



A FULL SERVICE CONSTRUCTION CO.

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***BASEC STRUCTURES, INC. DBA BASEC is a full service Engineering and Construction Company, with more than 25 years. of experience in Seismic Retrofitting of different size and types, including numerous Soft Story buildings. We are licensed in the state of California.***

***BASEC has also been the recipient of several awards for its performance after the Northridge Earthquake in 1994.***

***BASEC can provide the following services for your buildings to comply with the Soft-Story Retrofit Program.***

- 1. Inspect the building to determine whether the building falls under the criteria of the "Soft Story Ordinance." After the investigation, prepare the pertinent report to exempt the building if the building complies with the "Soft Story" ordinance.***
- 2. Prepare a proposal for a Complete Compliance Package (Measurement, Plans and Specifications, Submittal to the City, Respond to the City Comments, Permit, Inspection, Construction and Sign off from the City). The package will offer an economical; efficient solution and design as well as minimum disturbance to the tenants.***
- 3. We can also prepare a two step solution for the project. Submit a proposal to prepare the Engineering Plans and Specifications for Compliance to the "Soft story Ordinance" and obtain the building permit. After the permit is issued to submit a construction bid without any obligation for Construction.***

***BASEC has the experience and knowledge to make this process easy for the property owner. We are pleased to provide you with references and examples of the many projects we have completed over the years. We know you will not be disappointed.***

***Please feel free to contact us at (818) 988-9970, or email us at [BASECRETROFIT@gmail.com](mailto:BASECRETROFIT@gmail.com) or fill out the attached card and we will contact you at your convenience to meet you for a free consultation.***

## City of Los Angeles Soft-Story Retrofit Program

The City of Los Angeles has enacted Ordinance # 183893 (Mandatory Earthquake Hazard Reduction in Existing Wood Frame Buildings with Soft, Weak or Open Front Walls), otherwise known as the Soft-Story Retrofit program. Under this Ordinance, The City of Los Angeles, Department of Building and Safety (“LADBS”) will make a determination if your building meets the following criteria:

1. Wood Frame Construction with two or more stories;
2. Built under building code standards enacted before January 1, 1978;
3. Ground floor parking or other similar open floor space that causes, soft weak or open wall lines.

The property owner will then be required to hire an engineer or architect licensed in the state of California to evaluate the strength of the building. The engineer or architect must then develop plans for the building’s seismic strengthening in compliance with the program.

This program is mandated by the City of Los Angeles so as to reduce the risk of injury or loss of life that may result from the effects of earthquakes on wood frame soft-story buildings. Importantly, this program does not apply to residential buildings with three or less units.

The City of Los Angeles defines a Soft-Story Building, as a structure that has a weaker first floor and is unable to carry the weight of the stories above during an earthquake. The first floor generally has large openings in the perimeter walls such as garages, tuck-under parking or even large windows. LADBS will be sending out an Order to Comply, to all property owners whose properties meet the criteria detailed above.

Please call BASEC Structures, Inc at (818) 988-9970 or email us at [BASECRETROFIT@gmail.com](mailto:BASECRETROFIT@gmail.com) for professional guidance and information regarding the Soft-Story Retrofit Program. We are uniquely poised to guide the property owner through this entire process.