



City of Milpitas

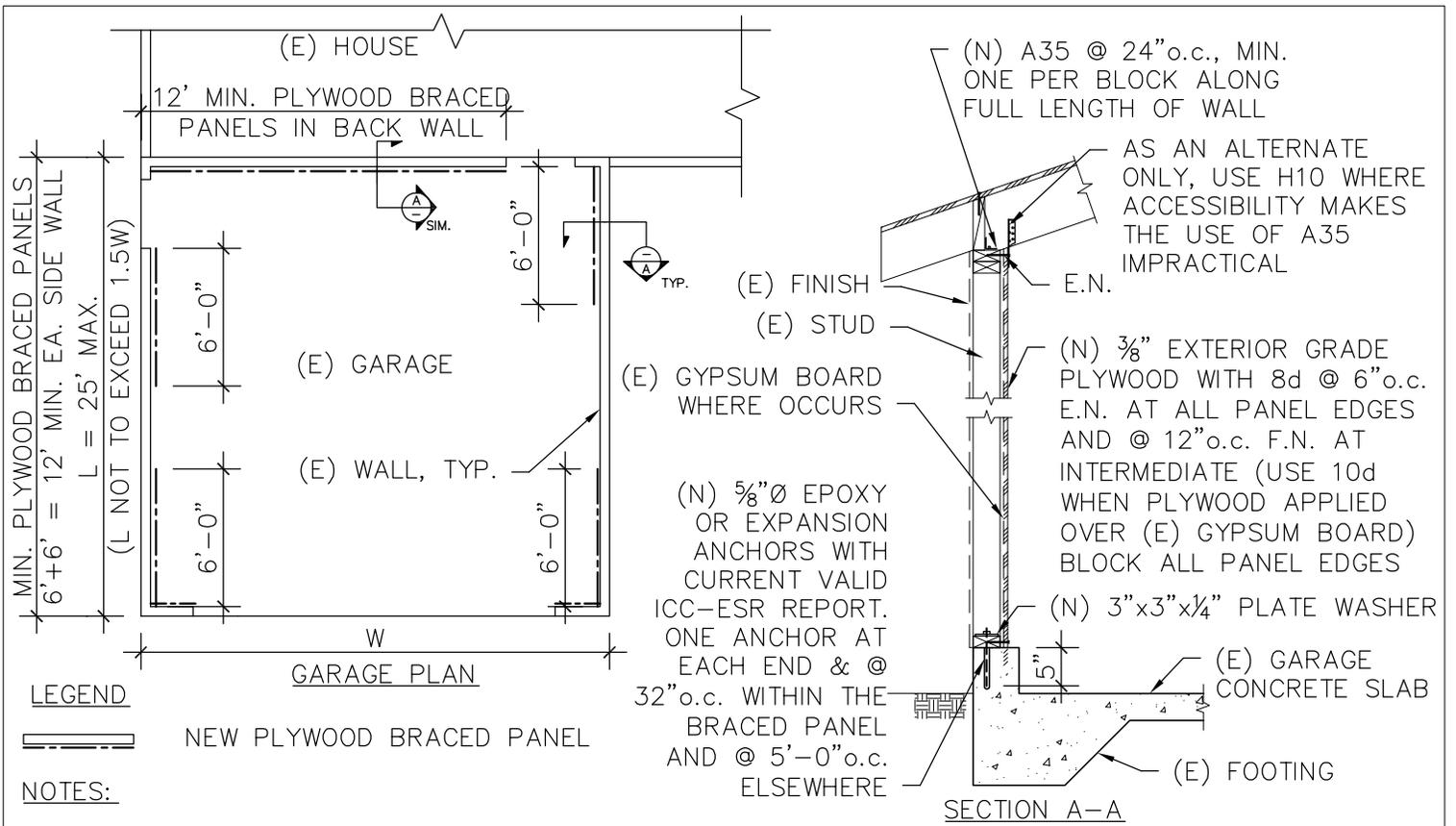
Building & Safety Department

VOLUNTARY SEISMIC STRENGTHENING OF RESIDENTIAL GARAGE FOR SINGLE STORY BUILDING



455 E. Calaveras Blvd.
Milpitas, CA 95035
408-586-3240
www.ci.milpitas.ca.gov

FEBRUARY 2010



- LEGEND**
 NEW PLYWOOD BRACED PANEL
- NOTES:**
1. PROVIDE PROJECT INFORMATION SUCH AS THE SCOPE OF WORK; THE STREET ADDRESS AND THE NAME OF THE LEGAL OWNER OF THE PROPERTY; THE NAME, ADDRESS AND TELEPHONE NUMBER OF THE PERSON WHO PREPARED THE PLANS.
 2. THE INTENT OF THESE GUIDELINES IS TO PROMOTE PUBLIC SAFETY AND WELFARE BY REDUCING THE RISK OF EARTHQUAKE DAMAGE TO EXISTING WOOD-FRAMED RESIDENTIAL BUILDINGS.
 3. THE REQUIREMENTS CONTAINED HEREIN ARE PRESCRIPTIVE MINIMUM STANDARDS INTENDED TO IMPROVE THE SEISMIC PERFORMANCE OF RESIDENTIAL BUILDINGS. THEY WILL NOT NECESSARILY PREVENT EARTHQUAKE DAMAGE, NOR MAKE YOUR HOME EARTHQUAKE PROOF. THESE RECOMMENDATIONS ARE BASED ON ASSUMPTIONS THAT APPLY TO HOUSES OF AVERAGE CONSTRUCTION. YOU ARE ENCOURAGED TO HAVE A COMPETENT LICENSED ENGINEER OR ARCHITECT REVIEW THE PLANS AND MODIFY THEM AS APPROPRIATE FOR YOUR HOME.
 4. ALL EXISTING CONCRETE AND WOOD MATERIAL WHICH WILL BE PART OF THE STRENGTHENING WORK SHALL BE IN SOUND CONDITION AND FREE FROM DEFECT WHICH WOULD SUBSTANTIALLY REDUCE THE CAPACITY OF THE MATERIAL. ANY SUBSTANDARD MATERIAL SHALL BE REPAIRED OR REPLACED TO MEET MINIMUM BUILDING CODE REQUIREMENTS.
 5. ALL METAL CONNECTORS AND HARDWARE SHALL MEET AN APPROVED STANDARD FOR ITS INTENDED USE AND BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.
 6. FASTENERS FOR PRESERVATIVE TREATED WOOD SHALL BE OF HOT DIPPED ZINC-COATED GALVANIZED MEETING ASTM 153.
 7. PLYWOOD BRACED PANELS CLOSEST TO THE ENDS OF WALL LINE SHALL BE LOCATED AS NEAR TO THE ENDS AS POSSIBLE. PANELS MAY BE LOCATED AWAY FROM THE ENDS OF WALL LINE WHEN EXISTING OBSTRUCTION OR LIMITED CLEARANCE NECESSITATES SUCH RELOCATION.
