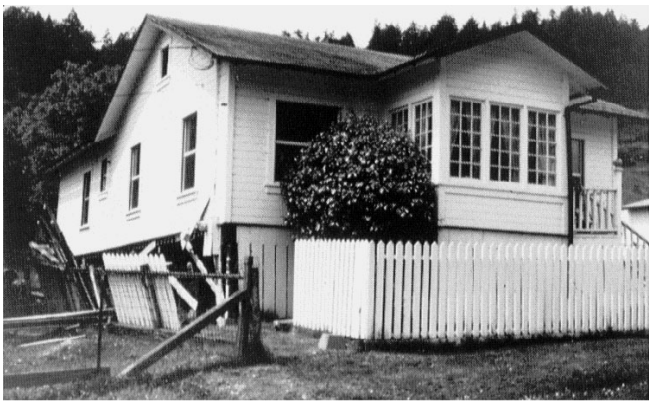
Pier-and-Post Foundations

The Problem

The outside of the house is supported by wood posts resting on unconnected concrete piers. Siding is often nailed to the outside of the posts, making them not easily visible.

During an earthquake these posts can fail, if they are not braced against swaying.

If the posts fail, the house may shift or fall.



California Seismic Safety Commission

How to Identify

- ✓ Go under the house to see if there is a continuous foundation under the outside walls.
- ✓ If you do not see a continuous foundation you may have an earthquake weakness.
- ✓ If you see only unconnected concrete piers and wood posts, or only wood posts, supporting the outside walls, you have an earthquake weakness.

California Seismic Safety Commission

Figure 18 - The pier-and-post foundation under this home shifted during a recent earthquake.

Remember

- Horizontal or vertical wood siding is not strong enough to brace pier-and-post foundations.
- Major structural repairs, like lifting an entire house to repair the posts and putting it back, are very expensive.

HOW-TO

Strengthen Pier-and-Post Foundations

The Solution

Consult a licensed architect or engineer, and a licensed building contractor who specializes in foundations, to fix this problem.

It may be possible to make the foundation safer by bracing the posts.

You might be better off to add a new foundation and plywood walls in the crawl space to make sure that the house will not shift or fall off its foundation during an earthquake.

How-to Resource

- Detailed information for engineers can be found in the International Existing Building Code, published by the International Code Council.

Comparison of Cost: Preventing vs. Repairing Earthquake Damage	
Project Cost	**Cost to Repair after an Earthquake**
$1,000 to $25,000	$20,000 to total value of home (if completely destroyed).

Unreinforced Masonry Foundations

The Problem

Unreinforced masonry—brick, concrete block, or stone—foundations often cannot resist earthquake shaking. They may break apart, or be too weak to hold anchor bolts. Homes may shift off such foundations during earthquakes, damaging the walls, floors, utility lines, and home contents.

How to Identify

- ✓ If your home's foundation is brick or stone, and looks like one of the foundations shown in the photos here, it is probably unreinforced.
- ✓ If there is a space filled with grout between the inner and outer faces of a brick foundation (where anchor bolts and reinforcing steel could be installed), it may be reinforced.
- ✓ If the outside of the foundation is covered, you may have to look under the house to see the type of foundation you have.
- ✓ If you are not sure what to look for, seek the services of a licensed engineer to determine if your foundation is reinforced or not.

Remember

- It is cheaper to do this before an earthquake damages the house than after.

California Seismic Safety Commission

Figure 19 - This is an unreinforced stone foundation. They typically fail during earthquakes.

California Seismic Safety Commission

Figure 20 - Note the bricks exposed in this unreinforced masonry foundation.

The Solution

There are several ways to fix this problem.

The most common approach is to replace all or part of the existing foundation with a poured reinforced concrete foundation.

Another solution is strengthening the unreinforced brick or stone foundation, which is generally expensive.

Seek the help of a licensed architect or engineer, and a licensed foundation contractor or general contractor.

How-to Resource

- Detailed information for engineers can be found in the International Existing Building Code, published by the International Code Council.

Comparison of Cost: Preventing vs. Repairing Earthquake Damage	
Project Cost	**Cost to Repair after an Earthquake**
$15,000 to $50,000	$15,000 to total value of home (if completely destroyed).

Homes Built on Steep Hillsides

The Problem

Houses built on the sides of steep hills are often set on exposed posts or columns, as shown in the photographs.

The potentially hazardous conditions that are unique to homes on steep hillsides are:

- Stilt-type posts with or without diagonal bracing
- Walls with very different heights or that are stepped or sloped down the hillsides.

If these posts or walls are not properly braced, they may collapse during an earthquake.

Sometimes, the supports on the downhill side will be hidden behind a tall wall that encloses a large unfinished space. (This is similar to, but taller than, a crawl space under a typical house built on flat ground.)

Office of Emergency Services

Figure 22 - This hillside home was built on an unbraced tall wall that failed.

How to Identify

- ✓ Is the house located on a slope?
- ✓ Are the columns or walls supporting the home braced?
- ✓ If you are not sure if there is bracing or if the bracing is adequate, consult a licensed engineer.

Remember

- It is very expensive to lift a house, repair the posts, and put it back.

Office of Emergency Services

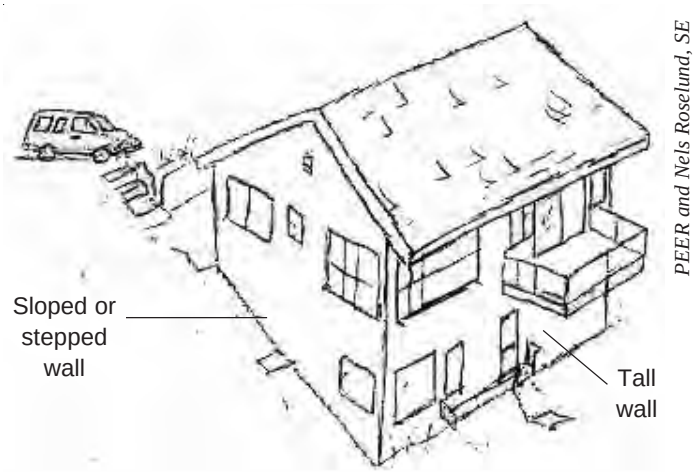
Figure 23 - This photograph shows an interior detail of a home similar to the one above, showing substantial damage to a building with an unbraced tall wall.

