

Eula Hotel
3055 - 3061 16th Street
San Francisco, CA

Observation and Assessment Report

July 2, 2021

Prepared by

Saida + Sullivan Design Partners, Inc
ZFA Structural Engineers

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1.0 EXECUTIVE SUMMARY

Property Name:	Eula Hotel
Property Address:	3055 - 3061 16 th Street, San Francisco, CA 94110
Property Block / Lot:	3569 / 078
Property Type:	Residential Hotel with first floor Commercial Use (Retail)
Date of Construction:	Completed in 1909 (per San Francisco Planning Department records)
Historic Resource:	Category B – Unknown / Age Eligible (per San Francisco Planning Department status). The property is assigned a California Historic Resource Status Code (CHRSC) rating of “3CS- Appears eligible for CR as an individual property through survey evaluation” (per State of California Dept. of Parks and Recreation report 2011).
Lot Size:	3,055 s.f. (per San Francisco Assessor’s Block Map records)
Building Area:	7,220 s.f. (per San Francisco Planning Department records)
Building Height:	3 stories + 1 level of basement
Number of Units:	25 studios (per floor plan provided by Owners)
Amenities:	Common kitchen on the 2 nd floor and small rear yard open space
Other Uses:	Commercial Use on 1 st floor: Stagi Liquor (3055 16 th St.)

Site Description: The Eula Hotel building is located at 3055 - 3061 16th Street in San Francisco. The north side of the lot is facing 16th Street where the main entrances provide access for pedestrians. The building occupies the site with zero lot lines at the east and west property lines and at the public sidewalk.

Overall Condition: General building appears in good condition (commercial interior is poor).

Life Safety Issues and Code Compliance

There is no retroactive requirement for code compliance based on only building repairs/ maintenance, therefore, the applicable building code for a particular structure is the one that was in force at the time of original construction (or subsequent remodel in the affected spaces only). All alterations will need to meet the current building code. A change of use/ occupancy is considered an alteration in the California Building Code. The current building code for the State of California is the California Building Code 2019.

Accessibility: The original construction pre-dates the Fair Housing Act (June 1990) and does not comply with it. Americans with Disabilities Act, enacted in 1990 requires that any alteration to a public accommodation performed after January 26, 1992 shall be made to ensure to the “maximum extent feasible” that the altered portions of the facility are readily accessible and usable by individuals with disabilities. The team understands that future meetings with the San Francisco Mayor’s Office on Disability and San Francisco Building Department will be conducted to determine the degree of current building and accessibility code compliance required for the site, any common use areas and the unit interiors. A fully code compliant mobility unit or common use area will need to meet ADA and Chapter 11B California Building code.

Health Code Article 38 - Air Pollutant Exposure Zone: The Property is located in an area with elevated pollutant concentrations. Sensitive Use Buildings, as defined in the Applicability section of the Ordinance,

must comply with Health Code Article 38. All residential uses (except Tourist Hotels) are considered Sensitive Use Buildings.

Flood Zone: According to FEMA Flood Map, the site is located in an area of low or minimal flood zone.

Maher Ordinance: Not applicable.

Zoning: The Property is located in NCT Valencia Street Neighborhood Commercial Transit Zone. The Valencia Street Commercial Transit District is located near the center of San Francisco in the Mission District. The commercial area provides a limited selection of convenience goods for the residents of sections of the Mission and Dolores Heights. The Valencia Street District has a pattern of large lots and businesses, as well as a sizable number of upper-story residential units. Controls are designed to permit moderate-scale buildings and uses, protecting rear yards above the ground story and at residential levels.

Conclusions

The overall condition of the Property appears to be good with the exception of the ground floor commercial interiors which is poor. The original construction appears to be of good quality. Assuming that the needs described in the report are remedied and maintenance is sustained, the Property should remain in adequate condition to support its present use and a proposed change of occupancy for the ground floor.

2.0 OBJECTIVES

The purpose of our observation and the resulting report is to assess the general interior condition of the building and site accessibility. Separate consultants shall be hired by the Client to evaluate hazardous building materials (including asbestos, lead, and mold) and MEP/FP/ Fire alarm systems. The specific objectives of this architectural report are to:

- Identify and locate obvious defects, deficiencies, and items of deferred maintenance of building elements and make recommendations for repair or replacement.
- Identify obvious and significant deficiencies concerning common building and safety code compliance.
- Identify applicable San Francisco ordinances that could affect the building renovation/ alterations.
- Identify obvious/ possible elements that will be required to upgrade due to provide 5% accessible units, and accessible common areas.
- Provide a summary of the physical attributes of the Property and recommendations to create safe and sanitary permanent supportive housing.

