
World Housing Encyclopedia

an Encyclopedia of Housing Construction in
Seismically Active Areas of the World



an initiative of
Earthquake Engineering Research Institute (EERI) and
International Association for Earthquake Engineering (IAEE)

HOUSING REPORT

Concrete Frame and Shear Wall Building

Report #	6
Report Date	05-06-2002
Country	CHILE
Housing Type	RC Moment Frame Building
Housing Sub-Type	RC Moment Frame Building : Dual System - Frame with Shear Wall
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Important

This encyclopedia contains information contributed by various earthquake engineering professionals around the world. All opinions, findings, conclusions & recommendations expressed herein are those of the various participants, and do not necessarily reflect the views of the Earthquake Engineering Research Institute, the International Association for Earthquake Engineering, the Engineering Information Foundation, John A. Martin & Associates, Inc. or the participants' organizations.

Summary

Buildings of this type are used mainly for offices or hotels, and they are found in large cities throughout the country. At the present time this building type represents about 15-20% of the high-rise building stock in Chile (building with more than 10 stories). The structural system consists of reinforced concrete frames and shear walls. The walls are typically located around the staircases and the elevators, while the frames may be uniformly distributed in plan or at

the perimeter only. Most of the lateral load-bearing elements exist along the full building height in the elevation and in both directions of the building plan. In some buildings the walls are perforated with openings and coupled with lintel beams. Some buildings of this type have one or more basement floors. In general, these buildings are quite stiff. Seismic performance is very good, strength and stiffness are controlled, and torsion effects are minimal. Problems that may occur in the future are related to the reduction in the wall density, and introduction of soft-story or torsional effects.

1. General Information

Buildings of this construction type can be found in all main cities of the country: Iquique, Antofagasta, Concepción, Temuco, Valparaíso, Viña del Mar and Santiago. This type of housing construction is commonly found in urban areas. This construction type has been in practice for less than 50 years.

Currently, this type of construction is being built.



Figure 1A: Typical building



Figure 1B: Typical building

2. Architectural Aspects

2.1 Siting

These buildings are typically found in flat terrain. They do not share common walls with adjacent buildings. According to NCH433.0f96 the distance must be at least 1.5 m or $0.002 \times$ total height of the building. In addition there are some dispositions about distance to neighbor site or free space for parking. So, individual buildings in a block may be separated up to 10 meters. They are typically located close together in some specific neighborhoods. In Santiago there are some new developed neighborhood where corporate buildings are widely spaced. When separated from adjacent buildings, the typical distance from a neighboring building is 10 meters.

2.2 Building Configuration

Plan shapes range from rectangular to octagonal. In this country there is not standardization for any element: window, door, etc so it is not possible to provide any number or size of openings.

2.3 Functional Planning

The main function of this building typology is mixed use (both commercial and residential use). In some buildings commercial ground floor includes a big hall. In a typical building of this type, there are no elevators and 1-2 fire-protected exit staircases. Modern buildings have pressurized stairs and the taller ones also have a helicopter landing strip on the top.

2.4 Modification to Building

The most popular may be infill balconies.