HOW-TO

Strengthen Homes on Steep Hillside

The Solution

Consult a licensed architect or engineer, and a licensed contractor, to fix this problem.



PEER and Nels Roselund, SE

Figure 24 - Hillside homes with sloped and tall walls or posts require special engineering.

How-to Resources

- Detailed information can be found in the International Existing Building Code, published by the International Code Council.
- Voluntary Earthquake Hazard Reduction in Existing Hillside Buildings, City of Los Angeles Municipal Code, Chapter IX, Article 1, Division 94.

Comparison of Cost: Preventing vs. Repairing Earthquake Damage	
Project Cost	**Cost to Repair after an Earthquake**
$1,000 to $50,000	$10,000 to total value of home (if completely destroyed).

Unreinforced Masonry Walls

The Problem

Houses built of unreinforced masonry – bricks, hollow clay tiles, stone, concrete blocks, or adobe – are very likely to be damaged during earthquakes.

The mortar holding the masonry together is generally not strong enough to resist earthquake forces.

Anchorage of walls to the floor and the roof is critical.

These houses are weak (brittle) and can break apart.

Walls may fall away or buckle, resulting in damage.

California Seismic Safety Commission

Figure 25 - The plaster-covered brick walls of this building collapsed during a recent earthquake.

How to Identify

- ✓ Can bricks or stone be seen from the outside (unless the walls are covered with stucco)?
- ✓ Do the brick walls have "header courses" of bricks turned endways every five or six rows? *(See Figure 26)*
- ✓ Was the house built before 1940?

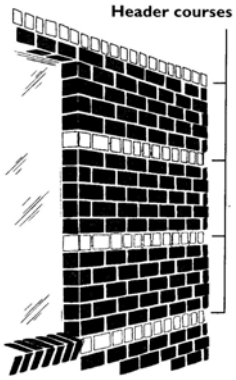
If you cannot tell from the outside, turn off the power and take the cover plate off one of the electrical outlet boxes on an outside wall and look for brick or other masonry.

If the wall is concrete or concrete block, it is very difficult to find out if reinforcing steel was added during construction.

You will then need:

- The house's plans, which may be on file with the Building Department, or
- To consult a licensed engineer to make the determination.

Figure 26 - Header courses of bricks are usually placed endwise every six or so rows in unreinforced masonry walls to tie the outer layer of bricks to the layers inside the wall.



California Seismic Safety Commission

Remember

- It is very expensive to shore up a house, remove damaged walls, and put in new walls.

Strengthen Unreinforced Masonry Walls

The Solution

Consult a licensed architect or engineer to fix this problem.

One solution may involve:

- Tying the walls to the floor and roof
- Installing a steel frame and bolting the wall to it.

Jessica Tran

Figure 27 - Unreinforced masonry wall strengthened by installing a steel frame inside.

Jessica Tran

Figure 28 - Bolting of unreinforced masonry wall to steel frame on the inside.

How-to Resource

- Detailed information can be found in the International Existing Building Code, published by the International Code Council.

Comparison of Cost: Preventing vs. Repairing Earthquake Damage	
Project Cost	**Cost to Repair after an Earthquake**
Project and Repair costs can vary widely.	

Rooms over Garages

The Problem

The large opening of a garage door and the weight of a second-story room built over the garage can result in the walls being too weak to withstand earthquake shaking.

When the narrow sections of the wall on each side of the opening are not reinforced or braced, the weakness is worse.

How to Identify

- ✓ Is the garage door opening in line with the rest of the house? *(See Figure 30)*
  - ➢ If this is the case, additional bracing ***may not*** be needed.
- ✓ Is the house shaped like *Figure 31*? If this is the case, are there braces or plywood panels around the garage door opening?
  - ➢ If there are no braces or plywood panels, strengthening may be needed.
- ✓ Consult a licensed architect or engineer to determine the strengthening required.

Remember

- Many homes with this weakness have been severely damaged in past earthquakes.

Office of Emergency Services

Figure 29 - This mountain home was built over a garage, and its walls were not strong enough to withstand an earthquake.

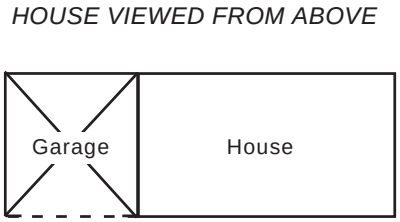


Figure 30 - If the wall of the main house is in line with the wall containing the door of a garage with a room over it, the adjoining wall may help brace the garage.

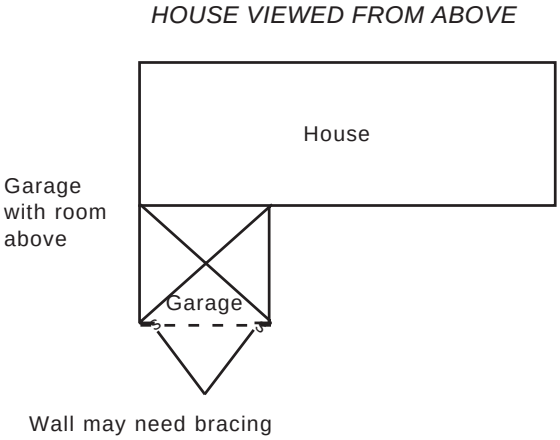


Figure 31—Additional bracing. Home configuration where there is no in-line wall. Additional bracing may be appropriate in this situation.

HOW-TO

Strengthen Rooms over Garages

The Solution

Consult a licensed architect or engineer to design plywood paneling or a steel frame around the door opening *(See Figure 32)*.

Have plans drawn.

Obtain a permit from your local Building Department.