 8. PROVIDE SAME SIZE GARAGE VENT OPENING IN THE NEW PLYWOOD AND BLOCK AROUND OPENING.
 9. THE INFORMATION PROVIDED IN THIS DESIGN GUIDE CARRIES NO IMPLIED OR INFERRED GUARANTEE AGAINST FAILURE OR DEFECTS. BY USING THIS DESIGN GUIDE, THE CONTRACTOR/OWNER ACCEPTS THE FULL RESPONSIBILITY OF RISK. ALTERNATE DESIGN MAY BE USED WHEN PROVIDED WITH WET STAMPED AND SIGNED STRUCTURAL CALCULATIONS & DETAILS BY A CALIFORNIA LICENSED ENGINEER OR ARCHITECT.

REV.	DATE	BY	SCALE: N.T.S.
			DATE: FEB 2010
			DESIGNED BY: OC
			DRAWN BY: BYC
			REVIEW BY: LKI/LS/OC/GA/BK

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SHEET
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 OF 1 SHEETS



CITY OF MILPITAS

BUILDING AND SAFETY DEPARTMENT

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CITY OF MILPITAS DISCLAIMER

The City of Milpitas has provided design guidelines to the public for informational purposes. These guidelines are sufficient to meet the Building Code requirements and obtain a City permit. However, the guidelines were drafted to fit generic design and building conditions, not project specific conditions.

I, the undersign, expressly acknowledge and agree that any and all use of the City of Milpitas Building & Safety Department Design Guidelines is at my sole risk. Neither the City of Milpitas nor any of its respective employees, agents, or officials warrant that access to and use of the Guidelines will be free from failure or defects. Nor does the City of Milpitas offer any warranty for the results that may be obtained from using the Guidelines or for the accuracy, reliability or design of any information provided by the Guidelines.

Print Name

Company

Signature

Plan Check No.

Date