

## **HURMBA, a Non-Profit Organization, is happy to share technical details on Seismic Retrofitting with you.**

**A seismic retrofit helps you achieve compliance with city building code and avoid costly penalties and fees. Also, a seismic retrofit not only protects the employees, customers, equipment and inventory inside a building, but can lower insurance premiums, attract lenders and help guarantee the building's status as an essential facility, providing peace of mind and longevity for renters.**



**There are many ways to ease the financial cost of a seismic retrofit. Many buildings with unreinforced masonry may qualify as historic buildings, historic homes, or historic properties, and as such a seismic retrofit can be presented as historic preservation or historic restoration. This may allow certain measures of relief and flexibility in terms of the scope of building codes that must be met by the owner. HURMBA may guide you through this process to obtain your historical status via organizations such as the Historical Society and ease the financial burden imposed by city building code enforcement. Also, HURMBA may help you obtain government funding for your seismic retrofit which will go a long way to relieving the cost of building construction and rehabilitation. Our in-depth knowledge of this process comes from having successfully blazed the trail through the government processes required to obtain funding from agencies such as FEMA for the conservation of historic buildings. HURMBA offers free seminars for building restoration where you can learn more about our programs.**

**Other incentives for performing a seismic retrofit are that the cost of hardware installed during the seismic retrofit generally becomes equity in the building because it increases the property's value and lowers its Probable Maximum Loss (PML). A PML of less than 20% can reduce insurance premiums. Most building owners can recover their seismic retrofit costs in 2-8 years because of reduced earthquake insurance premiums.**

**The lower PML a seismic retrofit may provide can also be important when the time comes to sell or add improvements to the building. A PML of less than 20% fulfills the requirements of most lenders and because more lenders will be able to lend on your property, you'll attract more qualified buyers or be able to more easily acquire cash for improvements.**

Perhaps the most practical benefit from a seismic retrofit is very simply, the prevention of loss. The losses incurred from a fifteen-second earthquake can be devastating both to the building as well as the people inside it. Many organizations have found it necessary to cease operations temporarily or permanently because of the destruction caused by seismic activity. Lost profit because of an earthquake is often related to:

- Loss of life
- Medical costs
- Loss of tenants
- Litigation from employees & tenants
- Cost of temporary relocation
- Loss of assets within the building
- Loss of building productivity, building use and overall business operations.

A seismic retrofit will eliminate or minimize these losses, ultimately benefiting the building's owner.

**HURMBA, a Non-Profit Organization, is developing a **roadmap** that will enable building owners to successfully retrofit their building with minimum cost to the owner and maximum results from the City -- a confirmed occupancy permit.**