3.0 PROCEDURES AND LIMITATIONS

The Assessment Team consisting of: Saida + Sullivan Design Partners and ZFA Structural Engineers conducted an on-site observations of the Property to determine the visible condition of the general interiors and structural system for this report. During the site visit on June 24, 2021, the Assessment Team did not gain access to all areas, operate any specific equipment or perform any tests. The findings in the report are based only on visual observations as the Assessment Team did not remove any construction materials to inspect the underlying structure.

Significant damage may be present at hidden conditions that cannot be discovered without destructive testing which is beyond the scope of this evaluation. The observations and resulting report are, therefore, not intended to warrant or guarantee the performance of any building components or systems.

This report does not confirm the presence or absence of lead paint, asbestos, PCB'S, or toxic soils on this Property. Documents and data provided by the Client, designated representatives of the Client, or interested parties consulted in the preparation of this report have been reviewed with the understanding that consultant assumed no responsibility or liability for their accuracy. This evaluation is based on the Assessment Team's judgments of the physical condition of the existing building and site based solely on visual observations. The actual performance of individual components may vary from a reasonably expected standard and may be affected by circumstances, which occur after the date of evaluation.

No representation is made as to the statue of title, legality of lots or zoning of the project, nor is any representation made as to the advisability or inadvisability of the purchase of, investment in, or financing of the subject property.

Although it is assumed that the development was constructed in compliance with contemporary building codes and standard building practices at the time of construction, and while the Property remains in good condition for present day use, the assessment does not include a detailed review to determine compliance with all local Building Department Codes, Fire Department requirements, or Planning Department ordinances. A future meeting with San Francisco Planning Department & Building Department will be conducted to discuss the extent of compliance with current building codes that may be required depending on the finalized scope of work.

The conclusions represent professional judgments and are founded upon the findings of the investigations identified in the report and the interpretation of such data based on experience and expertise according to the existing standard of care.

4.0 PROPERTY DESCRIPTION

The following elements are included in the property observation review:

4.1. SITE

Social/Community Identity

The site is located near the center of the Mission District. The building faces 16th Street. The existing building signage for the residential hotel was not observed along 16th Street. Signage for the commercial use on the 1st floor (Stagi Liquor) was observed at the 16th Street façade.

Comments: When considering site identity, we recommend including signage, site lighting, and exterior building treatments to create identity for the new community of the building.

Pedestrian Access

Pedestrian access is provided from the public sidewalk along 16th Street. Entries to the residential vestibule and the commercial use are both located on the 1st floor. ADA hi-lo door actuator was observed at the residential entrance.

Comments: San Francisco Information Sheet (NO. DA-05), if approved by San Francisco Building Department, allows for the use of powered door operators in lieu of both the required maximum opening force and the maneuvering clearances adjoining the exterior and interior of doors and gates within existing buildings which are required to be made accessible to persons with disabilities. The ADA hi-lo door actuator that was observed can satisfy the DA-05 requirement so the specific residential entrance can be accessible to persons with disabilities. However, the small residential vestibule behind the residential entry door is too small to allow for a wheelchair to turnaround, and the vestibule only leads to a stair up that provides access to the 2nd and 3rd floors which is not an accessible path of travel. The small residential entry vestibule can be enlarged into some of the current commercial space, and also provide an accessible route into that space from the residential vestibule.

Entry to the commercial space (3055 16th Street) from the public right of way has a visually flat exterior vestibule before the entry door and could potentially become an accessible entrance.

Security System

A security camera system was observed at the building exterior and throughout common areas.

Comments: The security system functionality is not reviewed in this report.

