

Table of Contents

Foreword	ix
Preface	xi
1. Rehabilitation Requirements	1-1
1.1 Scope	1-1
1.2 Design Basis	1-2
1.3 Seismic Rehabilitation Process	1-4
1.3.1 Review Initial Considerations	1-6
1.3.2 Select Rehabilitation Objective	1-7
1.3.3 Obtain As-Built Information	1-7
1.3.4 Select Rehabilitation Method	1-7
1.3.5 Perform Rehabilitation Design	1-7
1.3.6 Verify Rehabilitation Design	1-7
1.4 Rehabilitation Objectives	1-8
1.4.1 Basic Safety Objective	1-9
1.4.2 Enhanced Rehabilitation Objectives	1-9
1.4.3 Limited Rehabilitation Objectives	1-10
1.5 Target Building Performance Levels	1-10
1.5.1 Structural Performance Levels and Ranges	1-11
1.5.2 Nonstructural Performance Levels	1-17
1.5.3 Designation of Target Building Performance Levels	1-23
1.6 Seismic Hazard	1-26
1.6.1 General Procedure for Hazard Due to Ground Shaking	1-27
1.6.2 Site-Specific Procedure for Hazard Due to Ground Shaking	1-34
1.6.3 Zones of Seismicity	1-35
2. General Requirements	2-1
2.1 Scope	2-1
2.2 As-Built Information	2-1
2.2.1 Building Configuration	2-2
2.2.2 Component Properties	2-2
2.2.3 Site Characterization and Geotechnical Information	2-2
2.2.4 Adjacent Buildings	2-3
2.2.5 Primary and Secondary Elements and Components	2-4
2.2.6 Data Collection Requirements	2-4
2.3 Rehabilitation Methods	2-6
2.3.1 Simplified Rehabilitation Method	2-6
2.3.2 Systematic Rehabilitation Method	2-7
2.4 Analysis Procedures	2-8
2.4.1 Linear Procedures	2-9
2.4.2 Nonlinear Procedures	2-11
2.4.3 Alternative Rational Analysis	2-12
2.4.4 Acceptance Criteria	2-12

2.5	Rehabilitation Strategies	2-17
2.5.1	Local Modification of Components	2-17
2.5.2	Removal or Lessening of Existing Irregularities	2-18
2.5.3	Global Structural Stiffening	2-18
2.5.4	Global Structural Strengthening	2-19
2.5.5	Mass Reduction	2-19
2.5.6	Seismic Isolation	2-19
2.5.7	Supplemental Energy Dissipation	2-20
2.6	General Design Requirements	2-20
2.6.1	Multidirectional Seismic Effects	2-20
2.6.2	P-Δ Effects	2-20
2.6.3	Horizontal Torsion	2-20
2.6.4	Overturning	2-20
2.6.5	Continuity	2-20
2.6.6	Diaphragms	2-21
2.6.7	Walls	2-22
2.6.8	Nonstructural Components	2-23
2.6.9	Structures Sharing Common Elements	2-23
2.6.10	Building Separation	2-23
2.6.11	Vertical Seismic Effects	2-24
2.7	Construction Quality Assurance	2-24
2.7.1	Construction Quality Assurance Plan	2-25
2.7.2	Construction Quality Assurance Requirements	2-25
2.7.3	Responsibilities of the Code Official	2-26
2.8	Alternative Modeling Parameters and Acceptance Criteria	2-27
2.8.1	Experimental Setup	2-27
2.8.2	Data Reduction and Reporting	2-27
2.8.3	Design Parameters and Acceptance Criteria	2-28
3.	Analysis Procedures	3-1
3.1	Scope	3-1
3.2	General Analysis Requirements	3-1
3.2.1	Analysis Procedure Selection	3-1
3.2.2	Mathematical Modeling	3-2
3.2.3	Configuration	3-4
3.2.4	Diaphragms	3-4
3.2.5	P-Δ Effects	3-5
3.2.6	Soil-Structure Interaction	3-6
3.2.7	Multidirectional Seismic Effects	3-7
3.2.8	Component Gravity Loads for Load Combinations	3-8
3.2.9	Verification of Design Assumptions	3-8
3.2.10	Overturning	3-9
3.3	Analysis Procedures	3-10
3.3.1	Linear Static Procedure	3-10
3.3.2	Linear Dynamic Procedure	3-16
3.3.3	Nonlinear Static Procedure	3-18
3.3.4	Nonlinear Dynamic Procedure	3-24