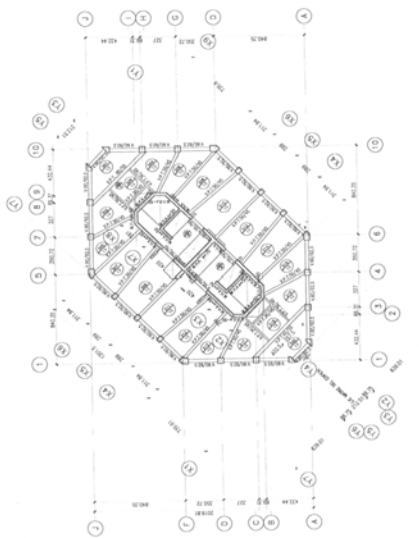


Figure 2A: Plan of a typical building

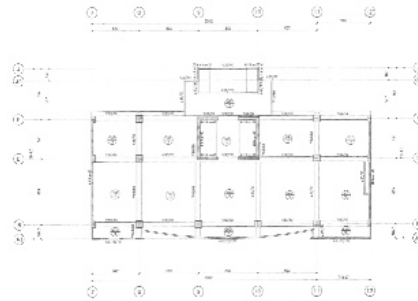


Figure 2B: Plan of a typical building

3. Structural Details

3.1 Structural System

Material	Type of Load-Bearing Structure	#	Subtypes	Most appropriate type
Masonry	Stone Masonry Walls	1	Rubble stone (field stone) in mud/lime mortar or without mortar (usually with timber roof)	<input type="checkbox"/>
		2	Dressed stone masonry (in lime/cement mortar)	<input type="checkbox"/>
	Adobe/ Earthen Walls	3	Mud walls	<input type="checkbox"/>
		4	Mud walls with horizontal wood elements	<input type="checkbox"/>
		5	Adobe block walls	<input type="checkbox"/>
		6	Rammed earth/Pise construction	<input type="checkbox"/>
	Unreinforced masonry walls	7	Brick masonry in mud/lime mortar	<input type="checkbox"/>
		8	Brick masonry in mud/lime mortar with vertical posts	<input type="checkbox"/>
		9	Brick masonry in lime/cement mortar	<input type="checkbox"/>

		10	Concrete block masonry in cement mortar	<input type="checkbox"/>
	Confined masonry	11	Clay brick/tile masonry, with wooden posts and beams	<input type="checkbox"/>
		12	Clay brick masonry, with concrete posts/tie columns and beams	<input type="checkbox"/>
		13	Concrete blocks, tie columns and beams	<input type="checkbox"/>
		Reinforced masonry	14	Stone masonry in cement mortar
	15		Clay brick masonry in cement mortar	<input type="checkbox"/>
	16		Concrete block masonry in cement mortar	<input type="checkbox"/>
Structural concrete	Moment resisting frame	17	Flat slab structure	<input type="checkbox"/>
		18	Designed for gravity loads only, with URM infill walls	<input type="checkbox"/>
		19	Designed for seismic effects, with URM infill walls	<input type="checkbox"/>
		20	Designed for seismic effects, with structural infill walls	<input type="checkbox"/>
		21	Dual system – Frame with shear wall	<input checked="" type="checkbox"/>
	Structural wall	22	Moment frame with in-situ shear walls	<input type="checkbox"/>
		23	Moment frame with precast shear walls	<input type="checkbox"/>
	Precast concrete	24	Moment frame	<input type="checkbox"/>
		25	Prestressed moment frame with shear walls	<input type="checkbox"/>
		26	Large panel precast walls	<input type="checkbox"/>
27		Shear wall structure with walls cast-in-situ	<input type="checkbox"/>	
28		Shear wall structure with precast wall panel structure	<input type="checkbox"/>	
Steel	Moment-resisting frame	29	With brick masonry partitions	<input type="checkbox"/>
		30	With cast in-situ concrete walls	<input type="checkbox"/>
		31	With lightweight partitions	<input type="checkbox"/>
	Braced frame	32	Concentric connections in all panels	<input type="checkbox"/>
		33	Eccentric connections in a few panels	<input type="checkbox"/>
	Structural wall	34	Bolted plate	<input type="checkbox"/>
35		Welded plate	<input type="checkbox"/>	
Timber	Load-bearing timber frame	36	Thatch	<input type="checkbox"/>
		37	Walls with bamboo/reed mesh and post (Wattle and Daub)	<input type="checkbox"/>
		38	Masonry with horizontal beams/planks at intermediate levels	<input type="checkbox"/>
		39	Post and beam frame (no special connections)	<input type="checkbox"/>
		40	Wood frame (with special connections)	<input type="checkbox"/>
		41	Stud-wall frame with plywood/gypsum board sheathing	<input type="checkbox"/>
		42	Wooden panel walls	<input type="checkbox"/>
Other	Seismic protection systems	43	Building protected with base-isolation systems	<input type="checkbox"/>
		44	Building protected with	<input type="checkbox"/>

		seismic dampers	
Hybrid systems	45	other (described below)	<input type="checkbox"/>

3.2 Gravity Load-Resisting System

The vertical load-resisting system is reinforced concrete structural walls (with frame). Shear walls and frames play both role as both the lateral and gravity load-bearing elements. In addition, gravity load-resisting beams may exist.

