



## The New Property Resilience Assessment (PRA)

The Property Resilience Assessment (PRA) creates a standardized way of communicating the hazards and vulnerabilities that may affect a commercial, industrial, or multi-family building and helps identify resilience measures to improve its performance. There are several resources available for learning more about Property Resilience Assessments (PRAs). One resource is the ASTM International, which has developed a new guide for conducting PRAs. This guide provides an overview of a generalized, systematic approach for conducting a PRA, including: (1) identifying the natural hazards likely to affect a property; (2) evaluating the risks posed by those hazards along with the capacity of the property to prepare for, adapt to, withstand, and recover from those hazards; and, (3) identifying conceptual resilience measures to enhance property-level performance and recovery. <https://www.astm.org/workitem-wk62996>.

The Property Resilience Assessment (PRA) includes a baseline assessment of floods, natural hazards, and climate change impacts, now and in the future, the property’s vulnerability to these risks, potential damage/loss (value-at-risk), including functional recovery times, and a limited consideration of community resilience. The benefits of conducting a PRA include:

- Enhanced property-level resilience leading to improved occupant safety, asset value preservation, reduced disruption, or other user-specific goals.
- Better decision-making for real estate investors, owners, operators, lenders, and insurers.
- Standardized communication of hazards and vulnerabilities that may affect a building.
- Identification of resilience measures to improve the performance of the property.

The time it takes to complete a Property Resilience Assessment (PRA) and cost can vary depending on the size and complexity of the property being assessed, as well as the scope of the assessment. While the PRA is divided into three steps, the Client can determine whether to do only Step One, Step One and Two, or all three Steps.

### NEW ASTM : Property Resilience Assessment Three-Step Process



\*Hazards include those caused by climate change, those made more extreme by climate change, and other natural hazards.

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