

Questions and Answers to RFQ 02-10 – CEA Mitigation Program Partner

Submitted Question:

The criterion of the retrofit program suggests that the CEA is seeking to follow the guidelines of IEBC A3. But the RFQ also says that homeowners may use an engineered retrofit design when, for example, cripple walls exceed 4ft. It goes on to say that for a house to qualify for the retrofit program, its cripple walls must not exceed 4ft, among other things.

Is it the intention of the CEA to exclude all homes from the program that do not meet the requirements of IEBC A3, or are engineered retrofits allowed whenever the home does not meet the requirements of IEBC A3 (such as for homes with cripple walls exceeding 4ft and homes on a hillside)?

CEA Answer:

The RFQ establishes the house qualifications in section “House Qualifications” on pages 15-16. As described in the RFQ, houses with cripple walls that exceed four feet in height qualify if an engineered retrofit plan is used and the house meets the other qualifications. Regarding hillsides, see excerpt from RFQ (pages 15-16) below for clarification.

House Qualifications

1. ... While an engineer is generally not required, engineered residential retrofits will qualify for this R2B2 program as well. (For example, shear-walling cripple walls that exceed four feet in height may require an engineer’s expertise.)
2. For a house to qualify for R2B2, it must:
 - d. Not have been previously retrofitted; and not any of the following
 - i. Lateral-force-resisting system using or containing poles or columns embedded in the ground (as in hillside homes).
 - ii. Cripple-wall height exceeding 4 feet, as measured vertically at any point along the cripple wall unless an engineered retrofit plan is used.
 - iii. Erected on a concrete slab-on-grade.
 - iv. Dry rot in structural wood that would preclude a viable retrofit.
 - v. Erected on or into sloping ground with a surface gradient steeper than 3-units horizontally to 1-unit vertically, as measured at any point.

Submitted Question:

IEBC A3 has three main components of a retrofit: bolting the cripple wall to the foundation, sheathing the cripple walls, and connection of the cripple wall to the first floor. The goal is to make the foundation, the mudsill, the cripple wall, and the floor joists act as one unit by fastening all the components together.

Is it the intention of the CEA to not require connection of the cripple wall to the first floor in its retrofits?

CEA Answer:

It is the intention of the CEA to adhere to the criteria stated in the RFQ (page 13) where it states that the “The following elements will be the focus of the R2B2 program:

1. The cripple walls are reinforced to enable them to function as shear members, significantly protecting the house from collapsing;
2. The sill plates are bolted to the foundation, enabling the house to remain in place, rather than sliding off the foundation during an earthquake; and
3. If not already completed, the water heater must be properly strapped to reduce the likelihood of water and fire damage, and to protect the water supply.”

Submitted Question:

Many homes have been inadequately retrofitted previously. For example, many homes have foundation bolts that are inadequately spaced and do not meet current requirements. It is common practice to assume that these bolts provide no positive benefit when designing a new retrofit.

Is it the intention of the CEA to exclude homes that have been previously (insufficiently) bolted to the foundation from the retrofit program?

CEA Answer:

The RFQ has a House Qualifications section (see pages 15-16). It will be up to the program administrator to determine if a particular house qualifies for the program. The R2B2 program is being established to provide incentives for residents who do new retrofits to their houses using an approved code. The CEA does not intend to pay for previously completed retrofits.

Submitted Question:

Is it the responsibility of the Program Administrator to design the coursework of contractor training program?

CEA Answer:

The RFQ states, in part, under the Contractors: Section 2, “Track that contractors have completed specific training on how to properly perform residential retrofits that meet current residential-retrofit building codes. Contractors should be trained on how existing plan sets that meet or exceed the current retrofit building codes can represent acceptable retrofit methodology in the jurisdictions where the plan sets are in use.”

This RFQ allows for using an existing training program or designing a training program.