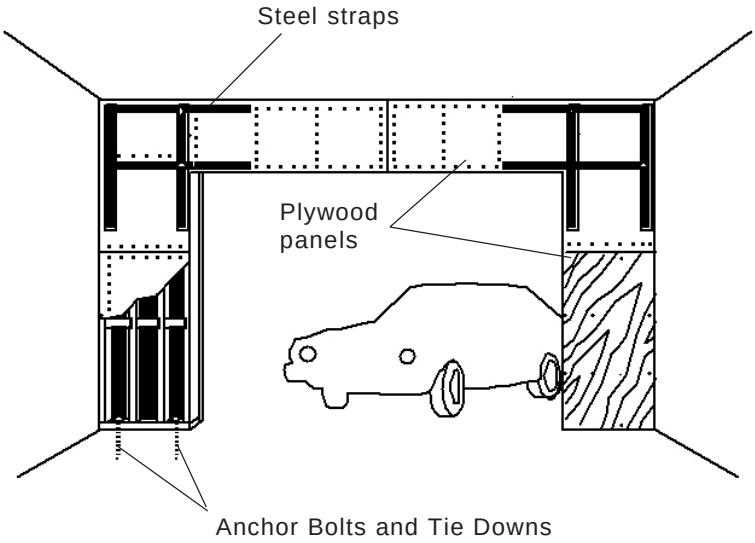


Figure 32—Bracing garage walls. If your house has a room over the garage, the garage walls may not be strong enough to hold up during an earthquake unless they are braced with plywood panels and steel straps.

How-to Resource

- Detailed information can be found in the International Existing Building Code, published by the International Code Council.

Comparison of Cost: Preventing vs. Repairing Earthquake Damage	
Project Cost	**Cost to Repair after an Earthquake**
$5,000 to $25,000	$15,000 to total value of home (if completely destroyed).

OTHER EARTHQUAKE-RELATED CONCERNS

OTHER CONCERNS | Unreinforced Masonry Chimneys

The Problem

Many chimneys are built of unreinforced brick or stone. During an earthquake these can collapse or break and fall on the roof.

When the chimney fails, the falling stones and bricks can:

- Cause injuries
- Damage the house
- Damage cars

Tall slender chimneys are most vulnerable.

Office of Emergency Services

Figure 33 - This unreinforced chimney fell during a recent earthquake.

How to Identify

✓ Check the mortar between the bricks or stones with a screwdriver. If it crumbles when you pick at it, the chimney may be a hazard.

✓ Inspect the attic and floor spaces for metal ties that should be holding the chimney to the house.

✓ Determining whether a chimney is susceptible to earthquake damage is not always easy. When in doubt, consult a licensed engineer or contractor.

Guna Selvaduray

Figure 34 - Morgan Hill Earthquake. Broken chimney fell on roof.

Remember

- Do not locate patios, children's play areas, or parking spaces near a questionable chimney.
- Tell family members to get away from chimneys and fireplaces during earthquakes.

Strengthen Masonry Chimneys

The Solution

Tear down the old or damaged chimney and replace with a newly constructed chimney.

Several steps can be taken to reduce the risk of damage from falling chimneys, depending upon the type of chimney you have. They include:

- Add plywood panels at the roof or above the ceiling joists to prevent the brick or stone from falling into the house.
  - This can be done by layering plywood above the ceiling, in the house's attic, or nailing plywood under the shingles when reroofing.
- Replace the upper chimney with metal flues.
- Strengthen the existing chimney.
  - This can be a complicated process, depending upon the construction and height of the existing chimney.

Consult your local Building Department and obtain necessary permits first.

California Seismic Safety Commission

Figure 35 - Photo showing damaged chimney removed. Note that the fireplace is now not functional.

How-to Resource

- Reconstruction and Replacement of Earthquake Damaged Masonry Chimneys, City of Los Angeles, Department of Building & Safety, Information Bulletin #P/BC-2002-70.

Comparison of Cost: Preventing vs. Reparing Earthquake Damage	
Project Cost	**Cost to Repair after an Earthquake**
$2,000 to $12,000	$15,000 to total value of home (if completely destroyed).

Foundations

No Foundation

The Problem Some older houses were built on wood beams laid directly on the ground, without foundations. These houses may shift during earthquakes, causing structural damage and breaking utility lines.

How to Identify Look under the house. If you see no concrete or masonry around the outside walls, the house may lack a foundation.

What Can Be Done You may need to add a foundation to make the house earthquake resistant. Just as when strengthening or replacing an unreinforced masonry foundation, you will require the advice of a licensed architect, engineer, or foundation contractor.

Old Concrete Foundation

The Problem Some older concrete foundations were made with sand or stone that interacted chemically over time, and the concrete eventually crumbles and becomes too soft to withstand earthquake forces.

How to Identify Inspect the foundation for large cracks in the concrete, concrete crumbling off the foundation, or concrete crumbling when you pick at it with a screwdriver.

What Can Be Done You may need to replace some or all of the foundation. You should consult a licensed foundation contractor or an engineer.

OTHER CONCERNS

Homes with Unique Designs

The Problem

The design and construction features of some homes make them vulnerable to earthquake damage, especially if these homes are not specifically designed and built to resist earthquakes. Homes at risk are those with irregular shapes, large windows (which can break in earthquakes and scatter shards of glass), more than two stories, irregular walls, or porches and overhangs.

How to Identify

Many homes with these features are strong enough to withstand earthquakes and it is difficult to tell whether such homes need strengthening. If you have doubts about one or more of these features in your home, or in a home you are planning to buy, you should consult a licensed architect or engineer for an assessment.

What Can Be Done

A professional can advise you on how to identify and fix earthquake weaknesses if necessary. For example, large windows can be made safer by applying plastic film on them.

NATURAL GAS SAFETY

The Problem

Natural gas piping and appliances can be damaged during earthquakes, causing gas leaks.

If ignited, this can result in fires which can burn part of, or, the entire house.

About one in four fires after an earthquake is related to natural gas leaks.

