INSTRUCTIONS FOR PERFORMING A

MULTFAMILY PROPERTY CONDITION ASSESSMENT

STRUCTURAL RISK EVALUATION QUESTIONNAIRE

This Structural Risk Evaluation Questionnaire assesses the seismic risk factors associated with a Property, and is required for any Property located in an area with a strong risk of high seismic activity, defined by the [United States Geological Survey (USGS) Peak Ground Acceleration (PGA) Calculator Tutorial](https://www.fanniemae.com/content/job_aid/usgs-peak-ground-acceleration-pga-calculator-tutorial.pdf) as having a Peak Ground Acceleration (“PGA”) equal to or greater than 0.15g (i.e., 15% of the acceleration of gravity (g) using a 10% probability of exceedance in a 50 year period).

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| **SECTION 1 – PEAK GROUND ACCELERATION** |  |
| 1. What is the Peak Ground Acceleration for the Property? | 0.\_\_\_\_ g |
| If the PGA is equal to or greater than 0.15g, complete Sections 2 and 3A for a Small Mortgage Loan, or Sections 2 and 3B for any other Mortgage Loan. If the PGA is below 0.15g, no further action is required. | |

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| **SECTION 2 – INELIGIBLE STRUCTURAL RISK FACTORS**  **If any question is answered “Yes”, the Mortgage**  **Loan is ineligible for purchase by Fannie Mae.** | **YES/NO** |
| 1. Is any building constructed of unreinforced masonry with no seismic retrofit? |  |
| 2. Is any building constructed on a hillside with a slope exceeding a 30 degree angle (50% slope)? |  |

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| **SECTION 3A – SMALL MORTGAGE LOANS ONLY**  **If any question is answered “Yes”, a Seismic Risk Assessment is required.**  **If all questions are answered “No”, then no further action is required.** | **YES/NO** |
| 1. Does any building constructed prior to January 1, 1950 have wood frame construction? |  |
| 1. Does any building constructed prior to January 1, 1980 have residential units above ground floor commercial space or tuck-under parking? |  |
| 1. Did any building with unreinforced masonry bearing walls have a subsequent seismic retrofit completed after the original construction date? |  |

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| **SECTION 3B – ANY MORTGAGE LOAN OTHER**  **THAN A SMALL MORTGAGE LOAN**  **If any question is answered “Yes”, a Seismic Risk Assessment is required.**  **If all questions are answered “No”, then no further action is required.** | **YES/NO** |
| 1. Is any building located within 50-feet of a documented Earthquake Fault Zone (a.k.a. Alquist-Priolo Zone) as defined by the California Geological Survey and the Alquist-Priolo Earthquake Fault Zoning Act? |  |
| 1. Did any building with unreinforced masonry bearing walls have a subsequent seismic retrofit completed after the original construction date? |  |
| 1. Does any building have a weak or soft story (as defined by the International Building Code) at any floor level? |  |
| 1. Does any building constructed prior to January 1, 1950 have wood frame construction? |  |
| 1. Does any building constructed prior to January 1, 1994 have reinforced concrete construction? |  |
| 1. Does any building constructed prior to January 1, 1994 have reinforced concrete masonry (CMU) bearing walls? |  |
| 1. Does any building constructed prior to January 1, 1994 have wood frame construction over a reinforced concrete podium structure? |  |
| 1. Does any building constructed prior to January 1, 2000 with wood frame construction have residential units above ground floor or tuck under parking? |  |
| 1. Does any building have high-rise construction (8 stories or greater)? |  |
| 1. Was any building constructed with direct contact to an adjacent building, regardless of whether the adjacent building is part of the same Property or located on a separate property? (However, Properties with row-style buildings that have continuous roof and floor structures as well as fire separation walls, answer this question “No”.) |  |