3.3 Lateral Load-Resisting System

The lateral load-resisting system is reinforced concrete structural walls (with frame). Shear walls provide enough strength and stiffness to control displacements in the lower floors while the frames control displacements in the upper floors. In some cases the walls are coupled with lintel beams, which are able to dissipate energy when subjected to severe earthquakes and are easily repairable afterwards. In general these buildings are quite stiff because they must resist a base shear of 5 - 6.7% depending on the seismic zone and the story drift must be equal or less than 0.002. The façade frames may not be linked to the stair or elevator walls, in which case the slab must transfer lateral loads from one element to the other. Stiffness and mass distribution are regular in plan but some irregularities may appear at the top floors due to reduction in floor area. Most of them may have symmetry axes in at least one direction of the plan. The ratio Total Height/Period (H/T) has been defined as representative of building stiffness, being normal values between 40 to 70 m/sec. However, in the last decade this value had diminished and about 7% of the buildings have H/T between 20 to 40 m/sec. This may lead to larger story drift and damage due to earthquakes.

3.4 Building Dimensions

The typical plan dimensions of these buildings are: lengths between 20 and 20 meters, and widths between 40 and 40 meters. The building has 10 to 30 storey(s). The typical span of the roofing/flooring system is 8 meters. Typical plan dimensions: Vary from case to case, average area is 750 m². Typical story height: Average story height is 3.2 m. Story height varies from 2.9 to 3.5 m. Typical span: Variation of typical span is 6 - 10 m. The typical storey height in such buildings is 3.2 meters. The typical structural wall density is none. Ranges from 1.5% to 2.5% in each direction. Only 25% buildings of this type have wall density less than 1.5% but larger than 0.5%. Figure 5 shows the variation on time of the wall density.

3.5 Floor and Roof System

Material	Description of floor/roof system	Most appropriate floor	Most appropriate roof
Masonry	Vaulted	<input type="checkbox"/>	<input type="checkbox"/>
	Composite system of concrete joists and masonry panels	<input type="checkbox"/>	<input type="checkbox"/>
Structural concrete	Solid slabs (cast-in-place)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Waffle slabs (cast-in-place)	<input type="checkbox"/>	<input type="checkbox"/>
	Flat slabs (cast-in-place)	<input type="checkbox"/>	<input type="checkbox"/>
	Precast joist system	<input type="checkbox"/>	<input type="checkbox"/>
	Hollow core slab (precast)	<input type="checkbox"/>	<input type="checkbox"/>
	Solid slabs (precast)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	Beams and planks (precast) with concrete topping (cast-in-situ)	<input type="checkbox"/>	<input type="checkbox"/>
Steel	Slabs (post-tensioned)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Composite steel deck with concrete slab (cast-in-situ)	<input type="checkbox"/>	<input type="checkbox"/>
	Rammed earth with ballast and concrete or plaster finishing	<input type="checkbox"/>	<input type="checkbox"/>
	Wood planks or beams with ballast and concrete or plaster finishing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Thatched roof supported on wood purlins	<input type="checkbox"/>	<input type="checkbox"/>

Timber	Wood shingle roof	<input type="checkbox"/>	<input type="checkbox"/>
	Wood planks or beams that support clay tiles	<input type="checkbox"/>	<input type="checkbox"/>
	Wood planks or beams supporting natural stones slates	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Wood planks or beams that support slate, metal, asbestos-cement or plastic corrugated sheets or tiles	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Wood plank, plywood or manufactured wood panels on joists supported by beams or walls	<input type="checkbox"/>	<input type="checkbox"/>
Other	Described below	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

The floors and the roof are considered as rigid diaphragms for seismic analysis. With post-tensioned slabs larger span between the central core walls (elevators and stairs) and some frames can be used.