Topography	<p>The north side of the site is facing 16th Street. Visually, there is a gentle slope up from the east side across the face of the building to the west side along 16th Street. The rear yard is hardscape and flat.</p> <p>Comments: The gentle slope does not pose any constraints.</p>
Vehicular Parking	<p>No garage or vehicular parking was observed.</p>
Bicycle Parking	<p>No bicycle parking, secured or unsecured was observed.</p>
Exterior Lighting	<p>Exterior lighting along 16th Street is provided by a bare bulb mounted on the commercial space entrance soffit and by a wall-mounted flood light fixture directly over the residential entry door. It is not known if the exterior lighting provides adequate coverage for these entry areas at night.</p> <p>Comments: Both fixtures should be replaced and possibly additional fixtures added. Further review of adequate lighting levels is recommended through photometric studies by a future electrical engineer.</p>
Landscaping	<p>No landscaping was observed.</p>
Outdoor Gathering	<p>A small rear yard was observed that is approximately 300 s.f. gross area. It is accessed from a concrete stair up from the basement, and also from the residential hotel rear exit stair. The entire rear yard has a concrete slab and is confined by the walls of neighboring buildings. There are no handrails or a guardrail around the stair down to the basement.</p> <p>Comments: The stair from the basement needs a handrail, guardrail, and warning stripes on the treads to increase safety. A new door with a vision lite should be installed at the residential stair door located here. Further study is needed to explore the feasibility of creating access to the rear yard from the first floor commercial space (future community space). This rear yard can definitely be enhanced to provide a quiet space for reading, eating, and small gatherings. Please see further notes on this space and the attached concept board for improvement ideas which include: various ground surfaces, drought tolerant plantings, illumination, colors and/ or individual planting treatments on walls, furniture for intimate to small group gathering, and carefully placed mirrors to perceptually extend the “garden”.</p>
Site Stairs/ Ramps Handrails, Guardrails	<p>No site stairs/ramps, handrails or guardrails were observed.</p>
Exterior Signage	<p>Neither existing building signage nor address signage for the residential hotel was observed along 16th Street. Signage for the commercial use on the 1st floor (Stagi Liquor) was observed along 16th street.</p> <p>Comments: Address signage should be provided. New building signage is recommended to create identity for the new community that will reside here.</p>
Mailboxes	<p>No USPS mailboxes or parcel boxes were observed.</p> <p>Comments: Resident mailboxes and parcel boxes should be provided on site for residents and management staff. It is recommended to expand the small residential entry vestibule using some of the commercial floor area to provide a more generous and welcoming lobby area, with possible reception area, seating and postal boxes.</p>

Common Area Amenities

A newly renovated common kitchen is located on the 2nd floor which is only accessed by stairs. No community room, seating area, trash collection area or laundry room was observed on the property.

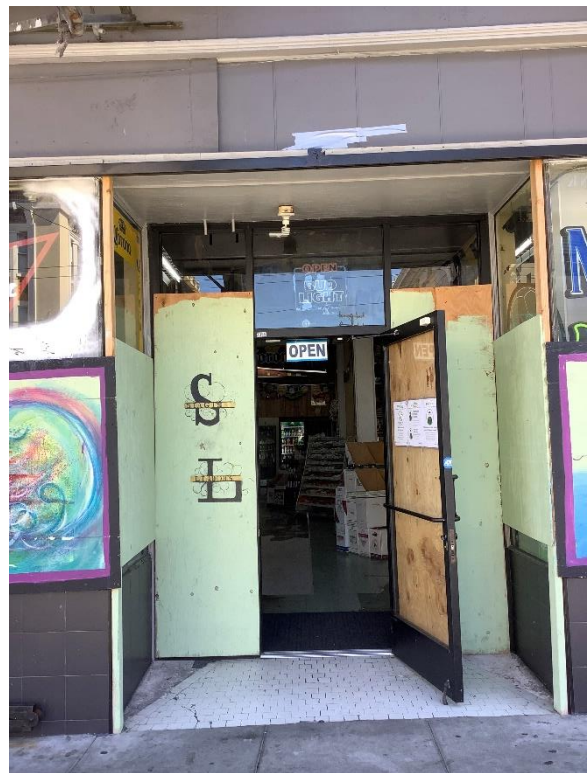
Comments: The common kitchen located on the 2nd floor has been fully renovated with all new finishes, fixtures, cabinetry and appliances. It does not meet either ADA or the current California Building Code accessibility requirements and is not on an accessible route.

When considering converting first floor commercial space to community space and offices, we understand the existing property is located in an area with elevated pollutant concentrations. Due to the Change of Use of the first floor commercial space, the project likely needs to comply with Health Code Article 38.

The commercial space on the first floor is approximately 2700 s.f. If converted to accessory space for the residents, visually this space can accommodate three private offices, a community gathering space, and a common full size kitchen, one or two all gender accessible bathrooms, a lounge area and "reception space" (see comments on mailboxes above). Per conversation with the current Owner, a laundry room was not built. Adding a laundry room and trash collection area to this future accessory space is recommended.



Residential Entrance, Hi-Lo Door Actuator, Lighting



Commercial Space Entrance, Lighting



Building Front Façade



Rear Patio, Stair to Basement, and Door to Residential Stair

4.2. ARCHITECTURE

Basement Ventilation

One small louver on the basement rear door was observed. There was no other basement ventilation observed.

Comments: The condition of the basement exhaust system was not evaluated in this report. A separate MEP investigation is required if an evaluation is desired by the owner.

Commercial Space

The ground floor of the building is commercial space occupied by a liquor store.

Comments: See Section 4.3, Common Spaces for more information on the ground floor commercial space.

Building Frame

The San Francisco Planning Department records indicate that the building frame is either wood or metal construction.

Comments: A Soft-story retrofit was completed in May 2018. Structural moment frames were observed in the basement and 1st floor commercial space. See attached for the observation and assessment report by ZFA Structural Engineers.

Roofing

There is one roof level accessed by the rear residential stair. Roofing appeared to be in good condition.

