



## SOUTH COAST APARTMENT ASSOCIATION

A Chapter of the California Apartment Association  
Serving rental housing owners and managers in Orange and Southern Los Angeles Counties

**FAXED**  
6-19-07

Item #37

June 18, 2007

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The Honorable Mayor Bob Foster  
And Members of the City Council  
City of Long Beach  
333 West Ocean Boulevard, 14<sup>th</sup> Floor  
Long Beach CA 90802

**RE: June 19 Agenda, Item 39, 06-1362, Fire Sprinklers**

Honorable Mayor and Councilmembers,

On behalf of the South Coast Apartment Association, which is the chapter of the California Apartment Association representing landlords in your city and throughout Orange and southern Los Angeles Counties, we are writing to express our opposition to those provisions in the proposed fire sprinkler ordinance requiring retrofit of existing multi family residential units.

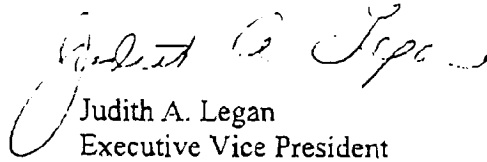
We support the provisions requiring fire sprinklers in NEW construction as recommended in paragraphs 1, 2, and 3, and we also support the requirement for upgrading the fire alarms in existing multifamily residential, hotels and motels or in existing high rise buildings to upgrade their existing systems to current code at the time of replacement of an existing non-functioning fire alarm control panel as recommended in 7 and 8.

We are opposed, however, to provisions 4 (a) and 4(b) and 6, which are very problematic not only for us, as owners/managers of many apartment communities in your city, but also for our tenants, for a number of reasons. First and foremost is that the rents will have to be increased in order to try to recover some of the expenses for the retrofitted improvements. Secondly, many of our tenants will have to be displaced in order to accommodate the installation. There are additional issues which may become problematic, including asbestos abatement in some of the ceilings which will require special care and handling and add to the already considerable expense.

Certainly, everyone supports reasonable fire safety provisions, but in the case of existing buildings, we support the suggested fire prevention educational campaign, including the educational programs, fire drills and provision of fire extinguishers in each unit.

We would be glad to meet with city staff and participate in further discussions on these or any other issues affecting multi family dwellings in the City.

Respectfully,



Judith A. Legan  
Executive Vice President