Development Services

# Earthquake Home Retrofit Program

## The Home Assessment Checklist

The Earthquake Home Retrofit Handbook provides detailed instructions for completing this checklist. If you answer *Yes* to all questions, the home

1. qualifies to use the standard retrofit plan.
2. is adequately anchored and braced to resist earthquake ground shaking.
3. is constructed of structural elements that are in good condition.

If you answer *No* or *Uncertain* to any questions, space is provided at the end of the checklist to explain these responses.

**Complete the Assessment Checklist prior to permit application.**

## Qualification Requirements

All *Yes* or *NA* answers to the following questions indicate your home qualifies for the home retrofit program. You may need to hire an engineer or architect to develop the appropriate retrofit method if you answer *No* or *Uncertain* to any questions.

### Home Characteristics

| | | | | |
|---|---|---|---|---|
| 1. | Is the home of light wood-frame residential construction? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 2. | Does the home have four or fewer dwelling units? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 3. | Is a sill plate present? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 4. | Is the home built on a flat or moderate slope of less than 30 percent (approximately 18 degrees from horizontal)? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 5. | Is the foundation wall around the perimeter of the home continuous except for allowable exclusions? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 6. | Is the foundation of concrete or reinforced masonry that is in good condition? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 7. | Are the pony walls four feet or less in height? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 8. | Is the home of three stories or less, counting pony walls over 18 ½ inches as one story? | ☐ Yes or NA | ☐ No | ☐ Uncertain |

9. What is the overall height of the pony wall? _____

10. How many floors are above the pony wall (or above the foundation)? _____

11. Is the roof made of standard lightweight roofing materials, such as wood or composition shingle? ☐ Yes ☐ No ☐ Uncertain

## Identify Retrofit Needs

All *Yes* answers indicate no retrofit work is needed. *No* or *Uncertain* answers indicate retrofit and/or repair work is needed to improve the resistance of the home to earthquake shaking.

### Anchoring the Sill Plate

12. Are sill plates in good condition? ☐ Yes ☐ No ☐ Uncertain

13. Are sill plates anchored (bolted) to the foundation? ☐ Yes ☐ No ☐ Uncertain

14. Are sill plate anchor bolts spaced four to six feet apart, placed near the center of the concrete foundation wall (about 2 ½ inches from the side of a 6-inch foundation wall), and in good condition? ☐ Yes ☐ No ☐ Uncertain

15. Are sill plate anchor bolts at least 1/2 inch in diameter for one to two story buildings and 5/8 inch for a three story building? ☐ Yes ☐ No ☐ Uncertain

16. Are sill plate anchor bolts located not more than 12 inches from the ends of each piece of sill plate that is more than 30 inches in length? ☐ Yes ☐ No ☐ Uncertain

### Connecting the Floor Framing

17. Do floor joists have either continuous rim joists or joist blocking present at bearing points? ☐ Yes ☐ No ☐ Uncertain

18. Is the floor framing system connected to the underlying sill plate with metal framing clips or are 8d nails placed six inches on center? ☐ Yes ☐ No ☐ Uncertain

19. Is the floor framing system connected to the underlying pony wall with metal framing clips or are 8d nails placed six inches on center? ☐ Yes ☐ No ☐ Uncertain

## Strengthening the Pony Wall

(answer *NA* if no pony wall)

| | | | |
|---|---|---|---|
| 20. Are pony wall double top plates present and in good condition? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 21. Do structural panels (also called sheathing) cover the stud walls on either the inside or the outside of the pony wall? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 22. Does existing pony wall sheathing in a crawl space have sufficient stud space ventilation to prevent the growth of fungus? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 23. Are the nails around the perimeter of the structural paneling spaced 3 to 6 inches apart? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 24. Are the nails along the studs spaced 6 to 14 inches apart? | ☐ Yes or NA | ☐ No | ☐ Uncertain |
| 25. Are there screened crawl space ventilation openings through structural panels? | ☐ Yes or NA | ☐ No | ☐ Uncertain |

## Please explain *No* or *Uncertain* responses

| |
|---|
| |

Name (person who completed this form) _____ Phone _____

| | |
|---|---|
| ☐ Home qualifies for the retrofit program | ☐ Home does not qualify for the retrofit program |
| ☐ Earthquake home retrofit not needed | ☐ Damaged or missing structural elements must be repaired or installed before completing the retrofit |