3.4	Acceptance Criteria	3-25
3.4.1	General Requirements	3-25
3.4.2	Linear Procedures	3-25
3.4.3	Nonlinear Procedures	3-27
4.	Foundations and Geologic Site Hazards	4-1
4.1	Scope	4-1
4.2	Site Characterization	4-1
4.2.1	Foundation Information	4-1
4.2.2	Seismic Geologic Site Hazards	4-2
4.3	Mitigation of Seismic-Geologic Site Hazards	4-8
4.4	Foundation Strength and Stiffness	4-10
4.4.1	Expected Capacities of Foundations	4-11
4.4.2	Load-Deformation Characteristics for Foundations	4-15
4.4.3	Foundation Acceptability Criteria	4-27
4.5	Seismic Earth Pressure	4-28
4.6	Foundation Rehabilitation	4-29
5.	Steel	5-1
5.1	Scope	5-1
5.2	Material Properties Based on Historical Information	5-1
5.3	Material Properties and Condition Assessment	5-1
5.3.1	General	5-1
5.3.2	Properties of In-Place Materials and Components	5-2
5.3.3	Condition Assessment	5-8
5.3.4	Knowledge Factor	5-9
5.4	General Assumptions and Requirements	5-9
5.4.1	Stiffness	5-9
5.4.2	Design Strengths and Acceptance Criteria	5-9
5.4.3	Rehabilitation Measures	5-9
5.5	Steel Moment Frames	5-10
5.5.1	General	5-10
5.5.2	Fully Restrained Moment Frames	5-12
5.5.3	Partially Restrained Moment Frames	5-22
5.6	Steel Braced Frames	5-27
5.6.1	General	5-27
5.6.2	Concentric Braced Frames (CBF)	5-28
5.6.3	Eccentric Braced Frames (EBF)	5-30
5.7	Steel Plate Shear Walls	5-32
5.7.1	General	5-32
5.7.2	Stiffness	5-32
5.7.3	Strength	5-32
5.7.4	Acceptance Criteria	5-33
5.7.5	Rehabilitation Measures	5-33
5.8	Steel Frames with Infills	5-34
5.9	Diaphragms	5-45
5.9.1	Bare Metal Deck Diaphragms	5-45

5.9.2	Metal Deck Diaphragms with Structural Concrete Topping	5-46
5.9.3	Metal Deck Diaphragms with Nonstructural Concrete Topping	5-48
5.9.4	Horizontal Steel Bracing (Steel Truss Diaphragms)	5-49
5.9.5	Archaic Diaphragms	5-51
5.9.6	Chord and Collector Elements	5-52
5.10	Steel Pile Foundations	5-53
5.10.1	General	5-53
5.10.2	Stiffness	5-53
5.10.3	Strength	5-53
5.10.4	Acceptance Criteria	5-53
5.10.5	Rehabilitation Measures	5-54
5.11	Cast and Wrought Iron	5-54
5.11.1	General	5-54
5.11.2	Stiffness	5-54
5.11.3	Strength and Acceptance Criteria	5-54
6.	Concrete	6-1
6.1	Scope	6-1
6.2	Material Properties Based on Historical Information	6-1
6.3	Material Properties and Condition Assessment	6-4
6.3.1	General	6-4
6.3.2	Properties of In-Place Materials and Components	6-4
6.3.3	Condition Assessment	6-9
6.3.4	Knowledge Factor	6-11
6.4	General Assumptions and Requirements	6-11
6.4.1	Modeling and Design	6-11
6.4.2	Strength and Deformability	6-14
6.4.3	Flexure and Axial Loads	6-15
6.4.4	Shear and Torsion	6-16
6.4.5	Development and Splices of Reinforcement	6-17
6.4.6	Connections to Existing Concrete	6-18
6.4.7	Rehabilitation—General Requirements	6-18
6.5	Concrete Moment Frames	6-19
6.5.1	Types of Concrete Moment Frames	6-19
6.5.2	Reinforced Concrete Beam-Column Moment Frames	6-20
6.5.3	Post-Tensioned Concrete Beam-Column Moment Frames	6-29
6.5.4	Slab-Column Moment Frames	6-30
6.6	Precast Concrete Frames	6-34
6.6.1	Types of Precast Concrete Frames	6-34
6.6.2	Precast Concrete Frames that Emulate Cast-in-Place Moment Frames	6-35
6.6.3	Precast Concrete Moment Frames Constructed with Dry Joints	6-36
6.6.4	Precast Concrete Frames Not Expected to Resist Lateral Loads Directly	6-37
6.7	Concrete Frames with Infills	6-37
6.7.1	Types of Concrete Frames with Infills	6-37
6.7.2	Concrete Frames with Masonry Infills	6-38
6.7.3	Concrete Frames with Concrete Infills	6-41