Exterior Walls

The front façade is a 3 bay Classical Revival style architecture. The exterior walls are assumed to be wood-framed. Painted brick, tile, painted ornamental wood elements and painted siding finishes were observed.

Comments: The exterior walls appear to be in good condition.

Insulation

Any insulation that may be along the exterior walls or in the roof cavity is unknown.

- Doors** The doors in a storefront system are located at the residents' and commercial space entrances facing 16th Street. Other service doors are mixed of wood doors with wood frames or metal doors with metal frames.
Comments: All doors appear to be in working condition.
- Windows** The windows in residential units, common kitchen, and circulation are either wood framed single-hung or vinyl sing-hung windows. Skylight was observed on the 3rd floor roof.
Comments: All windows appear to be new and in good condition.
- Storefront** The commercial storefront appears to be original wood frame and single pane glazing.
Comments: The storefront appeared to be in fair condition from the street side but should be evaluated more closely when the commercial space is vacated.
- Satellite Dish** No satellite dish was observed on the roof.
Comments: Per conversation with the current Owner, internet/cable services are provided through the IT closet by the service providers.
- Trash** No trash collection area was observed.
Comments: Per conversation with the current Owner, there is no trash collection area on site. See Section 4.1 above for Common Area Amenities comments on trash collection.
- Fire Escape** An existing metal fire escape is located on the front façade (north side) of the building with a ladder down from the roof level.
Comments: Owner should verify that fire escapes have been inspected and are in good working order.



Basement



Commercial Space



Roof, Skylight



Window and Fire Escape

4.3. COMMON SPACES

Accessibility

There is no accessible path of travel to the upper floors and common spaces located there. There is no elevator. The commercial space is accessible from the public right of way.

Comments: This is a non-elevator building. Existing units are non-covered units. An accessible path of travel will not be provided to residential floors. A Technical Infeasibility request will need to be submitted to San Francisco Building Department for the provision of off-site in-lieu units if the scope of work includes alterations and the CBC 5% mobility unit requirement is triggered.

Elevators

No existing elevator.

Exit Stairs

There are three exit stairs: 1. A wooden rear exit stair at the residential hotel that provides access to down from the second floor to the rear yard and from the third floor up to the roof; 2. A wooden exit stair located near the center of the building that connects the residential vestibule, the residential hotel second and third floors, this stair is open to the hallways; 3. A concrete exit stair that leads from the basement up to the rear yard.

Comments: The stairs appear to be in good condition and maintained from the original construction. As mentioned prior, the concrete stair will need a handrail and guardrail for safety. Compliance with the California Existing Building Code should be reviewed. Further study is needed to determine number of exits and exit access doorways per the Change of Use and future layout of the first floor.

Basement

A narrow, uneven wooden staircase in the back of the commercial space provides access to the basement. Water heaters, plumbing/ waste lines and some electrical panels were observed in the basement. Structural moment frames were observed in the basement.

Comments: The narrow wooden staircase to the basement was in very poor/ unsafe condition and needs to be replaced and widened to be more functional. It

is very dark in the basement, adding some light fixtures should be considered. The basement space is not utilized and could be looked at for some storage opportunities (ie. bicycles).

Ground Floor

The ground floor is dedicated to a small residential vestibule and a commercial space. The ceiling height of the ground floor is approximately 13 feet. A mezzanine level was observed in the commercial space back of house area. Condition of the mezzanine was not observed. Fire sprinkler lines and heads were observed in the commercial area. Interior lighting appears to be florescent tube industrial fixture.

Comments: The interior finishes in the residential vestibule appeared to be new and in good condition. The interior finishes in the commercial space appear to be in poor condition. Wear and tear were observed in the commercial space flooring, wall finishes, and ceiling finishes. With the change of use, all the fixtures and finishes would be replaced.

Residential Vestibule

Access to the residential vestibule is located at along 16th Street. An existing fire department connection (FDC) was observed protruding from the residential vestibule wall.

Comments: The residential vestibule finishes appear to be new and in good condition. Hardware for the wood door inside the residential vestibule was missing. Recommend FDC to be addressed with a cane rail or other treatment for sight impaired visitors or residents.

2nd & 3rd floors

These floors are dedicated to residential units and storage closets along the hallways. The storage closet interiors were not observed.

Comments: The interior finishes of the hallways (carpet, wood base, paint) appear to be new as interior renovations are close to completion. The surface mounted LED light fixtures seem to provide adequate lighting in the hallways. Recessed fire sprinkler heads, exit lighting, fire alarm strobes, smoke detectors, and fire alarm control panels were observed in the hallways and all appear to be relatively new.