Gas leaks after an earthquake are more likely if:

- There are structural weaknesses
- Gas appliances are not anchored
- Flexible pipe connections are not used.

The primary concern is property loss from fire damage.

The potential for life loss is limited since most single family homes have several safe exits.

How to Identify

✓ Examine all natural gas appliances (water heaters, dryers, stoves, ovens, furnaces) to see if they are anchored to the floor or walls, and have flexible pipe connections.

Plan Ahead

Locate your gas meter outside your home.

Identify the exact location of the shutoff valve and make sure that you have access to it.

Make sure you have a wrench that is readily available to turn off the gas when needed.

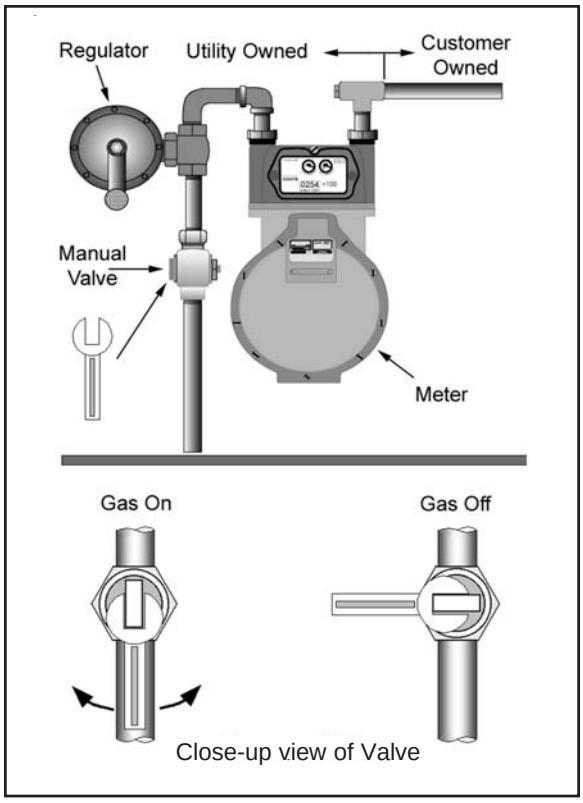


Figure 36—Manual Shutoff Valve Location

Manual Gas Shutoff

- The most cost-effective way to manage the risk from natural gas is to know how and when to manually shut off the gas.
- Use the wrench to turn off the manual valve located at the gas meter *(See Figure 36, page 32)*.
- Shut off your gas only if you:
  - Smell gas
  - Hear gas escaping
  - Suspect a broken gas pipe, appliance, vent, or flue.

Remember

- Once the gas has been shutoff, service can be restored only by utility personnel or qualified plumbers.
- High demands for qualified personnel after an earthquake can lead to substantial delays in restoring natural gas service.

Resources

- Seismic Gas Shut-Off Valve Requirements in Los Angeles, City of Los Angeles, Department of Building & Safety, Information Bulletin #P/PC 2002-001, April 30, 2003.
- Improving Natural Gas Safety in Earthquakes, California Seismic Safety Commission, Publication #CSSC-02-03, July 2002.
- Gas Shutoff Valve Certification Program, Division of the State Architect.

Automatic Gas Shutoff Options

There are a variety of automatic gas shut-off valves available. These cost more than manual shutoff valves and may provide additional safety but may also have some disadvantages.

The types of valves available include:

- Earthquake shake-actuated valves
- Excess flow valves
- Methane detectors
- Hybrid systems
- Others.

These can be installed on the “customer owned” side of the gas meter.

Consult your local Building Department because:

- Some installations will require building permits.
- Some local jurisdictions have adopted ordinances requiring automatic gas shutoff devices at the time of sale or during significant renovations.

GETTING THE WORK DONE

PLANS, PERMITS, AND CONTRACTORS

- Decide which strengthening project or projects you are going to do.
- Get the necessary building permits first.
  - ➢ If you are "doing-it-yourself," you still need the proper permits.
  - ➢ For more complex projects, have a licensed architect or engineer draw up the necessary plans and specifications.
    - ✓ Interview two or three architects or engineers.
    - ✓ Ask for references or former clients.
    - ✓ Talk to references or former clients.
    - ✓ Compare experience, ideas, and fees.
  - ➢ Submit the plans for approval to your local building department.
  - ➢ Remember: the building codes are designed for your safety.

There are many publications that describe strengthening projects in detail.

Visit the California Seismic Safety Commission's website at www.seismic.ca.gov, which provides many useful links.

- Get the documents that relate to your project and read them.
  - ➢ This will help you to better understand what the architect or engineer is doing, and also what the contractor is doing.
- The International Existing Building Code Appendix Chapter 3 contains the best current guidelines. Ask your local Building Department to review a copy.
- Select your licensed contractor.
  - ➢ First make sure the contractor is properly licensed.
  - ➢ Interview at least two or three contractors.
  - ➢ Ask your licensed architect or engineer for recommendations.
  - ➢ Ask for references or former clients.
  - ➢ Talk to references or former clients.
  - ➢ Compare experience, fees, and terms of contract.
  - ➢ Get at least three written bids for the construction work.
  - ➢ The lowest bid may not be the best bid.
- Keep all plans, permits, and other records of your strengthening project.
  - ➢ Provide future buyers of your home with these.

If your home has been designated as "historical," you also may need to comply with the *California Historical Building Code*.

- Contact your local Building Department for further help with this.

REMEMBER

Whether you do it yourself, or hire a contractor, ***you need permits*** from your local Building Department.

It costs far less to correct earthquake weaknesses before an earthquake than to repair the damage after an earthquake.

If your home is damaged in an earthquake, you will probably also have other costs such as lodging, medical, etc.

DON'T HESITATE – MITIGATE!

AFTER A DISASTER – *HIRE A LICENSED CONTRACTOR!*

The contents of this section have been adapted from “After a Disaster, Don’t Get Scammed” by the Contractors State License Board.

After a Disaster...

DO NOT:

- Rush into repairs, no matter how badly they are needed.
- Hire the first contractor who comes along.
- Accept verbal promises.