6.8	Concrete Shear Walls	6-43
6.8.1	Types of Concrete Shear Walls and Associated Components	6-43
6.8.2	Reinforced Concrete Shear Walls, Wall Segments, Coupling Beams, and RC Columns Supporting Discontinuous Shear Walls	6-46
6.9	Precast Concrete Shear Walls	6-56
6.9.1	Types of Precast Shear Walls	6-56
6.9.2	Precast Concrete Shear Walls and Wall Segments	6-57
6.10	Concrete-Braced Frames	6-60
6.10.1	Types of Concrete-Braced Frames	6-60
6.10.2	General Considerations	6-60
6.10.3	Stiffness	6-60
6.10.4	Strength	6-61
6.10.5	Acceptance Criteria	6-61
6.10.6	Rehabilitation Measures	6-61
6.11	Cast-in-Place Concrete Diaphragms	6-61
6.11.1	Components of Concrete Diaphragms	6-61
6.11.2	Analysis, Modeling, and Acceptance Criteria	6-62
6.11.3	Rehabilitation Measures	6-63
6.12	Precast Concrete Diaphragms	6-63
6.12.1	Components of Precast Concrete Diaphragms	6-63
6.12.2	Analysis, Modeling, and Acceptance Criteria	6-63
6.12.3	Rehabilitation Measures	6-64
6.13	Concrete Foundation Elements	6-64
6.13.1	Types of Concrete Foundations	6-64
6.13.2	Analysis of Existing Foundations	6-65
6.13.3	Evaluation of Existing Condition	6-65
6.13.4	Rehabilitation Measures	6-65
7.	Masonry	7-1
7.1	Scope	7-1
7.2	Historical Information	7-1
7.3	Material Properties and Condition Assessment	7-1
7.3.1	General	7-1
7.3.2	Properties of In-Place Materials	7-2
7.3.3	Condition Assessment	7-7
7.3.4	Knowledge Factor	7-11
7.4	Engineering Properties of Masonry Walls	7-11
7.4.1	Types of Masonry Walls	7-12
7.4.2	Unreinforced Masonry Walls and Piers In-Plane	7-14
7.4.3	Unreinforced Masonry Walls Out-of-Plane	7-17
7.4.4	Reinforced Masonry Walls and Piers In-Plane	7-18
7.4.5	Reinforced Masonry Walls Out-of-Plane	7-23
7.5	Engineering Properties of Masonry Infills	7-23
7.5.1	Types of Masonry Infills	7-24
7.5.2	Masonry Infills In-Plane	7-25
7.5.3	Masonry Infills Out-of-Plane	7-29
7.6	Anchorage to Masonry Walls	7-30