A sampling of units on different floors were observed on June 24, 2021. The unit interiors were in very good condition. See Section 4.4

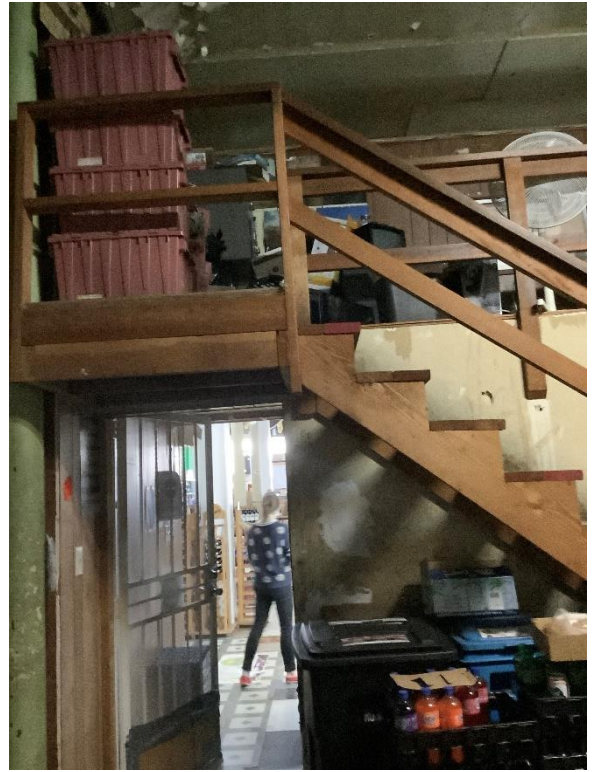
Common Kitchen

A common kitchen is located on the 2nd floor of this non-elevator building. An accessible path of travel will not be provided to the common kitchen.

Comments: The interior finishes and appliances are in very good condition as interior renovations appear to be close to completion. Adding a wall-mounted fire extinguisher is recommended to increase fire safety. Furniture should be considered at the common kitchen to create a small dining area.