3.6 Foundation

Type	Description	Most appropriate type
Shallow foundation	Wall or column embedded in soil, without footing	<input type="checkbox"/>
	Rubble stone, fieldstone isolated footing	<input type="checkbox"/>
	Rubble stone, fieldstone strip footing	<input type="checkbox"/>
	Reinforced-concrete isolated footing	<input type="checkbox"/>
	Reinforced-concrete strip footing	<input checked="" type="checkbox"/>
	Mat foundation	<input checked="" type="checkbox"/>
	No foundation	<input type="checkbox"/>
Deep foundation	Reinforced-concrete bearing piles	<input type="checkbox"/>
	Reinforced-concrete skin friction piles	<input type="checkbox"/>
	Steel bearing piles	<input type="checkbox"/>
	Steel skin friction piles	<input type="checkbox"/>
	Wood piles	<input type="checkbox"/>
	Cast-in-place concrete piers	<input type="checkbox"/>
	Caissons	<input type="checkbox"/>
Other	Described below	<input type="checkbox"/>

Probably the mat foundation is more typical as most of these buildings possess a basement.

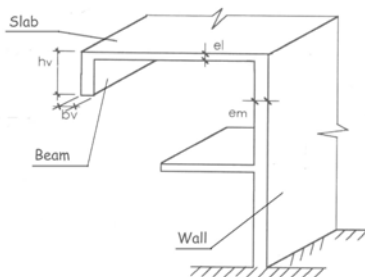


Figure 3: Key load-bearing elements

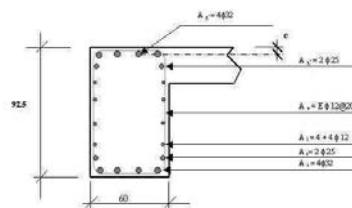


Figure 4A: Critical structural details: design of beams and columns

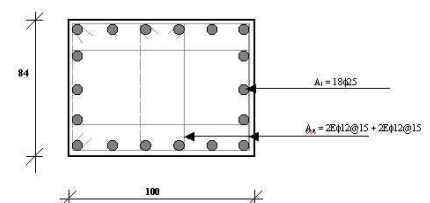


Figure 4B: Typical structural details: columns

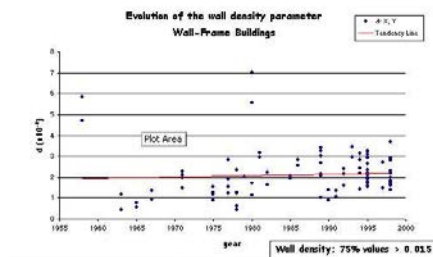


Figure 5: Variation of wall density

4. Socio-Economic Aspects

4.1 Number of Housing Units and Inhabitants

Each building typically has 21-50 housing unit(s). One institution may own one or more floors. The number of inhabitants in a building during the day or business hours is more than 20. The number of inhabitants during the evening and night is 5-10. During the day will have complete occupancy, however some buildings may also be occupied in the night (night shifts).

4.2 Patterns of Occupancy

These are mainly office buildings and therefore nobody resides in them with the exception of some administrative workers unless the building is used as an hotel.

4.3 Economic Level of Inhabitants

Income class	Most appropriate type
a) very low -income class (very poor)	<input type="checkbox"/>
b) low -income class (poor)	<input type="checkbox"/>
c) middle-income class	<input type="checkbox"/>
d) high-income class (rich)	<input checked="" type="checkbox"/>

We are identifying the entrepreneurs or the owners of the offices, not the people working in these buildings.

Ratio of housing unit price to annual income	Most appropriate type
5:1 or worse	<input type="checkbox"/>
4:1	<input type="checkbox"/>
3:1	<input type="checkbox"/>
1:1 or better	<input checked="" type="checkbox"/>

What is a typical source of financing for buildings of this type?	Most appropriate type
Owner financed	<input checked="" type="checkbox"/>
Personal savings	<input checked="" type="checkbox"/>
Informal network: friends and relatives	<input type="checkbox"/>
Small lending institutions / micro-finance institutions	<input type="checkbox"/>
Commercial banks/mortgages	<input checked="" type="checkbox"/>
Employers	<input type="checkbox"/>

Investment pools	<input checked="" type="checkbox"/>
Government-owned housing	<input type="checkbox"/>
Combination (explain below)	<input type="checkbox"/>
other (explain below)	<input checked="" type="checkbox"/>

Government owned offices. In each housing unit, there are no bathroom(s) without toilet(s), no toilet(s) only and no bathroom(s) including toilet(s).

Maybe 5 to 10 bathrooms per floor. .

