Summary of Survey Results

Code Expectations for Normal Buildings

- "For a major earthquake, this interviewee believed that this standard (Level B) was ***not acceptable.*** New buildings should ***not ever*** collapse or experience complete failure/irreparability. "
- "People have a right to expect no more than moderate damage in even a major earthquake."

Understanding Risk and Disclosure

- Interviewee believes that the public needs education to develop reasonable expectations of building performance: building condo owners might reasonably use a method similar to the PML analysis used for lenders to evaluate their own risks.
- The great need is to be able to clearly articulate performance levels and risks
- Interviewee strongly advocates disclosure of risks and anticipated performance, including serviceability and fire risks. This disclosure is necessary as a part of the "risk management" of development, where risk is transferred from the developers to the owners/occupants/insurers/City. It must be made clear what risk is being transferred
- It is our moral responsibility, interviewee said, to disclose anticipated performance to buyers/users. Similar to very strong Australian disclosure laws, interviewee believes that any disclosure laws should be statewide, not local

Not my building

- Interviewee was certain and quite emphatic that buildings in which he/she is involved perform at the high-end of code-required performance expectations. Interviewee noted that 10% risk of major damage or collapse meant that 90% of buildings would **not be** in that damage state.
- My condo is in a modern building. The poor end of Level B performance would not apply to in my circumstance

Tall Buildings should have better performance

- Yes, interviewee believed that a higher standard should be required for tall buildings. This is a special class of buildings. Noted that the approval of tall buildings requires resolution of many issues having greater impacts on occupants, neighbors and the City than other/low-rise buildings; that tall buildings have a great impact on the City and City services; that there are high occupant loads on small land area in high-rises; and, because of few exits and the other special conditions of high-rises, there is a need to increase resistance to the potential impacts of building fire, structural damage or failure.
- All interviewees (in this case representatives of building owners) believe that the code should require a higher performance for tall buildings, specifically for the “rare event”. The loss consequences would be devastating for commercial property owners, condo owners and the community

Unique Qualities of Residential Tall Buildings

- Residential occupancies require a higher standard due to 24-hour/7-day use and the resulting direct impacts on people's lives. Also, public agencies have a greater responsibility to deal with displacement and other impacts on residential occupants. Modern buildings should not exacerbate the burdens [on City government] such as displacement problems.
- The uses of these high-rises are often residences for older persons who anticipate living in them for a long time, making them more vulnerable to impacts of structural and nonstructural damage. Most of these people cannot use emergency stairs from upper floors if elevators are unusable, perhaps requiring a higher level of serviceability.

Acceptable Cost Premiums

- A majority said 10%