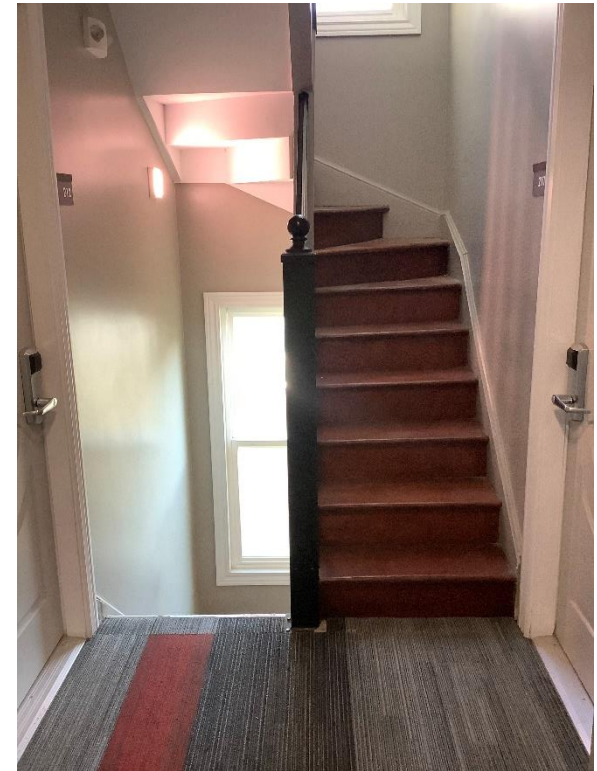
Basement Wooden Staircase



Commercial Space Back of House Area with Mezzanine



Residential Vestibule and Exit Stairs



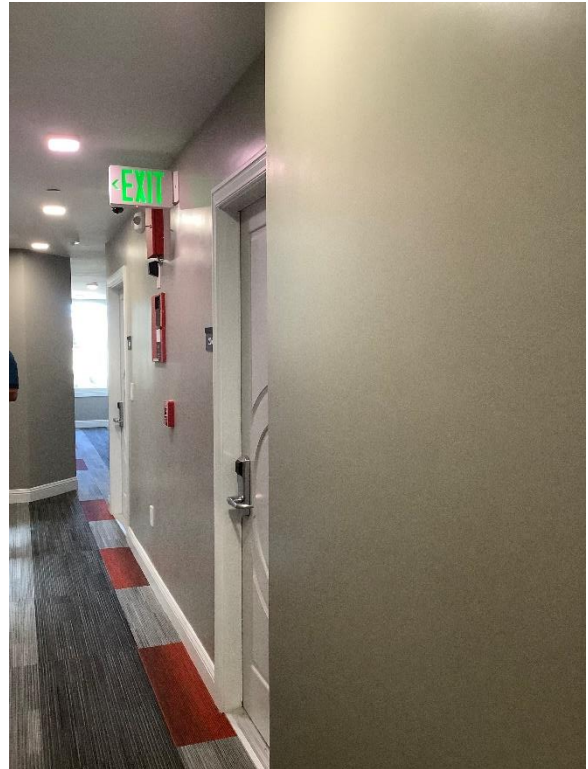
Rear Exit Stairs



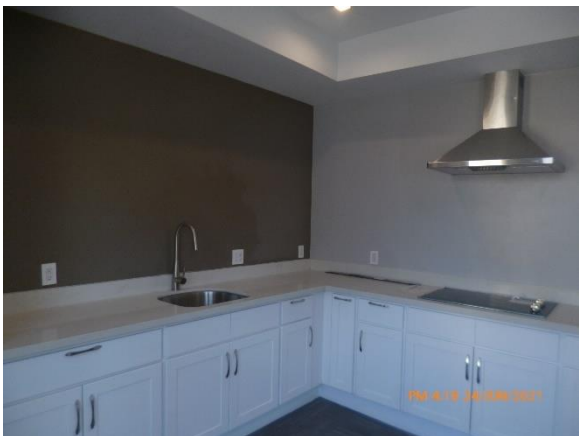
Residential Vestibule and Existing FDC



Residential Hallway



Exit Lighting, Fire Protection Devices and Panels



Common Kitchen

4.4. RESIDENTIAL HOTEL UNITS

General	<p>A sampling of units on the 2nd and 3rd floor were observed on June 24, 2021. Unit ID signage with braille was observed. All units are studios with individual bathrooms and the floor layouts are varied. Some units have the sink outside of the bathroom. No kitchenettes were observed in the units. Sink casework, plumbing fixtures, and bathroom accessories varied between units. A recessed sprinkler head was observed in residential units. Carbon monoxide device was installed. Recessed LED lighting was observed. All units were recently renovated.</p>
Accessibility	<p>Per the record drawings provided, Unit 209 and 309 are designated as accessible units. However, no accessible path of travel was provided to either of these units and the units themselves may have been larger but did not have grab bars, or other accessible features. The first occupancy of the development pre-dates the Fair Housing Act and therefore is not subject to compliance with the act.</p> <p>Comments: If alterations are made and only compliance with ADA and current CBC is pursued (and funding sources do not require more) then 5% mobility units, and 2% communication units are required. There are a total of 25 residential units currently. 5% of 25 would then require 2 units to be provided as mobility units. It is anticipated that these 2 mobility units would need to be provided off site as "in lieu" units as accessible path of travel to the residential floors will not be provided in this building. 2% communication units could be provided on site. Further discussion with the Mayor's Office of Disability would be required to determine compliance.</p>
Flooring	<p>Existing unit floors consist of hard surface in living spaces, and tile in the bathrooms. Transitions between different existing flooring types were aluminum. Flooring base was wood in the living spaces and tile in the bathroom.</p> <p>Comments: Flooring is in new and good condition.</p>
Doors	<p>The unit entry doors are wood door with wood frame and a single high peep hole. Entry doors are equipped with a touch card reader and a lever handle. The interior bathroom doors are wood with a lever handle.</p> <p>Comments: The entry doors were observed to be in good condition. Entry doors with single motion lever / locking hardware, high and low peep holes and good air seal gasketing are recommended. Interior doors were observed to be in good condition.</p>
Walls / Ceilings	<p>Walls and ceilings are lightly textured and newly painted gypsum wallboard.</p> <p>Comments: While paint appeared in very good condition, it is recommended to check with the Owner as to whether the new paint used was low or no-VOC paint for improved indoor air quality.</p>
Window Coverings	<p>No window coverings were observed.</p> <p>Comments: Vertical blinds are recommended to be provided at all windows in the unit living spaces. Adding window film to bathroom windows is recommended to provide additional privacy.</p>
Fire Protection	<p>A recessed sprinkler head was observed in each residential unit visited. A carbon monoxide device was observed as well.</p> <p>Comments: Individual fire extinguishers could be placed inside units for greater fire safety.</p>

Kitchenettes

No kitchenette is provided in the unit.

Comments: The rooms appear large enough to accommodate a kitchenette (mini fridge, microwave, and food prep surface) near the unit entry door and/or close to the bathroom where outlets were also observed. The rear stack of units next to the exit stair have the smallest footprints and would likely be more difficult to furnish with the addition of a kitchenette. Please see Attachment B for Mini Kitchenette concepts.

Bathrooms

Existing bathroom layouts vary by unit. In general, the bathroom layout consists of a shower with tile surround and a glass door, a sink, a surface-mounted medicine cabinet, towel bar, robe hook, toilet and toilet paper holder. No grab bars are installed in units observed.