DO:

- Get proof that the person you are dealing with is a California licensed contractor appropriate for the work to be done.
- Get the contractor’s license number and verify that it is current and valid.
- Get a written contract that contains all the details of the job to be performed.
- Get at least three bids.
- Check references of other work the contractor has done, if possible, in your area.
- Develop a payment schedule with the contractor.
- Consider a completion bond on large projects.

Contractors must be licensed for any job which costs $500 or more, including materials and labor.

Avoid Payment Pitfalls

- By law, a down payment on a home improvement contract cannot exceed:
  - 10% of the contract price, or
  - $1000

  whichever is less!
- Withhold at least 10% of the total contract price until the project is complete
- Do not make final payment until:
  - The building department has signed off on it,
  - You are satisfied with the job, and
  - You take a final walk-through to make sure work is complete and done correctly.

Useful publications from the Contractor’s State License Board (www.cslb.ca.gov):

- **What You Should Know Before You Hire a Contractor** - *Provides information about hiring and working with contractors.*
- **Home Improvement Contracts: Putting the Pieces Together** - *Provides answers about the legal requirements of home improvement contractors.*

GEOLOGIC HAZARDS

Sellers of real estate in California are required to disclose to buyers certain information regarding natural hazards that can affect the property being sold. In addition to flood and fire hazard information, disclosure of seismic hazards is also required.

Earthquakes are common in California because of the many earthquake faults located throughout the state.

This section:

- Describes briefly the basic geology-related hazards, and
- Introduces the government mapping programs that define which areas are susceptible to those hazards.

Ground Shaking:

- Ground shaking causes 99% of the earthquake damage to California homes.
- Areas near large active faults are more likely to be shaken severely than areas in the rest of the state.

Landslide:

- Earthquakes can also trigger landslides.
- Earthquake shaking can cause the soil and rock to slide off a slope, ripping apart homes on the slope and/or crushing homes downhill *(See Figure 37)*.

Fault Rupture:

- An actual crack forms and the ground is offset along the two sides of a fault during an earthquake *(See Figure 38)*.
- A house built over an active fault can be torn apart if the ground ruptures beneath it.
- If the house is built over a "creeping" fault – one that moves slowly with no earthquakes or a series of very small earthquakes – the damage may not be noticed for some time.

Patrica Grossi and Augustin Rodriguez, EERI

Figure 37 - Landslide. San Simeon Earthquake, December 22, 2003 Landslides on San Gregorio Road in Atascadero, California, only a short distance away from where the homes with the most damage were located.

Robert A. Eplett, OES, CA

Figure 38 - Fault Rupture. Landers Earthquake of June 28, 1992, produced a surface rupture of over 50 miles along faults in the Mojave Desert.

Lateral Spreading:

- Intense shaking during an earthquake can cause the soil to break into blocks which move apart from each other. This can cause damage to the foundation of a house *(See Figure 39)*.

Liquefaction:

- During earthquakes, loose, wet sandy soil can become almost like quicksand, and lose its ability to support structures. This can cause the foundation of a house to sink, break, or tilt *(See Figure 40)*.

Tsunami:

- A tsunami is a series of large sea waves caused by an underwater earthquake or landslide.
- Coastal areas are prone to tsunami damage.
- Tsunami waves can come from a great distance and can cause flooding or wash away houses in low-lying areas along the shore.

Dam Failure:

- Earthquake damage to a dam can cause sudden and devastating flooding of houses downstream.
- During the 1971 San Fernando Earthquake, the Lower San Fernando Dam above the San Fernando Valley was damaged. Had it failed, it would have flooded the homes below, causing many deaths and injuries. *(See Figure 41)*. Risk of an aftershock forced residents in an 11-square mile area to evacuate for the next 3 days.
- California has some of the world's best standards for building and inspecting dams.

Recommendation:

If you live in a low-lying coastal area or a dam inundation zone, become familiar with evacuation routes to higher ground and be prepared to evacuate such areas immediately after an earthquake.

NISEE Clearinghouse Project

Figure 39 - Lateral Spreading. Loma Prieta Earthquake, October 17, 1989. Lateral spreading damage levee road along the San Lorenzo River.

Walt Hayes

Figure 40 - Loma Prieta Earthquake, October 17, 1989. Lateral spreading, liquefaction and sand boils caused extensive damage in the Marina District of San Francisco, about 60 miles away from the epicenter.

Robert A. Page, David M. Boore and Robert F. Yerkes, USGS

Figure 41 - Lower San Fernando Dam that was badly damaged by the 1971 San Fernando Earthquake.

Earthquake Hazard Mapping

Enormous progress has been made in understanding how, why, and where earthquakes occur. This has led to the creation of maps that highlight areas having the highest likelihood of damaging earthquakes.

Five mapping programs have been developed to help Californians lead safer lives in earthquake country.

National Seismic Zones

The U.S. is divided into four major zones, each having a different likelihood of strong ground shaking. The earthquake hazard potential for the U.S., determined through a national program, has been generalized into four seismic zones, numbered Zone 1 through Zone 4. Zone 1 has the lowest earthquake danger and Zone 4 has the highest earthquake danger. **Most of the densely populated parts of California are in Zone 4.** *(See Figure 7, page 7)*

The National Seismic Zone map is published by the International Code Council (ICC) in the California Building Code.

Earthquake Fault Zone Maps

These maps are also known as the *Alquist-Priolo Earthquake Fault Zone Maps*, named after the California legislators who initiated the legislation that mandated these maps. The maps show active earthquake faults prone to surface ruptures and identify a 1,000 ft. wide zone with the fault line at the center.

Seismic Hazard Zone Maps

These maps show areas where landslides and liquefaction are most likely to occur during earthquakes.

Tsunami Inundation and Evacuation Route Maps

Maps for the Pacific Coast show areas where low-lying regions are exposed to tsunami inundation. These maps are in various stages of preparation and availability.

Dam Inundation Maps

These maps show the areas below major dams that may be flooded in the event of their failure.

