

## CHAPTER A2

# EARTHQUAKE HAZARD REDUCTION IN EXISTING REINFORCED CONCRETE AND REINFORCED MASONRY WALL BUILDINGS WITH FLEXIBLE DIAPHRAGMS

### SECTION A201 PURPOSE

The purpose of this chapter is to promote public safety and welfare by reducing the risk of death or injury that may result from the effects of earthquakes on reinforced concrete and reinforced masonry wall buildings with flexible diaphragms. Based on past earthquakes, these buildings have been categorized as being potentially hazardous and prone to significant damage, including possible collapse in a moderate to major earthquake. The provisions of this chapter are minimum standards for structural seismic resistance established primarily to reduce the risk of life loss or injury on both subject and adjacent properties. These provisions will not necessarily prevent loss of life or injury, or prevent earthquake damage to an existing building that complies with these standards.

### SECTION A202 SCOPE

The provisions of this chapter shall apply to wall anchorage systems that resist out-of-plane forces for all buildings in Seismic Design Categories C, D, E and F.

### SECTION A203 DEFINITIONS

For the purpose of this chapter, the applicable definitions in Chapters 16, 19, 21, 22 and 23 of the 1997 *Uniform Building Code* and the following shall apply:

**FLEXIBLE DIAPHRAGMS.** Roofs and floors including, but not limited to, those sheathed with plywood, wood decking (1-by or 2-by) or metal decks without concrete topping slabs.

### SECTION A204 SYMBOLS AND NOTATIONS

For the purpose of this chapter, the applicable symbols and notations in the *Building Code of New York State* shall apply.

### SECTION A205 GENERAL REQUIREMENTS

**A205.1 General.** The seismic-resisting elements specified in this chapter shall comply with provisions of Chapter 16 of the *Building Code of New York State*, except as modified herein.

**A205.2 Alterations and repairs.** Alterations and repairs required to meet the provisions of this chapter shall comply with

applicable structural requirements of the *Building Code of New York State* unless specifically modified in this chapter.

**A205.3 Requirements for plans.** The plans shall accurately reflect the results of the engineering investigation and design, and shall show all pertinent dimensions and sizes for plan review and construction. The following shall be provided:

1. Floor plans and roof plans shall show existing framing construction, diaphragm construction, proposed wall anchors, cross-ties and collectors. Existing nailing, anchors, ties and collectors shall also be shown on the plans if they are considered part of the lateral-force-resisting system.
2. At elevations where there are alterations or damage, details shall show roof and floor heights, dimensions of openings, location and extent of existing damage, and proposed repair.
3. Typical wall panel details and sections with panel thickness, height, pilasters and location of anchors shall be provided.
4. Details shall include existing and new anchors and the method of developing anchor forces into the diaphragm framing, existing and/or new cross ties, and existing and/or new or improved support of roof and floor girders at pilasters or walls.
5. The basis for design and the *Building Code of New York State* used for the design shall be stated on the plans.

**A205.4 Structural observation.** Structural observation shall be provided where required by the *Building Code of New York State* for all structures regulated by this chapter. The owner shall employ the engineer or architect responsible for the structural design, or another engineer or architect designated by the engineer or architect responsible for the structural design, to perform structural observations as defined in the *Building Code of New York State*. Observed deficiencies shall be reported in writing to the owner's representative, special inspector, contractor and the code enforcement official. The structural observer shall submit to the code enforcement official a written statement that the site visits have been made and shall identify any reported deficiencies that, to the best of the structural observer's knowledge, have not been resolved.

### SECTION A206 ANALYSIS AND DESIGN

**A206.1 Reinforced concrete and reinforced masonry wall anchorage.** Concrete and masonry walls shall be anchored to all floors and roofs that provide lateral support for the wall. The anchorage shall provide a positive direct connection between

the wall and floor or roof construction capable of resisting 75 percent of the horizontal forces specified in the *Building Code of New York State*.

#### **A206.2 Special requirements for wall anchorage systems.**

The steel elements of the wall anchorage system shall be designed in accordance with the *Building Code of New York State* without the use of the 1.33 short duration allowable stress increase when using allowable stress design. No load increase is required when using the *Building Code of New York State*.

Wall anchors shall be provided to resist out-of-plane forces, independent of existing shear anchors.

**Exception:** Existing cast-in-place shear anchors may be used as wall anchors if the tie element can be readily attached to the anchors and if the engineer or architect can establish tension values for the existing anchors through the use of approved as-built plans or testing and through analysis showing that the bolts are capable of resisting the total shear load (including dead load) while being acted upon by the maximum tension force due to an earthquake. Criteria for analysis and testing shall be determined by the code enforcement official.