Comments: The bathrooms observed were in clean and very good condition. The current bathroom layouts for the ADA designated units visually do not appear to meet the either ADA or the California Building Code accessibility requirements (as there is no accessible path of travel to these units, it is unclear why they are designated accessible).

Flooring, plumbing fixtures, and bath accessories are in very good condition. Bathroom sinks varied per unit types. Some are wall-mount ceramic, single-basin fixtures with casework and some without. In several units, floor mounted ceramic, single-basin fixture with casework was observed outside of the bathroom in the living space. Bathroom exhaust and lights seem to be in new and good working condition.

Mold

Mold was not observed in units visited during the site visit from June 24th.



Unit Entry Door with Card Reader



Unit ID with Braille



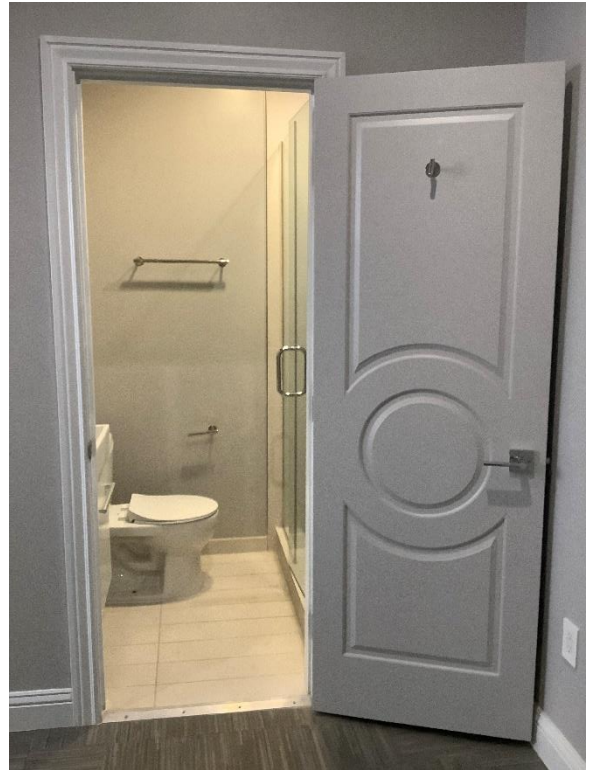
Living Space with Accent Wall



Lighting, Recessed Sprinkler Head, Carbon Monoxide Device



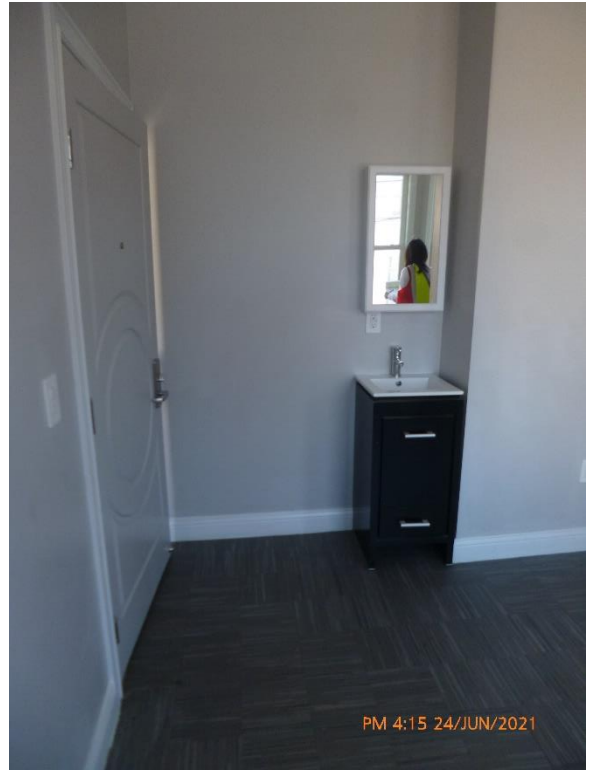
Unit Bathroom



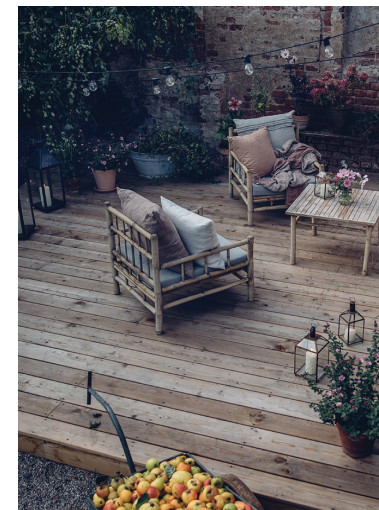
Unit Bathroom



Unit Bathroom



Vanity in Living Space



SSDP

Saida + Sullivan Design Partners

Attachment A - Eula Hotel Rear Yard Concept Board

2107 - Eula Hotel

July 02, 2021



SSDP

Saida + Sullivan Design Partners

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Attachement B - Eula Hotel Mini Kitchenette Concept Board

