U.S. Resiliency Council

Improving the Built Environment and Promoting Community Resilience

The USRC improves societal resilience with the establishment and implementation of a building rating system, education about the vulnerability of our built environment, certification of engineers, and delivery of credible evaluations of building performance in natural and man-made disasters. The USRC is modeled after the US Green Buildings Council (USGBC®), which through its LEED® rating system, has successfully engrained environmental sustainability into the public consciousness. The USRC rating system delivers information on the expected safety, damage and recovery of the buildings we use and occupy.

Who Uses the Rating System?

Building owners, brokers, buyers, lenders, insurers and tenants all benefit from the USRC rating system. The USRC rating system is based on national building standards and audited to prevent the manipulation of results.

Properties that receive high USRC ratings will benefit from an increase in perceived value, potentially increasing leasing rates and transaction efficiency—the same kind of benefits associated with LEED® accredited properties. Market awareness results in price differentiation. In Tokyo, office buildings with seismic performance on par with a USRC five-star rating receive 40% higher lease rates compared to otherwise equivalent buildings that would have a USRC three-star rating.

Lenders and Insurers use USRC ratings to inform real estate transactions associated with lending decisions and defining insurance products.

Tenants value the USRC rating as it relates to both safety and recovery time following a major event.

Governments and Institutions use USRC ratings to identify safe buildings and make long-term strategic plans for reducing reconstruction costs and recovery time following a major disaster. As a comparison, over 40 jurisdictions in California require “Green” or LEED® certification of new public and private developments to improve long term sustainability.

What Does a USRC Rating Deliver?

The USRC system provides rating users with greater confidence in a building performance evaluation by delivering:

- **Consistency** – Only certified engineers are able to submit applications for a USRC rating.
- **Credibility** – Rating submissions undergo a technical audit by certified reviewers.
- **Value** – Users receive actionable information about building safety, repair cost, and time to regain function.

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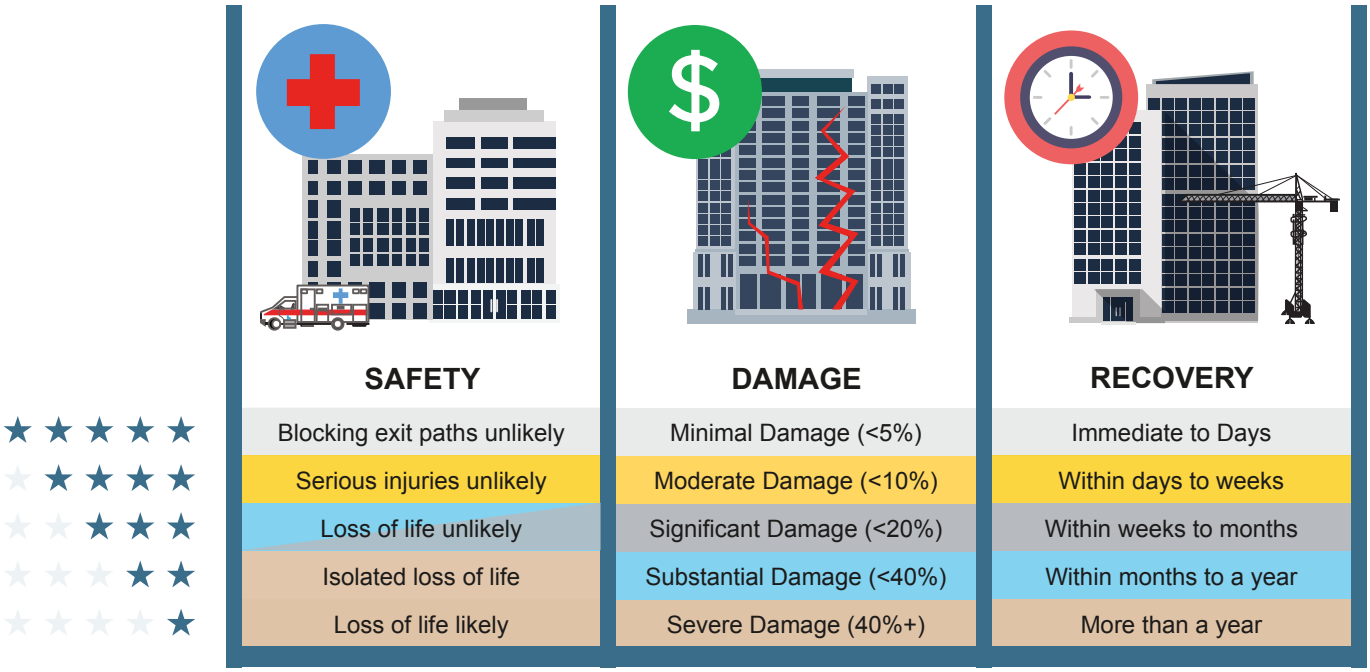
USRC Building Rating System: Usefulness of Performance Metrics



USRC Safety Rating

The USRC SAFETY rating dimension reflects the expected performance of the building in terms of loss of life, injury and egress. A USRC SAFETY rating in this context is an indicator of the risk of personal injuries of various types and seriousness, as well as loss of life.

USRC Damage Rating

The USRC DAMAGE rating dimension reflects an estimate of the cost to repair the building after an event, as a percentage of the building's overall replacement cost (not including the replacement of contents), such that it can continue to be used as it was at the time the rating was last issued.

DAMAGE is determined without consideration of overall market conditions in effect following the event, such as increases in local construction costs, and it does not include factors such as business interruption associated with loss of use or occupancy restrictions, design fees, permit fees, historic preservation, or mandatory upgrades triggered by building code regulations.

USRC Recovery Rating

The USRC RECOVERY dimension is an estimate of the time until a property owner or tenant is able to enter and use the building for its basic intended functions. It represents a minimum timeframe to carry out needed repair and to remove major safety hazards and obstacles to occupancy and use, but does not address several other factors that can delay the time to regain function, including but not limited to: the condition of external infrastructure (e.g. utilities, transportation) that provide access and services to the building; damage or the post-event state of building contents; or the condition of adjacent buildings.

The complexity and time needed to restore a building to usable condition can increase quickly in relation to the degree of damage. Delays in design, financing, and construction may include time until arrival of special-order equipment or materials, increased prices, a lack of available local design professionals or contractors in a community where many buildings have been damaged, and longer than usual permitting and inspection wait times.