

Campus: Los Angeles  
Building Name: Gayley Towers Apar  
CAAN ID: 4469  
Auxiliary Building ID:



UNIVERSITY  
OF  
CALIFORNIA

Date: 6/30/2020

### CERTIFICATE OF SEISMIC PERFORMANCE RATING

- UC-Designed & Constructed Facility  
 Campus-Acquired or Leased Facility

#### BUILDING DATA

Building Name: Gayley Towers Apartments  
Address: 565 Gayley Avenue, 90024  
Site location coordinates: Latitude 34.068724 Longitudinal -118.449759

#### UCOP SEISMIC PERFORMANCE RATING (OR "RATING"): IV

ASCE 41-17 Model Building Type:

- Longitudinal Direction: W1a: Wood frame, wood shear panels
- Transverse Direction: W1a: Wood frame, wood shear panels

Gross Square Footage: 58,521  
Number of stories *above* grade: 3  
Number of basement stories *below* grade: 3

Year Original Building was Constructed: 1980  
Original Building Design Code & Year: UBC-1976  
Retrofit Building Design Code & Code (if applicable): ,

#### SITE INFORMATION

Site Class: D	Basis: None, None, None
Geologic Hazards:	
Fault Rupture: No	Basis: CGS Maps
Liquefaction: No	Basis: CGS Maps
Landslide: No	Basis: CGS Maps

#### ATTACHMENT

Original Structural Drawings: Los Angeles Building Permit Record, Witemberg & Hyosaka, 8/30/1978,  
None or  
Seismic Evaluation: N/A  
Retrofit Structural Drawings: N/A, N/A, N/A, N/A

#### COMMENTS

Building acquired by UCLA. Constructed per LA City Code. Presumptive rating based on permit date 3/07/1986. Code edition inferred from building code date. No record drawings of original construction provided. No other appropriate check box on Page 2 other than [1]. Sloping site at podium. Concrete podium below wood framing.



## CERTIFICATION & PRESUMPTIVE RATING VERIFICATION STATEMENT

I, Thomas A. Sabol, a California-licensed structural engineer, am responsible for the completion of this certificate, and I have no ownership interest in the property identified above. My scope of review to support the completion of this certificate included both of the following ("No" responses must include an explanation):

- a) the review of structural drawings indicating that they are as-built or record drawings, or that they otherwise are the basis for the construction of the building:  Yes  No
- b) visiting the building to verify the observable existing conditions are reasonably consistent with those shown on the structural drawings:  Yes  No

Based on my review, I have verified that the UCOP Seismic Performance Rating is presumptively permitted by the following UC Seismic Program provision (choose one of the following):

- 1) Contract documents indicate that the original design and construction of the aforementioned building is in accordance with the benchmark design code year (or later) building code seismic design provisions for UBC or IBC listed in the Benchmark Building Codes and Standards table below.
- 2) The existing rating is based on an acceptable basis of seismic evaluation completed in 2006 or later.
- 3) Contract documents indicate that a comprehensive<sup>23</sup> building seismic retrofit design was fully-constructed with an engineered design based on the 1997 UBC/1998 **or later** CBC, and (choose one of the following):
  - the retrofit project was completed by the UC campus. Further, the design was based on ground motion parameters, at a minimum, corresponding to BSE-1E (or BSE-R) and BSE-2E (or BSE-C) as defined in ASCE 41, or the full design basis ground motion required in the 1997 UBC/1998 CBC **or later** for EXISTING buildings, and is presumptively assigned a rating of IV.
  - the retrofit project was completed by the UC campus. Further, the design was based on ground motion parameters, at a minimum, corresponding to BSE-1 (or BSE-1N) and BSE-2 (or BSE-2N) as defined in ASCE 41, or the full design basis ground motion required in the 1997 UBC/1998 **or later** CBC for NEW buildings, and is presumptively assigned a rating of III.
  - the retrofit project was not completed by the UC campus following UC policies, and is presumptively assigned a rating of IV.