4.4 Ownership

The type of ownership or occupancy is renting, outright ownership, ownership with debt (mortgage or other), individual ownership, ownership by a group or pool of persons and long-term lease.

Type of ownership or occupancy?	Most appropriate type
Renting	<input checked="" type="checkbox"/>
outright ownership	<input checked="" type="checkbox"/>
Ownership with debt (mortgage or other)	<input checked="" type="checkbox"/>
Individual ownership	<input checked="" type="checkbox"/>
Ownership by a group or pool of persons	<input checked="" type="checkbox"/>
Long-term lease	<input checked="" type="checkbox"/>
other (explain below)	<input type="checkbox"/>

5. Seismic Vulnerability

5.1 Structural and Architectural Features

Structural/ Architectural Feature	Statement	Most appropriate type		
		True	False	N/A
Lateral load path	The structure contains a complete load path for seismic force effects from any horizontal direction that serves to transfer inertial forces from the building to the foundation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Building Configuration	The building is regular with regards to both the plan and the elevation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Roof construction	The roof diaphragm is considered to be rigid and it is expected that the roof structure will maintain its integrity, i.e. shape and form, during an earthquake of intensity expected in this area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Floor construction	The floor diaphragm(s) are considered to be rigid and it is expected that the floor structure(s) will maintain its integrity during an earthquake of intensity expected in this area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation performance	There is no evidence of excessive foundation movement (e.g. settlement) that would affect the integrity or performance of the structure in an earthquake.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall and frame structures-redundancy	The number of lines of walls or frames in each principal direction is greater than or equal to 2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Height-to-thickness ratio of the shear walls at each floor level is:			

Wall proportions	Less than 25 (concrete walls); Less than 30 (reinforced masonry walls); Less than 13 (unreinforced masonry walls);	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Foundation-wall connection	Vertical load-bearing elements (columns, walls) are attached to the foundations; concrete columns and walls are doweled into the foundation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall-roof connections	Exterior walls are anchored for out-of-plane seismic effects at each diaphragm level with metal anchors or straps	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wall openings	The total width of door and window openings in a wall is: For brick masonry construction in cement mortar : less than 1/2 of the distance between the adjacent cross walls; For adobe masonry, stone masonry and brick masonry in mud mortar: less than 1/3 of the distance between the adjacent cross walls; For precast concrete wall structures: less than 3/4 of the length of a perimeter wall.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Quality of building materials	Quality of building materials is considered to be adequate per the requirements of national codes and standards (an estimate).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Quality of workmanship	Quality of workmanship (based on visual inspection of few typical buildings) is considered to be good (per local construction standards).	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Maintenance	Buildings of this type are generally well maintained and there are no visible signs of deterioration of building elements (concrete, steel, timber)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional Comments				

5.2 Seismic Features

Structural Element	Seismic Deficiency	Earthquake Resilient Features	Earthquake Damage Patterns
Wall	None	The main characteristic of Chilean buildings is the high wall density ratio	
Frame (columns, beams)	Non-structural elements not properly separated from the structures.		Tilt out of plane of non-structural elements; short column failures
Roof and floors	Some damage has been reported in slab with openings, i.e. between stairs and elevators, when there are not lintels and the slab works as a coupling element and no special reinforcements have been provided.		

5.3 Overall Seismic Vulnerability Rating

The overall rating of the seismic vulnerability of the housing type is F: VERY LOW VULNERABILITY (i.e., excellent seismic performance), the lower bound (i.e., the worst possible) is E: LOW VULNERABILITY (i.e., very good seismic performance), and the upper bound (i.e., the best possible) is F: VERY LOW VULNERABILITY (i.e., excellent

seismic performance).

Vulnerability	high	medium-high	medium	medium-low	low	very low
	very poor	poor	moderate	good	very good	excellent
Vulnerability Class	A	B	C	D	E	F
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

5.4 History of Past Earthquakes

Date	Epicenter, region	Magnitude	Max. Intensity
1960	Valdivia, X Region	9.5	XI (MMI)
1985	Llolleo	7.8	VIII (MMI)

In the southern part of Chile, buildings of this type did not exist at the time of the 1960 earthquake, and the only reported example of damage is the hospital in Valdivia. In the 1985 earthquake, structural damage was not reported in buildings of this type with the exception of the San Antonio Hospital, located very close to epicenter. Out of plane tilting occurred in some non-structural masonry walls at the third floor level (FIGURE 6A) and some columns, not properly confined, in the first floor were damaged at the top. (FIGURE 6B and FIGURE 6C). In fact there were two building blocks-one of them was 3-story high and one basement with no damage, whereas the other one was 4 story high with a flower stand on the top floor that was damaged. The other photo (FIGURE 6D) represents a 4-story building at Valparaiso that had experienced some damage in interior panel and contents.