	7.6.1	Types of Anchors	7-30
	7.6.2	Analysis of Anchors	7-31
7.7		Masonry Foundation Elements	7-31
	7.7.1	Types of Masonry Foundations	7-31
	7.7.2	Analysis of Existing Foundations	7-31
	7.7.3	Rehabilitation Measures	7-31
8.		Wood and Light Metal Framing	8-1
8.1		Scope	8-1
8.2		Historical Information	8-1
8.3		Material Properties and Condition Assessment	8-2
	8.3.1	General	8-2
	8.3.2	Properties of In-Place Materials and Components	8-3
	8.3.3	Condition Assessment	8-10
	8.3.4	Knowledge Factor	8-12
8.4		General Assumptions and Requirements	8-12
	8.4.1	Stiffness	8-12
	8.4.2	Strength and Acceptance Criteria	8-13
	8.4.3	Connection Requirements	8-13
	8.4.4	Rehabilitation Measures	8-14
8.5		Wood and Light Frame Shear Walls	8-14
	8.5.1	General	8-14
	8.5.2	Types of Wood Frame Shear Walls	8-15
	8.5.3	Types of Light Gage Metal Frame Shear Walls	8-19
	8.5.4	Single Layer Horizontal Lumber Sheathing or Siding Shear Walls	8-20
	8.5.5	Diagonal Lumber Sheathing Shear Walls	8-27
	8.5.6	Vertical Wood Siding Shear Walls	8-27
	8.5.7	Wood Siding over Horizontal Sheathing Shear Walls	8-28
	8.5.8	Wood Siding over Diagonal Sheathing	8-28
	8.5.9	Wood Structural Panel Sheathing	8-29
	8.5.10	Stucco on Studs, Sheathing, or Fiberboard	8-30
	8.5.11	Gypsum Plaster on Wood Lath	8-31
	8.5.12	Gypsum Plaster on Gypsum Lath	8-31
	8.5.13	Gypsum Wallboard	8-32
	8.5.14	Gypsum Sheathing	8-32
	8.5.15	Plaster on Metal Lath	8-33
	8.5.16	Horizontal Lumber Sheathing with Cut-In Braces or Diagonal Blocking	8-33
	8.5.17	Fiberboard or Particleboard Sheathing	8-34
	8.5.18	Light Gage Metal Frame Shear Walls	8-34
8.6		Wood Diaphragms	8-35
	8.6.1	General	8-35
	8.6.2	Types of Wood Diaphragms	8-35
	8.6.3	Single Straight Sheathing	8-39
	8.6.4	Double Straight Sheathing	8-40
	8.6.5	Single Diagonal Sheathing	8-40
	8.6.6	Diagonal Sheathing with Straight Sheathing or Flooring Above	8-41
	8.6.7	Double Diagonal Sheathing	8-41

8.6.8	Wood Structural Panel Sheathing	8-42
8.6.9	Wood Structural Panel Overlays on Straight or Diagonal Sheathing	8-43
8.6.10	Wood Structural Panel Overlays on Existing Wood Structural Panel Sheathing	8-44
8.6.11	Braced Horizontal Diaphragms	8-44
8.7	Wood Foundations	8-44
8.7.1	Types of Wood Foundations	8-44
8.7.2	Analysis, Strength, and Acceptance Criteria of Wood Foundations	8-45
8.7.3	Rehabilitation Measures	8-45
8.8	Other Wood Elements and Components	8-46
8.8.1	General	8-46
8.8.2	Components Supporting Discontinuous Shear Walls	8-46
9.	Seismic Isolation and Energy Dissipation	9-1
9.1	Scope	9-1
9.2	Seismic Isolation Systems	9-3
9.2.1	General Requirements	9-3
9.2.2	Mechanical Properties and Modeling of Seismic Isolation Systems	9-4
9.2.3	General Criteria for Seismic Isolation Design	9-15
9.2.4	Linear Procedures	9-17
9.2.5	Nonlinear Procedures	9-19
9.2.6	Nonstructural Components	9-20
9.2.7	Detailed System Requirements	9-20
9.2.8	Design Review	9-22
9.2.9	Isolation System Testing and Design Properties	9-22
9.3	Passive Energy Dissipation Systems	9-25
9.3.1	General Requirements	9-25
9.3.2	Implementation of Energy Dissipation Devices	9-26
9.3.3	Modeling of Energy Dissipation Devices	9-26
9.3.4	Linear Procedures	9-28
9.3.5	Nonlinear Procedures	9-31
9.3.6	Detailed Systems Requirements	9-33
9.3.7	Design Review	9-34
9.3.8	Required Tests of Energy Dissipation Devices	9-34
9.4	Other Response Control Systems	9-37
10.	Simplified Rehabilitation	10-1
10.1	Scope	10-1
10.2	Procedure	10-1
10.3	Correction of Deficiencies	10-9
11.	Architectural, Mechanical, and Electrical Components	11-1
11.1	Scope	11-1
11.2	Procedure	11-2
11.2.1	Condition Assessment	11-2
11.2.2	Sample Size	11-2

