

Wood-Framed Buildings, One to Three Stories, Single-family, Built After 1940
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Typical Photo of Damage to Newer, Single-family, Wood-Framed Buildings of One to Three Stories

Source -- Courtesy of Degenkolb Associates

Percent Uninhabitable by Intensity Level

This category accounts for the suburban California house that is familiar to most of us. Built after W.W.II with increasingly larger garages, our single family house has increased in square foot size over the years. A common design formula for post W.W.II single family house has been locating the living spaces above a two car garage that faces the street. This strategy often produces long spans for the floor and roof diaphragms making the structure more vulnerable during an earthquake.

Although the post-1940 house does not present widespread problems with foundation anchorage and foundation reinforcing, there often is a lack of proper reinforcement of the masonry chimneys. A significant number of post-1940 dwellings can be yellow-tagged because of some type of chimney damage or partial structural failure due to long spans over the garage.

The post-1940 house accounts for 53.6% of the total Bay Area housing stock. Its relative numbers are most significant in the more recently urbanized counties of the Bay Area: Contra Costa County 68.3%, Marin County 59.9%, Napa County 62.6%, San Mateo County 58.6%, Santa Clara County 61.2%, Solano County 67.3%, and Sonoma County 64.9%.