Expansion anchors are only allowed with special inspection and approved testing for seismic loading. Attaching the edge of plywood sheathing to steel ledgers is not considered compliant with the positive anchoring requirements of this chapter. Attaching the edge of steel decks to steel ledgers is not considered as providing the positive anchorage of this chapter unless testing and/or analysis are performed to establish shear values for the attachment perpendicular to the edge of the deck. Any installation shall be subject to special inspection.

#### **A206.3 Development of anchor loads into the diaphragm.**

Development of anchor loads into roof and floor diaphragms shall comply with Chapter 16 of the *Building Code of New York State*.

**Exception:** If continuously tied girders are present, the maximum spacing of the continuity ties is the greater of the girder spacing or 24 feet (7315 mm).

In wood diaphragms, anchorage shall not be accomplished by use of toenails or nails subject to withdrawal. Wood ledgers, top plates or framing shall not be used in cross-grain bending or cross-grain tension. The continuous ties required in Chapter 16 of the *Building Code of New York State* shall be in addition to the diaphragm sheathing.

Lengths of development of anchor loads in wood diaphragms shall be based on existing field nailing of the sheathing unless existing edge nailing is positively identified on the original construction plans or at the site.

If collectors are not present at re-entrant corners, they shall be provided. New collectors shall be designed for the capacity required to develop into the diaphragm a force equal to the lesser of the rocking or shear capacity of the re-entrant wall, or the tributary shear. The capacity of the collector need not exceed the capacity of the diaphragm. A connection shall be provided from the collector to the re-entrant wall to transfer the full collector force (load). If a truss or beam other than a rafter

or purlin is supported by the re-entrant wall or by a column integral with the re-entrant wall, then an independent secondary column is required to support the roof or floor members whenever rocking or shear capacity of the re-entrant wall is less than the tributary shear.

**A206.4 Anchorage at pilasters.** Anchorage at pilasters shall be designed for the tributary wall-anchoring load per Section A206.1, considering the wall as a two-way slab. The edges of the two-way slab shall be considered fixed when there is continuity at pilasters and shall be considered pinned at roof and floor. The pilasters or the walls immediately adjacent to the pilasters shall be anchored directly to the roof framing such that the existing vertical anchor bolts at the top of the pilasters are bypassed without permitting tension or shear failure at the top of the pilasters.

**Exception:** If existing vertical anchor bolts at the top of the pilasters are used for the anchorage, additional exterior confinement shall be provided as required to resist the total anchorage force.

The minimum anchorage force at a floor or roof between the pilasters shall be that specified in Section A206.1.

**A206.5 Symmetry.** Symmetry of wall anchorage and continuity connectors about the minor axis of the framing member is required.

**Exception:** Eccentricity may be allowed when it can be shown that all components of forces are positively resisted. The resistance must be supported by calculations or tests.

**A206.6 Minimum member size.** Wood members used to develop anchorage forces to the diaphragm must be at least 3-inch (76 mm) nominal members for new construction and replacement. All such members must be checked for gravity and earthquake loading as part of the wall-anchorage system.

**Exception:** Existing 2-inch (51 mm) nominal members may be doubled and internally nailed to meet the strength requirement.

**A206.7 Combination of anchor types.** New anchors used in combination on a single framing member shall be of compatible behavior and stiffness.

**A206.8 Miscellaneous.** Existing mezzanines relying on reinforced concrete or reinforced masonry walls for vertical and/or lateral support shall be anchored to the walls for the tributary mezzanine load. Walls depending on the mezzanine for lateral support shall be anchored per Sections A206.1, A206.2 and A206.3.

**Exception:** Existing mezzanines that have independent lateral and vertical support need not be anchored to the walls.

Existing interior reinforced concrete, or reinforced masonry walls that extend to the floor above or to the roof diaphragm, shall be anchored for out-of-plane forces per Sections A206.1 and A206.3. Walls extending through the roof diaphragm shall be anchored for out-of-plane forces on both sides to provide diaphragm continuity. In the in-plane direction, the walls may be isolated or shall be developed into the diaphragm for a lateral force equal to the lesser of the rocking or shear capacity of the

wall or the tributary shear, but need not exceed the diaphragm capacity.

**SECTION A207  
MATERIALS OF CONSTRUCTION**

All materials permitted by the *Building Code of New York State*, including their appropriate strength or allowable stresses, may be used to meet the requirements of this chapter.

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