

Consequences of Earthquake Damage to Soft Story Buildings



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Community Consequences



- Recovery takes time
 - Repairs will not be rapid
 - Ghost towns will appear
 - Replacing buildings considered non conforming face conflicting community goals
- Damage can ignite fires
- Loss of housing and its effect on businesses
- Even undamaged residential buildings suffer

City of Berkeley Consequences

- Revenues will be lost
 - Property tax
 - Sales tax
- Replacement decisions can be difficult
- Repair of city facilities will be costly and will sap capacity to deal with repair to private buildings
- Building code enforcement for repairs is difficult

University Consequences



- Student casualties
- Loss of campus facilities and housing
 - Dorms and married student housing
 - Fraternity, sorority and coop buildings
- Loss of private housing
 - Buildings surrounding the campus
- Where will students and employees live?

Owner Consequences

- Liability for injuries
- Cost of repairs
 - Insurance?
 - Savings or borrowing capacity
- Loss rental income
- Existing debt must be paid

Tenant Consequences

- Displaced by damage
- Regional housing market will be affected
 - Fewer units for years
 - More demand for rental housing
- Loss of rent-controlled units
- Cost of repairs affect on rent
- Do you have a right to know

Conclusion



- All segments of Berkeley will suffer significant consequences
 - 20-20 hindsight will change attitudes
 - Everyone's expectations change
- Mitigation—that is correcting soft-story conditions—is a reasonable strategy to lessen consequences