<sup>23</sup> A comprehensive retrofit addresses the entire building structural system as indicated by the associated seismic evaluation, as opposed to addressing selective portions of the structural system.

Campus: Los Angeles  
Building Name: Gayley Towers Apar  
CAAN ID: 4469  
Auxiliary Building ID:



UNIVERSITY  
OF  
CALIFORNIA

Date: 6/30/2020

**CERTIFICATION SIGNATURE**

Thomas A. Sabol  
Print Name

Principal  
Title

SE 3175  
CA Professional Registration No.

3/31/2021  
License Expiration Date

*Thomas A. Sabol*  
Signature

September 30, 2020  
Date

AFFIX SEAL HERE



Englekirk Institutional  
(323) 733-6673  
888 S. Figueroa Street, 18<sup>th</sup> Floor, Los Angeles, CA 90017  
Firm Name, Phone Number, and Address



**Benchmark Building Codes and Standards**

Building Type <sup>a, b, j</sup>	Building Seismic Design Provisions	
	UBC	IBC
Wood frame, wood shear panels (Types W1 and W2)	1976	2000
Wood frame, wood shear panels (Type W1a) <sup>j</sup>	1976 <sup>j</sup>	2000
Steel moment-resisting frame (Types S1 and S1a) <sup>j</sup>	1997 <sup>j</sup>	2000
Steel concentrically braced frame (Types S2 and S2a)	1997	2000
Steel eccentrically braced frame (Types S2 and S2a)	1988 <sup>g</sup>	2000
Buckling-restrained braced frame (Types S2 and S2a)	<sup>f</sup>	2006
Metal building frames (Type S3)	<sup>f</sup>	2000
Steel frame with concrete shear walls (Type S4)	1994	2000
Steel frame with URM infill (Types S5 and S5a)	<sup>f</sup>	2000
Steel plate shear wall (Type S6)	<sup>f</sup>	2006
Cold-formed steel light-frame construction—shear wall system (Type CFS1)	1997 <sup>h</sup>	2000
Cold-formed steel light-frame construction—strap-braced wall system (Type CFS2)	<sup>f</sup>	2003
Reinforced concrete moment-resisting frame (Type C1) <sup>i</sup>	1994	2000
Reinforced concrete shear walls (Types C2 and C2a)	1994	2000
Concrete frame with URM infill (Types C3 and C3a) <sup>j</sup>	<sup>f</sup>	<sup>f, j</sup>
Tilt-up concrete (Types PC1 and PC1a)	1997	2000
Precast concrete frame (Types PC2 and PC2a)	<sup>f</sup>	2000
Reinforced masonry (Type RM1)	1997	2000
Reinforced masonry (Type RM2)	1994	2000
Unreinforced masonry (Type URM) <sup>j</sup>	<sup>f</sup>	<sup>f, j</sup>
Unreinforced masonry (Type URMa) <sup>j</sup>	<sup>f</sup>	<sup>f, j</sup>
Seismic isolation or passive dissipation	1991	2000

Note: This table has been adapted from ASCE 41-17 Table 3-2. Benchmark Building Codes and Standards for Life Safety Structural Performed at BSE-1E.

Note: UBC = Uniform Building Code

Note: IBC = International Building Code

a Building type refers to one of the common building types defined in Table 3-1 of ASCE 41-17.

b Buildings on hillside sites shall not be considered Benchmark Buildings.

c not used

d not used

e not used

f No benchmark year; buildings shall be evaluated in accordance with the UC Seismic Safety Policy and the UC Seismic Program Guidelines.

g Steel eccentrically braced frames with links adjacent to columns shall comply with the 1994 UBC Emergency Provisions, published September/October 1994, or subsequent requirements.

h Cold-formed steel shear walls with wood structural panels only.

i Flat slab concrete moment frames shall not be considered Benchmark Buildings.

j Shaded cells are intentionally modified from ASCE 41-17 Table 3-2.