Figure 6A: San Antonio Hospital, March 3, 1985 Llolleo earthquake



Figure 6B: San Antonio Hospital. First floor columns damaged in the 1985 Llolleo earthquake



Figure 6C: San Antonio Hospital, close-up damaged in the 1985 Llolleo earthquake



Figure 6D: Medicine School, University of Valparaiso, 1985 Llolleo earthquake, damage in

6. Construction

6.1 Building Materials

Structural element	Building material	Characteristic strength	Mix proportions/dimensions	Comments
Walls	Reinforced concrete	Tensile strength of concrete: 1.5-4.0 MPa, Cylinder compressive strength of concrete: 25-35 MPa, Shear strength of concrete: 1.5-2.0 MPa	3:1:0.5	st/fc/shear strength
Foundation	Reinforced concrete	Tensile strength of concrete: 1.4-2.2 MPa, Cylinder compressive strength of concrete: 25 MPa, Shear strength of concrete: 1.5 MPa	3:1:0.5	
Frames (beams & columns)	Reinforced concrete	Tensile strength of concrete: 1.5-4.0 MPa, Cylinder compressive strength of concrete: 25-35 MPa, Shear strength of concrete: 1.5-2.0 MPa	3:1:0.5	
Roof and floor(s)	Reinforced concrete	Cylinder compressive strength of concrete: 25-30 MPa		

6.2 Builder

It is built by developers or as initiative of a firm or a hotel.

6.3 Construction Process, Problems and Phasing

The building design must follow the NCh433.0f96 code, although nobody checks this. In case of damage an arbitrage process may take place at the court of justice. The landowner and a construction firm (developer) hire an architectural office and structural engineer to design the building. Modern equipment such as crane, premix concrete, industrial formwork etc. is used in the construction. The construction of this type of housing takes place in a single phase. Typically, the building is originally designed for its final constructed size.

6.4 Design and Construction Expertise

The structural engineer typically has a background consisting of 6 years of academic studies and more than 3-5 years of experience. The construction engineer may have 6 years of studies and less experience than the structural engineer. The inspection during the construction is not mandatory and there is no peer review of the structural project. The designer may visit the construction site once or twice during the construction.

6.5 Building Codes and Standards

This construction type is addressed by the codes/standards of the country. Nch433.0f96 Seismic Design. The year the first code/standard addressing this type of construction issued was Until 1993 the NCh433.0f72 was in force. The last two numbers indicates the year since the code is in force. Provisionally dispositions to design this type of buildings existed since 1966. Nch 433.0f96 Seismic design of Buildings. The design of structural elements follows ACI 318-95, with some exceptions: reduced reinforcement cover, non-confinement at the wall ends, 16 MPa minimum compressive strength. B.2.1 Appendix of the NCH433.0f96 Seismic Design of Buildings says: "The design of frames in buildings with "Frame with concrete shear walls-dual system", must follow at least ACI318-95 dispositions 21.8.4 and 21.8.5 when the 75% or more of the story shear in any direction of analysis is resisted by the shear walls and any frame individually resists less than 10% of the story shear. The same may apply when the seismic forces acting on the building are calculated with a reduced modification factor". B.2.2 says: "The shear wall design doesn't need to follow dispositions 21.6.6.1 to 21.6.6.4 of ACI318-95. The most recent code/standard addressing this construction type issued was 1996. Title of the code or standard: Nch433.0f96 Seismic Design Year the first code/standard addressing this type of construction issued: Until 1993 the NCh433.0f72 was in force. The last two numbers indicates the year since the code is in force. Provisionally dispositions to design this type of buildings existed since 1966. National building code, material codes and seismic codes/standards: Nch 433.0f96 Seismic design of Buildings. The design of structural elements follows ACI 318-95, with some exceptions: reduced reinforcement cover, non-confinement at the wall ends, 16 MPa minimum compressive strength. B.2.1 Appendix of the NCH433.0f96 Seismic Design of Buildings says: "The design of frames in buildings with "Frame with concrete shear walls-dual system", must follow at least ACI318-95 dispositions 21.8.4 and 21.8.5 when the 75% or more of the story shear in any direction of analysis is

