

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

0220-04905-0000

Date: April 15, 2014

To: Honorable Members of the Planning and Land Use Management Committee

From: Miguel A. Santana
City Administrative Officer *Miguel A. Santana* Council File No: 13-0964

Gerry F. Miller *Gerry F. Miller*
Chief Legislative Analyst

Subject: **WOOD-FRAME SOFT STORY RESIDENTIAL BUILDINGS INVENTORY****SUMMARY**

On January 14, 2014, the Council instructed the Offices of the City Administrative Officer (CAO) and the Chief Legislative Analyst (CLA) to report regarding a Department of Building and Safety (Department) report dated November 23, 2013 related to identifying and inventorying wood-frame soft story buildings. The Department submitted a proposal requesting three positions, one Structural Engineering Associate III and two Building Inspectors, to identify and account for wood-frame soft-story multi-residential buildings, with two or more stories, and five or more units, built prior to 1978 that exist in the City.

The Department anticipates it will take a Structural Engineering Associate III one year to narrow down and categorize the list of 29,226 buildings identified in the Department's report into the following three groups: non-soft story buildings, soft-story buildings, and buildings that cannot be identified as either non-soft story or soft-story. The Department approximates 11,690 buildings will fall into the third group and require a field inspection. Each Building Inspector can inspect 30 buildings per day, so the Department estimates that it will take approximately one year to complete all of the field inspections.

Based on one year of salary for the Structural Engineering Associate III and two Building Inspectors, the total required funding for this project is approximately \$382,000. The funding required for this project represents less than one-half of one percent of the Department's \$77.7 million annual salary appropriation. Therefore our Offices recommend that the Department absorb the costs associated with this project through existing budgeted resources. The funding breakdown by position is as follows:

<u>Class Code</u>	<u>Class Title</u>	<u>Direct Costs</u>	<u>Indirect Costs</u>	<u>Direct plus Indirect Costs</u>
7957-3	Structural Engineering Associate III	\$100,500	\$46,100	\$146,600
4211	Building Inspector	\$80,700	\$37,000	\$117,700
4211	Building Inspector	\$80,700	\$37,000	\$117,700
Total				\$382,000

RECOMMENDATIONS

That the Mayor and Council:

1. Authorize resolution authority for the following positions within the Department of Building and Safety (Department) for two years from the effective program start date:

<u>No.</u>	<u>Class Code</u>	<u>Class Title</u>
1	7957-3	Structural Engineering Associate III
2	4211	Building Inspector

2. Instruct the Department to implement their proposal to identify and account for wood-frame soft-story multi-residential buildings built prior to 1978, with two or more stories, and five or more units that exist in the City; and,
3. Instruct the Department to report to the Planning and Land Use Management Committee with the results of their study.

FISCAL IMPACT STATEMENT

There is no additional impact to the General Fund or Building and Safety Building Permit Enterprise Trust Fund. The recommendations in this report comply with the City's Financial Policies inasmuch as budgeted resources are available to fund this project.