2107 - Eula Hotel

July 02, 2021

INTRODUCTION

A general structural assessment of the building at 3061 16th Street in San Francisco, CA was performed as requested by Saida + Sullivan Design Partners. This assessment is based on one site visit completed on June 24, 2021 to visually observe the existing conditions. No destructive testing or investigation was performed, and the onsite review was limited only to areas which were readily visible. The following documents were also reviewed as part of the assessment:

- Remodel drawings by Mora Architects dated October 13, 2015.
- Soft story retrofit drawings dated January 17, 2018.

No original construction drawings were provided for review.

STRUCTURE OVERVIEW

General

The subject building is three stories over a basement with a commercial space at the ground floor and hotel rooms at the floors above (Photo 2). It was originally constructed around 1909. The building is constructed primarily of wood framing with stud bearing walls, posts and beams supporting wood floor and roof framing. The building is supported by conventional shallow foundations. A soft story retrofit was completed in 2018 as part of San Francisco's Mandatory Soft Story Retrofit Program. The retrofit consists primarily of steel moment frames and Simpson Strong-Walls at the ground floor and basement (Photo 3 and Photo 4). The de-facto lateral force-resisting system of the upper floors is wood walls sheathed with lath and plaster or gypsum board and flexible, wood-sheathed floor and roof diaphragms.

Condition Assessment

Based on visual observations of the visible areas of the building, the structure generally appears to be in good structural condition. The interior of the building has been extensively renovated. No systemic cracking was observed in the wall finishes. However, foundation settlement is assumed to have occurred over the years as evidenced by noticeable sloping of the floors (Photo 4). This condition does not represent a structural concern. Some surficial spalling of concrete in the basement footings was observed (Photo 5), but it does not appear to be structurally significant. Although not a structural issue, the fire escape ladder latch at the second floor was observed to be tied off and did not appear to be functional (Photo 6).

Seismic Hazards and Anticipated Structural Performance

ZFA did not perform a detailed seismic assessment of this building, and the following discussion is provided as general information. The seismic performance of a building depends on a number of factors, including the site-specific seismic hazards and the building's seismic force-resisting system. Geological seismic hazards at a site include seismicity, liquefaction, and faulting, among others. The seismicity, or the potential for earthquake-induced ground motion, at this site is high. The building is located at the border of an area of high potential for liquefaction during a severe earthquake. Liquefaction is a phenomenon where saturated, loose soils lose strength and stiffness caused by shaking during an earthquake. This can result in differential settlement of a building's foundations and cause damage to the building structure. The building is not located in an earthquake-induced landslide hazard zone.

A soft story retrofit was completed in 2018 as part of San Francisco's Mandatory Soft Story Retrofit Program (MSSP). Soft story structures typically have limited structural elements to provide lateral resistance at the ground floor and are vulnerable to damage during an earthquake. The purpose of the seismic strengthening work is to promote occupant welfare and safety by providing additional strength and stiffness at the lowest levels to decrease the probability of extensive damage and/or collapse. The retrofit work required by the MSSP is not intended to make the building compliant with new construction or to prevent all earthquake-related damage. Therefore, damage to the building may still occur, but the risk to building occupants is relatively low.

RECOMMENDATIONS

The building appears to generally be in good condition. No structurally significant deterioration or damage was observed in the building. A seismic retrofit has been performed to mitigate the soft story condition. The building is anticipated to be relatively safe for building occupants during an earthquake, although structural and nonstructural damage may occur. No further retrofit or strengthening is recommended.

We recommend that the fire escape be inspected and repaired as necessary to be functional prior to building occupancy.

CLOSING

The structural review is based on that which was plainly visible at the time of site review. No attempt was made to uncover hidden conditions or perform any destructive or non-destructive testing. The items discussed in this report are subject to revision should more information become available. No structural analysis for loads or capacities was performed under the scope of this review.

We understand you may have questions regarding this evaluation and are available for comment and explanations. Please call with any questions you may have. Thank you for choosing ZFA Structural Engineers to assist you with this structural assessment.

ZFA STRUCTURAL ENGINEERS

Ryan Bogart, SE
Associate Principal

APPENDIX A – PHOTOGRAPHS

3061 16th Street, San Francisco, CA 94103



Photo 1. Exterior of building



Photo 2. Moment frame in the ground floor commercial space



Photo 3. Moment frame in the basement



Photo 4. Sloped floor at kitchen counter



Photo 5. Deteriorated concrete in the basement footing



Photo 6. Nonfunctioning fire escape