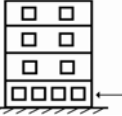
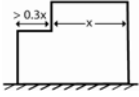
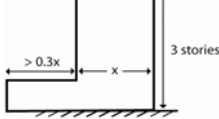
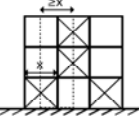
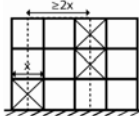
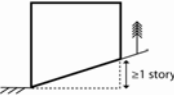
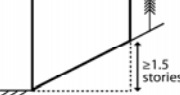
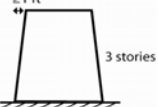

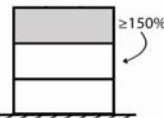
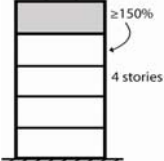
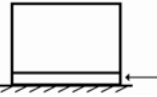
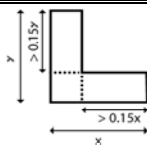
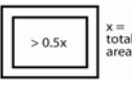
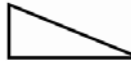
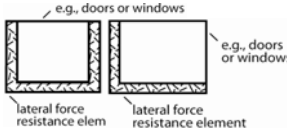
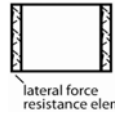
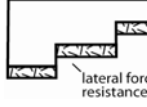
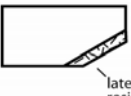


Vertical Irregularity

Type of Irregularity	Choices in Lookup Table (pull down menu)	Low (minor)	Minimum Cutoff for Moderate	Moderate (yes)	Minimum Cutoff for High	High
Soft Story	Soft Story		 <p>Stiffness of one story is dramatically less than most of the other stories (FEMA 154).</p>			
Elevation Setback	Step in Elevation View: Single Change, 2 to 3 Changes, Very Irregular Changes: (adjacent building/entity)		 <p>Horizontal distance of setback is greater than 30% of horizontal distance of adjacent story (IBC 2003).</p>		 <p>Horizontal distance of setback is greater than 30% of horizontal distance of adjacent story (IBC 2003) AND height above setback is 2 or more stories.</p>	
Vertical Lateral-Force-Resistance Element Displacement In Plane	Vertical Lateral-Force-Resistance Element Displacement In Plane		 <p>Horizontal offset distance is equal to or greater than the horizontal length of the vertical lateral-force-resistance element (IBC 2003).</p>		 <p>Horizontal offset distance is equal to or greater than 2 times the horizontal length of the vertical lateral-force-resistance element.</p>	
Sloped Site	Building On Hill or Sloped Site		 <p>Slope across building rises at least one story (FEMA 154).</p>		 <p>Slope across building rises greater than 1.5 story.</p>	
Sloped or Inclined Walls	Sloped or Inclined Walls		 <p>Walls have an out of plane slope greater than 1 foot per 3 stories AND less than 3 feet per 3 stories.</p>		 <p>Walls have an out of plane slope greater than 1 foot per 1 story.</p>	
Vertical Mass Irregularity	Vertical Mass Irregularity		 <p>Mass of story or object greater than 150% of adjacent story (IBC 2003).</p>		 <p>Building 4 or more stories AND mass of story or object is greater than 150% of adjacent story.</p>	
Cripple Wall	Cripple Wall		 <p>Building has cripple walls</p>			
Short Columns	Short Columns		<p>Lateral load-carrying columns which have an effective height substantially less than the full story or columns of mixed heights.</p>			
Vertical Change in Structural Type	Vertical Change in Structural Type (stiff over stiff), (soft over stiff), (stiff over soft), (soft over soft)		<p>Building has a vertical change in structural type.</p>			

Plan Irregularity

Type of Irregularity	Choices in Lookup Table (pull down menu)	Low (minor)	Minimum Cutoff for Moderate	Moderate (yes)	Minimum Cutoff for High	High
Reentrant Corners	Reentrant Corners: L Shaped, T Shaped, U Shaped, E Shaped, H Shaped, Other: (adjacent building/entity)		 <p>Both projections (from the reentrant corner) are greater than 15% of the total length in that direction (IBC 2003).</p>			
Large diaphragm openings or O shaped	Large Diaphragm or Central Opening		 <p>Opening is greater than 50% of the gross enclosed area (IBC 2003).</p>			
Torsion Based on Shape	Torsion: Building Shape		 <p>Building has less than or greater than 90 deg corners.</p>			
Torsion Based on Change in Force-Resistant Elements	Torsion: Eccentric Stiffness		 <p>Eccentric stiffness. Primary Lateral-Force-Resistance Elements are at 90 deg and at least one is non-parallel (IE elements have a C shape or L shape).</p>			
Lateral-Force-Resistance in One Direction Only	Lateral-Force-Resistance in One Direction Only		 <p>Lateral-Force-Resistance is only in one direction.</p>			
Discontinuous Lateral-Force-Resistance Elements (Out of Plane Element)	Out of Plane Lateral-Force-Resistance Element		 <p>Lateral-Force-Resistance Element is out of plane or has offsets.</p>			
Nonparallel System	Nonparallel System		 <p>Vertical Lateral-Force-Resistance Elements are not Parallel or symmetric to major axes of the lateral system.</p>			