How are these Maps Used?

The zones defined by the maps are at greatest potential risk when a major earthquake occurs. This is particularly the case when the earthquake occurs during or shortly after a heavy rainfall, which increases the likelihood of liquefaction and landslides.

California law requires that the information from the Earthquake Fault Zone and Seismic Hazard Zone maps be incorporated into local general plans, and any land-use planning or permitting ordinances. Cities and counties must establish regulations governing development within these zones.

Special geotechnical studies are required before buildings can be built in Earthquake Fault Zones or Seismic Hazard Zones.

Your local building or planning department can show you the National Seismic Zone Map as well as the other maps if they are available for your community.

These maps, if they are available, may be accessed through www.seismic.ca.gov/hog.

The Seller of real estate within a hazard zone must disclose that the property lies within such a zone at the time of sale.

WHAT TO DO *DURING* AN EARTHQUAKE

DROP!

COVER!

HOLD ON!

1. IF YOU ARE **INDOORS**—STAY THERE! "**DROP, COVER AND HOLD ON.**" Get under a sturdy desk or table and hang on to it, or move into a hallway or get against an inside wall. Stay clear of windows, fireplaces, and heavy furniture or appliances. Get out of the kitchen, which is a dangerous place in earthquakes since it's full of things that can fall on you. Don't run downstairs or rush outside while the building is shaking or while there is danger of falling and hurting yourself or being hit by falling glass or debris.
2. IF YOU ARE **OUTSIDE**—**GET INTO THE OPEN**, away from buildings, power lines, chimneys, and anything else that might fall on you.
3. IF YOU ARE **DRIVING**—**STOP**, but carefully. Move your car as far out of traffic as possible. Do not stop on or under a bridge or overpass or under trees, light posts, power lines, or signs. Stay inside your car until the shaking stops. When you resume driving, watch for breaks in the pavement, fallen rocks, and bumps in the road.
4. IF YOU ARE ON OR NEAR A **STEEP HILLSIDE**—**WATCH OUT FOR LANDSLIDES**, falling rock, trees, and other debris that could be loosened by earthquakes.

If You Feel a Strong Earthquake or Receive a Tsunami Warning When You are on the Coast

1. **DROP, COVER AND HOLD ON.** Watch for falling objects until the earthquake is over.
2. **MOVE TO HIGHER GROUND** or inland away from the coast immediately. A tsunami may be coming. Go on foot if possible. The first waves may reach the coast within minutes after the ground shaking stops. The first wave is almost never the largest. Later waves may be spaced tens of minutes apart and can continue arriving for many hours.
3. **THERE MAY BE NO TIME FOR AUTHORITIES TO ISSUE A WARNING.** If you do not hear an evacuation announcement but notice a sudden drop or rise in water level or hear a loud noise coming from the water, nature may be warning you of impending danger.
4. **STAY AWAY FROM THE COAST.** Do not return to the shore after the first wave. Waves may continue to arrive for hours.
5. **LISTEN TO A RADIO FOR AN "ALL CLEAR"** before returning to the shore.

WHAT TO DO *BEFORE* AN EARTHQUAKE

The information contained in this section does not represent weaknesses in the earthquake resistance of homes. It is valuable information to keep in mind to reduce risks to yourself, your family, and your home. These lists are only highlights of the actions you should take.

Gather Emergency Supplies

Be sure you have these basic supplies on hand:

- ❑ Fire extinguisher
- ❑ Adequate supplies of medications that you or family members are taking
- ❑ Crescent and pipe wrenches to turn off gas and water supplies
- ❑ First-aid kit and handbook
- ❑ Flashlights with extra bulbs and fresh batteries
- ❑ Portable battery-powered radio or television and extra fresh batteries
- ❑ Water for each family member for at least three days (allow at least one gallon per person per day) and purification tablets or chlorine bleach to purify drinking water from other sources
- ❑ Canned and packaged foods, enough for three days, and at least an additional four-day supply readily accessible for use if you are confined to home. Don't forget a mechanical can opener and extra pet food!
- ❑ Camp stove or barbecue to cook on outdoors (store fuel out of the reach of children)
- ❑ Waterproof, heavy-duty plastic bags for waste disposal
- ❑ Copies of personal identification, such as driver's licenses, passports, and work identification badges, and copies of medical prescriptions and credit cards
- ❑ An extra set of car keys and house keys
- ❑ Matches in waterproof container
- ❑ Map of the area marked with places you could go and their telephone numbers
- ❑ Cash and coins
- ❑ Special items, such as denture needs, contact lenses and supplies, extra eyeglasses, and hearing aid batteries
- ❑ Items for seniors, disabled persons, or anyone with serious allergies
- ❑ Items for infants, such as formula, diapers, bottles, pacifiers, powdered milk, and medications not requiring refrigeration

Plan Ahead

1. Create a family disaster plan; practice and maintain the plan.
2. Make and complete a checklist.
3. Plan home escape routes.
4. Conduct fire and emergency evacuation drills at least twice a year and include your pets in your evacuation and sheltering drills.
5. Test your smoke alarms once a month (daylight savings time or birthdays) and replace batteries at least once a year in battery-powered smoke alarms.
6. Make sure each member of your family knows what to do no matter where they are when earthquakes occur.
   - Establish two meeting places where you can all reunite afterward: one right outside your home, in case of a sudden emergency, and one outside your neighborhood in case you cannot return home or are asked to leave your neighborhood.
   - Find out about the earthquake plan developed by your children's school or day care.
   - Remember that since transportation may be disrupted, you may have to stay at your workplace for a day or twofollowing a major earthquake. Keep some emergency supplies—food, liquids, and comfortable shoes, for example—at work.
   - Pick two out-of-town contacts:
     - A friend or relative who will be your household's **primary** contact,
     - A friend or relative who will be your household's **alternative** contact.
7. Know where your gas, electric, and water main shutoffs are and how to turn them off if there is a leak or electrical short; if in doubt, ask your utility companies. Make sure that all the older members of your family can shut off the utilities.
8. Locate your nearest fire and police stations and emergency medical facility. Remember that telephones may not work after an earthquake. If you can, use your land line rather than your cell phone to call 911, but only if you need emergency help.
9. Talk to your neighbors—how could they help you, or you help them, after an earthquake?
10. Take a Red Cross first aid and cardiopulmonary resuscitation (CPR) training course.
11. Make arrangements with friends or relatives to temporarily house **your pets** after disasters because emergency shelters will not accept pets.
12. If your home is located near a steep hillside, in an area near the shore of a body of water or below a dam, check with your local building or planning department to see if you are in a landslide, tsunami or dam inundation zone. Plan for how, when, and where your family should evacuate.