resisted by the shear walls and any frame individually resists less than 10% of the story shear. The same may apply when the seismic forces acting on the building are calculated with a reduced modification factor". B.2.2 says: "The Page 12 shear wall design doesn't need to follow dispositions 21.6.6.1 to 21.6.6.4 of ACI318-95. When was the most recent Code/standard addressing this construction type issued? 1996.

The building design must follow the NCh433.0f96 code, although nobody checks this. In case of damage an arbitration process may take place at the court of justice.

6.6 Building Permits and Development Control Rules

This type of construction is an engineered, and authorized as per development control rules. Building permits are required to build this housing type.

6.7 Building Maintenance

Typically, the building of this housing type is maintained by Owner(s) and Tenant(s).

6.8 Construction Economics

For an standard building construction may be 15 - 30 UF/m² (400 - 800 US/m²). Selling price will be 40 - 50 UF/m² (1,050 - 1,400 \$US/m²). In the last years, "intelligent buildings" had been constructed that include air conditioning, computer, energy-savings devices, etc. For this case the construction cost may be up to 30-45 UF/m² (800 - 1,225 \$US/m²). Selling price will be 50 - 70 UF/m² (1,400 - 1,850 \$US/m²). Nowadays this is quite rapid, probably one or two floors per month.

7. Insurance

Earthquake insurance for this construction type is typically available. For seismically strengthened existing buildings or new buildings incorporating seismically resilient features, an insurance premium discount or more complete coverage is unavailable. Earthquake insurance are optional added to fire insurance. In case of damage, this insurance will cover repair work and contents.

8. Strengthening

8.1 Description of Seismic Strengthening Provisions

Strengthening of Existing Construction :

Seismic Deficiency	Description of Seismic Strengthening provisions used
Short column	To separate the non-structural elements from the column
Non-structural elements connections	To provide support against out of plane deformations

8.2 Seismic Strengthening Adopted

Has seismic strengthening described in the above table been performed in design and construction practice, and if so, to what extent?

The hospital at San Antonio was repaired however the details are not available.

Was the work done as a mitigation effort on an undamaged building, or as repair following an earthquake? This is not a common activity in Chile. The only situation when buildings are repaired is after an earthquake, when some constructive deficiencies appeared. It is normal to observe some small cracks in the concrete.

8.3 Construction and Performance of Seismic Strengthening

Was the construction inspected in the same manner as the new construction?

I suppose so.

Who performed the construction seismic retrofit measures: a contractor, or owner/user? Was an architect or engineer involved?

A contractor performed the construction, of course an architect and engineer were involved.

What was the performance of retrofitted buildings of this type in subsequent earthquakes?

Non subsequent earthquake had occurred in central zone of Chile until this report was submitted (2001).



Figure 7A: Illustration of seismic-strengthening techniques

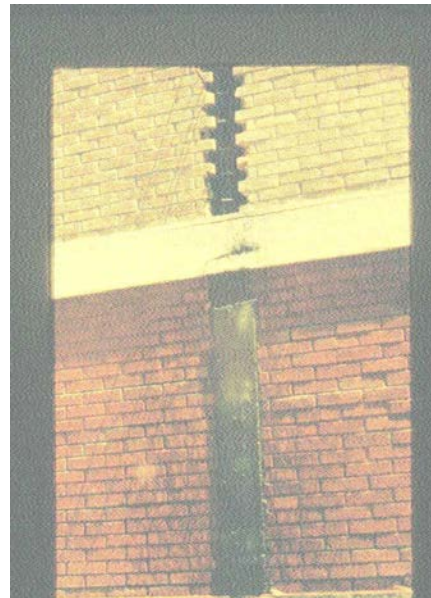


Figure 7B: Illustration of seismic-strengthening techniques

Reference(s)

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