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## ADA & Seismic Retrofitting

ADA- (**American Disabilities Act**) we all know what this is. What I do not understand is why some Cities require it with a Seismic retrofit when there are no changes in occupancy or Tenant improvements being made? This is a voluntary Lifesaving retrofit. What about the impact on Soft Story apartments that need retrofitting?

We have had Many clients (including large REIT Companies) **not** do the work because of the added expense of ADA compliance. Yes there are some Hardship cases that limit the cost to 20% of the retrofit cost but this is still a large burden for owners who just want to make there building safer.

I do not understand the logic in this since this does nothing for the "Use of Occupancy" in the building. Re-Roofing, Fire sprinkler upgrades, HVAC and other work does not trigger the ADA requirement.

How did Multi-Family get the exemption from ADA for retrofit work?

The Life Safety of People is important in a disaster. This change would also limit the need of Public, State and municipalities disaster relief when there is an Earthquake! I am asking for any ideas or contacts that could push this change through the State to make this Retrofit work exempt from Voluntary or even mandatory earthquake retrofits.

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