WHAT TO DO *AFTER* AN EARTHQUAKE

Wear sturdy shoes to avoid injury from broken glass and debris.
Expect aftershocks.

Check for Injuries

1. If a person is bleeding, put direct pressure on the wound. Use clean gauze or cloth, if available.
2. If a person is not breathing, administer rescue breathing. The front pages of many telephone books contain instructions on how to do it along with detailed instructions on other first-aid measures.
3. Do not attempt to move seriously injured persons unless they are in immediate danger of further injury.
4. Cover injured persons with blankets to keep them warm.
5. Seek medical help for serious injuries.

Check for Hazards

1. *Fire or fire hazards.* Put out fires in your home or neighborhood immediately. Call for help, but don't wait for the fire department.
2. *Gas leaks.* Shut off the main gas valve only if you suspect a leak because of broken pipes or the odor of natural gas. Don't turn it back on yourself—wait for the gas company to check for leaks.
3. *Damaged electrical wiring.* Shut off power at the control box if there is any damage to your house wiring.
4. *Downed or damaged utility lines.* Do not touch downed power lines or any objects in contact with them.
5. *Spills.* Clean up any spilled medicines, drugs, or other potentially harmful materials such as bleach, lye, and gasoline or other hazardous materials.
6. *Downed or damaged chimneys.* Approach chimneys with caution. They may be weakened and could topple during aftershocks. Don't use a fireplace with a damaged chimney—it could start a fire or let poisonous gases into your house.
7. *Fallen items.* Beware of items tumbling off shelves when you open the doors of closets and cupboards.

Check Your Food and Water Supplies

1. If power is off, plan meals to use up foods that will spoil quickly, or frozen foods. If you keep the door closed, food in your freezer should be good for at least a couple of days.
2. Don't light your kitchen stove if you suspect a gas leak.
3. Use barbecues or camp stoves, outdoors only, for emergency cooking.
4. If your water is off, you can drink supplies from water heaters, melted ice cubes, or canned vegetables. Try to avoid drinking water from swimming pools or, especially, spas—it may have too many chemicals in it to be safe.

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Do Not . . .

- **Do not** eat or drink anything from open containers near shattered glass.
- **Do not** turn the gas on again if you turned it off; let the gas company do it.
- **Do not** use matches, lighters, camp stoves or barbecues, electrical equipment—including telephones—or appliances until you are sure there are no gas leaks. They may create sparks that could ignite leaking gas and cause an explosion and fire.
- **Do not** use your telephone, except for a medical or fire emergency. You could tie up lines needed for emergency response.
  If you need help and the phone doesn't work, send someone for help.
- **Do not** expect firefighters, police, or paramedics to help you right away. They may not be available.

RESOURCE ORGANIZATIONS

Some of the organizations listed below have information to help you strengthen your home against earthquakes and help you and your family prepare a personal earthquake response plan. Other resources that can help you may be available in your community; check your local telephone directory.

Home Safety Information

Office of Emergency Services

Main Office
Information and Public Affairs
P.O. Box 419047
Rancho Cordova, CA 95741-9047
Telephone: (916) 845-8400
http://www.oes.ca.gov

Regional Offices:

Coastal Region
1300 Clay Street, Suite 408
Oakland, CA 94612
Telephone: (510) 286-0895

Inland Region
P.O. Box 419047
Rancho Cordova, CA 95741-9047
Telephone: (916) 845-8470

Inland Region South
2550 Mariposa Mall, Room 181
Fresno, CA 93721
Telephone: (559) 445-5672

Southern Region
4671 Liberty Avenue
Los Alamitos, CA 90720
Telephone: (562) 795-2900

California Seismic Safety Commission

1755 Creekside Oaks Drive, Ste. 100
Sacramento, CA 95833
Telephone: (916) 263-5506
www.seismic.ca.gov

California Earthquake Authority

801 K Street, Suite 1000
Sacramento, CA 95814
Telephone: (877) 797-4300
http://www.earthquakeauthority.com

Structural Safety Information

American Institute of Architects

Local chapters have referral lists of licensed architects; consult telephone directory listing for "American Institute of Architects."
http://www.aia.org

Structural Engineers Association of California

1730 I Street, Suite 240,
Sacramento, CA 95814-3017
Telephone: (916) 447-1198
http://www.seaoc.org
Local chapter organizations have referral list for licensed structural engineers as follows:

San Diego	- http://www.seaosd.org
Southern California	- http://www.seaosc.org
Northern California	- http://www.seaonc.org
Central California	- http://www.seaocc.org

American Society of Home Inspectors

932 Lee Street, Suite 101
Des Plaines, IL 60016
Telephone: (800) 743-2744
http://www.ashi.com
Referral list of licensed inspectors.

Building Education Center

812 Page Street
Berkeley, CA 94710
Telephone: (510) 525-7610
http://www.bldgeductr.org

California Real Estate Inspection Association
1445 N. Sunrise Way, Suite 101
Palm Springs, CA 92262
Telephone: (800) 848-7342 (information)
http://www.creia.org/
Call for pamphlet describing house inspection services offered by members and referrals to qualified members.

Consulting Engineers and Land Surveyors of California
1303 J Street, Suite 450
Sacramento, CA 95814
Telephone: (916) 441-7991
http://www.celsoc.org/
A referral list for licensed engineers is available.

