

# Senate Bill 737

Sponsored by Senator SHIELDS (at the request of Jay Hutchins)

## SUMMARY

The following summary is not prepared by the sponsors of the measure and is not a part of the body thereof subject to consideration by the Legislative Assembly. It is an editor's brief statement of the essential features of the measure **as introduced**.

Requires home inspector conducting inspection of single-family dwelling in high-risk location for seismic activity and constructed before 1994 to provide potential purchaser of dwelling with certain information concerning seismic hazards and seismic retrofitting of dwellings.

Applies to inspections conducted on or after January 1, 2017.

## A BILL FOR AN ACT

1  
2 Relating to dwellings in areas with high risk of seismic activity.

3 **Be It Enacted by the People of the State of Oregon:**

4 **SECTION 1. Section 2 of this 2015 Act is added to and made a part of ORS chapter 701.**

5 **SECTION 2. (1) As used in this section:**

6 (a) **“High-risk location” means a location within an area having a two percent probability**  
7 **of meeting or exceeding peak ground acceleration of 20 percent standard gravity within 50**  
8 **years as shown on the most recent United States Geological Survey national seismic hazard**  
9 **map that is in use by the State Department of Geology and Mineral Industries on the date**  
10 **of the home inspection.**

11 (b) **“Soft story or soft wall” means a structural component lacking sufficient stiffness to**  
12 **provide support to a dependent part of the structure during a seismic event.**

13 (2) **If a single-family dwelling is in a high-risk location and was constructed before 1994,**  
14 **a home inspector who is retained by a potential purchaser of the dwelling shall:**

15 (a) **Provide the potential purchaser with a list of at least three experienced seismic**  
16 **retrofiters providing services in the area where the dwelling is located; and**

17 (b) **Provide the potential purchaser with a written disclosure informing the potential**  
18 **purchaser:**

19 (A) **Whether the home inspector is qualified to report on seismic weaknesses of founda-**  
20 **tions and of foundation attachments to framing in single-family dwellings constructed before**  
21 **1994.**

22 (B) **That a determination of whether the foundation is connected to the framing of the**  
23 **dwelling according to State Department of Geology and Mineral Industries recommendations**  
24 **for the seismic retrofitting of simple concrete walls or cripple walls requires a seismic engi-**  
25 **neer, experienced seismic retrofitter or home inspector trained in the seismic safety rec-**  
26 **ommendations of the department or of the Federal Emergency Management Agency.**

27 (C) **That dwelling foundations constructed prior to 1940 may not be strong enough to hold**  
28 **seismic anchors and may need to be tested or assessed by a seismic engineer or experienced**  
29 **seismic retrofitter.**

30 (D) **That concrete strength in pounds per square inch can be tested by having an expe-**

**NOTE:** Matter in **boldfaced** type in an amended section is new; matter *[italic and bracketed]* is existing law to be omitted. New sections are in **boldfaced** type.

1 **rienced seismic retrofitter or a contractor experienced in foundation construction test a core**  
2 **sample taken from the foundation of a dwelling.**

3 **(E) That damaged or cracked concrete that tests as having a strength below 1,500 pounds**  
4 **per square inch may not be strong enough to hold anchors in a major earthquake.**

5 **(F) That a potential purchaser of a dwelling should consult with an engineer or contrac-**  
6 **tor having expertise in seismic retrofitting to determine whether a portion of the dwelling**  
7 **is a soft story or soft wall.**

8 **(G) That a natural gas shutoff valve can be installed by an experienced seismic retrofitter**  
9 **or by a plumber.**

10 **SECTION 3. Section 2 of this 2015 Act applies to home inspections of single-family**  
11 **dwelling that a home inspector conducts on or after January 1, 2017.**

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