11.3	Historical and Component Evaluation Considerations	11-6
11.3.1	Historical Information	11-6
11.3.2	Component Evaluation	11-10
11.4	Rehabilitation Objectives and Performance Levels	11-11
11.5	Structural-Nonstructural Interaction	11-12
11.5.1	Response Modification	11-12
11.5.2	Base Isolation	11-12
11.6	Classification of Acceleration-Sensitive and Deformation-Sensitive Components	11-12
11.7	Evaluation Procedures	11-14
11.7.1	Analytical Procedure	11-14
11.7.2	Prescriptive Procedure	11-14
11.7.3	Force Analysis: Default Equations	11-15
11.7.4	Force Analysis: General Equations	11-15
11.7.5	Deformation Analysis	11-16
11.7.6	Other Procedures	11-16
11.8	Rehabilitation Methods	11-19
11.9	Architectural Components: Definition, Behavior, and Acceptance Criteria	11-20
11.9.1	Exterior Wall Elements	11-20
11.9.2	Partitions	11-25
11.9.3	Interior Veneers	11-26
11.9.4	Ceilings	11-27
11.9.5	Parapets and Appendages	11-28
11.9.6	Canopies and Marquees	11-29
11.9.7	Chimneys and Stacks	11-29
11.9.8	Stairs and Stair Enclosures	11-30
11.10	Mechanical, Electrical, and Plumbing Components: Definition, Behavior, and Acceptance Criteria	11-30
11.10.1	Mechanical Equipment	11-30
11.10.2	Storage Vessels and Water Heaters	11-32
11.10.3	Pressure Piping	11-33
11.10.4	Fire Suppression Piping	11-34
11.10.5	Fluid Piping other than Fire Suppression	11-34
11.10.6	Ductwork	11-36
11.10.7	Electrical and Communications Equipment	11-36
11.10.8	Electrical and Communications Distribution Components	11-37
11.10.9	Light Fixtures	11-38
11.11	Furnishings and Interior Equipment: Definition, Behavior, and Acceptance Criteria	11-39
11.11.1	Storage Racks	11-39
11.11.2	Bookcases	11-39
11.11.3	Computer Access Floors	11-40
11.11.4	Hazardous Materials Storage	11-41
11.11.5	Computer and Communication Racks	11-41
11.11.6	Elevators	11-42
11.11.7	Conveyors	11-43

A.	Use of this Standard for Local or Directed Risk Mitigation Programs	A-1
A.1	General	A-1
A.2	Initial Considerations for Mitigation Programs	A-1
A.2.1	Potential Costs of Local or Directed Programs	A-1
A.2.2	Timetables and Effectiveness	A-2
A.2.3	Historic Preservation	A-2
A.3	Use in Passive Programs	A-2
A.3.1	Selection of Seismic Rehabilitation Triggers	A-2
A.3.2	Selection of Passive Seismic Rehabilitation Standards	A-3
A.4	Use in Active or Mandated Programs	A-3
A.4.1	Selection of Buildings to be Included	A-3
A.4.2	Selection of Active Seismic Rehabilitation Standards	A-3
A.5	Social, Economic, and Political Considerations	A-3
A.5.1	Construction Cost	A-4
A.5.2	Housing	A-4
A.5.3	Impacts on Lower-Income Groups	A-4
A.5.4	Regulations	A-4
A.5.5	Architecture	A-4
A.5.6	Community Revitalization	A-4
A.6	Considerations for Historic Buildings	A-4
A.6.1	Secretary of Interior's Standards	A-4
A.6.2	Application of Building Codes and Standards	A-4
A.6.3	Rehabilitation Strategies	A-5
A.6.4	Rehabilitation Objectives	A-5
	Symbols	Symbols-1
	Acronyms	Acronyms-1
	Definitions	Definitions-1
	References	References-1
	Index	Index-1