International Code Council
5360 Workman Mill Road
Whittier, CA 90601-2298
Telephone: (800) 284-4406
http://www.iccsafe.org

Geologic Information

Association of Bay Area Governments
P.O. Box 2050
Oakland, CA 94604
Telephone: (510) 464-7900
http://www.abag.ca.gov
A consortium of local governments in the San Francisco Bay Area, offering a variety of information, including lists of local resources.

California Geological Survey
California Department of Conservation
801 K Street, MS 12-30
Sacramento, CA 95814
Telephone: (916) 445-1825
http://www.consrv.ca.gov/cgs
The CGS is the state agency responsible for geological research, mapping, and policy. It provides maps and other information to the general public.

Southern California Earthquake Center
University of Southern California
3651 Toursdale Parkway, Suite 169
Los Angeles, CA 90089-0742
Telephone: (213) 740-5843
http://www.scec.org

United States Geological Survey
Earth Science Information Center
345 Middlefield Road
Menlo Park, CA 94025
Telephone: (650) 853-8300
http://www.usgs.gov
This is the federal agency responsible for geological and earthquake hazard research, mapping, and policy. It provides maps and other information to the general public.

Cities and Counties
Consult your telephone directory under city or county government listings for the office of emergency services or disaster management, city or county building and planning department, and city or county government geologist.

Emergency Planning Information

Federal Emergency Management Agency
Region IX
1111 Broadway, Suite 1200
Oakland, CA 94607
Telephone: (510) 627-7100
http://www.fema.gov
FEMA offers a publications lists and referrals to preparedness organizations. FEMA also provides information on Federal Disaster Aid Programs that become available after Federal disasters.

American Red Cross
Consult your telephone directory for the address and phone number of your local chapter.
http://www.redcross.org

HOW TO FILL OUT THE DISCLOSURE FORM

When you sell a home that was built before 1960, you are required to fill out the form shown on the next page.

- Sellers must hand buyers a **completed** disclosure report.
- Sellers must answer the questions to the best of their knowledge.
- If a question on the form describes only part of your house—for example if part of your house is anchored to the foundation and the other part is not—sellers should answer the question with a “NO” because a portion of the house is not properly anchored.
- Sellers are not required to remove siding, drywall, or plaster in order to answer the questions.
- Sellers are not required to hire anyone to inspect their homes.
- Sellers are not required to fix the weaknesses before they sell their homes.

Residential Earthquake Hazards Report (2005 Edition)

NAME	ASSESSOR'S PARCEL NO.
STREET ADDRESS	YEAR BUILT
CITY AND COUNTY	ZIP CODE

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, answer "Don't Know." If your house does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	☐	☐	☐	☐	12
2. Is the house anchored or bolted to the foundation?	☐	☐	☐	☐	14
3. If the house has cripple walls:					
• Are the exterior cripple walls braced?	☐	☐	☐	☐	16
• If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	☐	☐	☐	☐	18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	☐	☐	☐	☐	20
5. If the house is built on a hillside:					
• Are the exterior tall foundation walls braced?	☐	☐	☐	☐	22
• Were the tall posts or columns either built to resist earthquakes or have they been strengthened?	☐	☐	☐	☐	22
6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?	☐	☐	☐	☐	24
7. If the house has a living area over the garage, was the wall around the garage door opening either built to resist earthquakes or has it been strengthened?	☐	☐	☐	☐	26
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?	*To be reported on the Natural Hazards Disclosure Report*				36
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?					36

Keep your copy of this form for future reference

If any of the questions are answered "No," the house is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. If you corrected one or more of these weaknesses, describe the work on a separate page.

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have.

EXECUTED BY

(Seller) (Seller) Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) (Buyer) Date

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

BOE-64 (FRONT) REV. 4 (8-02)

CLAIM FOR SEISMIC SAFETY CONSTRUCTION EXCLUSION FROM ASSESSMENT

(Section 74.5 of the Revenue and Taxation Code)

This form must be filed with the Assessor prior to, or within 30 days of, completion of construction.

FOR ASSESSOR'S USE ONLY

☐ Received _____

☐ Approved _____

☐ Denied _____

Reason for denial _____

_____

SAMPLE FORM
for Santa Clara County

PROPERTY DESCRIPTION

Parcel No.(s) _____

_____

Address _____

_____

_____

STATEMENTS

1. As the owner of the property described above, I completed, or will complete, construction on this property on _____, and therefore claim the construction exclusion from assessment provided by section 74.5 of the California Revenue and Taxation Code.
2. I understand this exclusion from assessment is applicable only to seismic retrofitting improvements and improvements utilizing earthquake hazard mitigation technologies, to an existing building or structure and is not applicable to alterations, such as new plumbing, electrical, or other added finishing materials, made in addition to seismic-related work performed on an existing structure.
3. I further understand this exclusion from assessment does not encompass the exclusion provided by Revenue and Taxation Code section 70(d) pertaining to the portion of reconstruction or improvement to a structure, constructed of unreinforced masonry bearing wall construction, necessary to comply with any local ordinance relating to seismic safety during the first 15 years following that reconstruction or improvement.
4. The property owner, primary contractor, civil engineer, or architect ☐ has ☐ has not certified to the building department those portions of the project that are seismic retrofitting improvements or improvements utilizing earthquake hazard mitigation technologies.

THIS EXCLUSION EXPIRES UPON CHANGE IN OWNERSHIP OF THE PROPERTY

CERTIFICATION

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing and all information hereon, including any accompanying statements or documents, is true, correct, and complete to the best of my knowledge and belief.

SIGNATURE

DATE

DAYTIME PHONE NO.
( )

Only the owner or a co-owner of the above-described property (including a purchaser under contract of sale) or his or her legal representative may sign.

If you are buying this property under an unrecorded contract of sale and the Assessor does not have a copy of the contract, you must attach a copy to the claim.

SUPPORTING DOCUMENTS MUST BE FILED WITHIN SIX MONTHS OF COMPLETION OF THE PROJECT.