

ORDINANCE NO. ORD-11-0022

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF LONG BEACH AMENDING THE LONG BEACH
MUNICIPAL CODE BY ADDING SECTIONS 18.48.700 AND
18.48.710, BOTH RELATING TO THE FIRE CODE

The City Council of the City of Long Beach ordains as follows:

Section 1. Section 18.48.700 is added to the Long Beach Municipal
Code to read as follows:

18.48.700 Fire Sprinkler Retrofit Alternatives.

Fire sprinkler retrofit alternatives for existing high-rise buildings
(Commercial and Residential) and existing residential multiple-family
dwellings, hotels, motels, with fifty (50) or more units under one (1) roof.

All existing unsprinklered high-rise buildings and existing
unsprinklered residential multiple-family dwellings, hotels and motels with
fifty (50) or more units under one (1) roof, that are not retrofitted with a fire
sprinkler system, shall comply with the following requirements:

A. A notice of intent letter shall be provided from the Responsible
Party to the Fire Marshal of the City of Long Beach, indicating that they are
electing to comply with the fire sprinkler retrofit alternatives, in lieu of
installing a fire sprinkler system.

B. Within six (6) months of submitting the letter of intent electing
to comply with retrofit alternatives, the Responsible Party shall provide a
"Fire Evacuation" and "Fire Safety" plan to the City's Fire Marshal for
approval.

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1 C. Definitions:

2 As used in this Chapter, the following definitions apply.

3 1. "High Rise Building" shall mean every building of any
4 type of construction or occupancy having floors used for human occupancy
5 located more than seventy-five (75) feet above the lowest floor level having
6 building access or lowest level of fire department vehicle access.

7 2. "Hotel" is defined at Section 21.15.1380 of the Long
8 Beach Municipal Code.

9 3. "Motel" is defined at Section 21.15.1800 of the Long
10 Beach Municipal Code.

11 4. "Multiple-family dwelling" is defined at Section
12 21.15.920 of the Long Beach Municipal Code.

13 5. "Responsible Party" shall mean the building owner,
14 property manager, or homeowner association President.

15 D. The Fire Evacuation Plan (FEP) shall provide the following
16 information:

17 1. Emergency egress and escape routes (primary and
18 secondary);

19 2. Procedures for employees who must remain to operate
20 critical fire safety equipment before evacuating;

21 3. Procedures for accounting for employees and
22 occupants after evacuations have been completed;

23 4. Identification and assignment of personnel responsible
24 for rescue or emergency medical aid (Floor Wardens);

25 5. The preferred and alternate means of notifying
26 occupants of a fire or emergency;

27 6. The preferred and alternate means for reporting fires
28 and other emergencies to the Fire Department;

- 1 7. Identification and assignment of personnel who can be
2 contacted for further information or explanation of duties under the plan;
- 3 8. A description of the emergency voice/alarm
4 communication system alert tone and preprogrammed voice messages
5 where provided;
- 6 9. Twenty-four (24) hour contact information of a
7 Responsible Party.
- 8 E. The Fire Safety Plan (FSP) shall provide the following
9 information:
- 10 1. The procedures for reporting a fire or other emergency;
11 2. The procedures for notifying and evacuating
12 occupants;
- 13 3. A site plan indicating the following:
14 a. The occupancy/building assembly point;
15 b. The location of fire hydrants;
16 c. The normal routes of fire department vehicle
17 access.
- 18 4. Floor plans identifying the locations of the following:
19 a. Exits;
20 b. Primary evacuation routes;
21 c. Secondary evacuation routes;
22 d. Accessible egress routes;
23 e. Areas of refuge;
24 f. Manual fire alarm boxes;
25 g. Fire extinguishers;
26 h. Occupant use hose stations;
27 i. Fire alarm annunciators and controls.
- 28 5. A list of major fire hazards associated with the normal

1 use and occupancy of the premises.

2 6. Identification and assignment of personnel responsible
3 for the maintenance of systems and equipment installed to prevent or
4 control fires, or to warn of fires.

5 7. Identification and assignment of personnel responsible
6 for maintenance, housekeeping and controlling fuel hazard sources.

7 F. The Fire Safety and Evacuation Plans shall be reviewed
8 annually by the Responsible Party, and updated as necessary by changes
9 in staff assignments, occupancy of the building, or the physical
10 arrangement of the building, and shall be available within the building for
11 review at all times by employees, building occupants, and the Long Beach
12 Fire Department.

13 G. Fire Safety and Fire Evacuation Plans shall be provided and
14 issued to all tenants/units in the building.

15 H. Fire evacuation training/drills for the building shall be
16 conducted annually and be witnessed and documented by the Responsible
17 Party. A Fire Department witnessed evacuation drill shall be conducted tri-
18 annually. The witnessed evacuation drill shall be coordinated with the
19 annual inspection of the building.

20 I. A Fire Department Inspector shall attend a Board Meeting of the
21 Home Owner's Association on a tri-annual basis. This meeting will be deemed the
22 Fire Safety Board Meeting (FSBM) and will be utilized to discuss fire and life
23 safety, including fire extinguisher and smoke alarm requirements, specific building
24 issues and/or concerns, and to provide an overview of safety issues addressed in
25 the Fire Evacuation and Fire Safety Plans.

26 J. The Responsible Party shall be held responsible for the
27 completion of a self-inspection checklist for the common areas on each
28 floor. The completed checklists shall be maintained within the building for a

1 period of one (1) year. In addition, each tenant/unit shall be provided with a
2 self-inspection checklist annually. The tenant shall be encouraged to
3 inspect their individual units for hazards listed, with a special emphasis on
4 functional smoke detectors and fire extinguishers. (Self-inspection
5 checklists may be found on the Long Beach Fire Department website).

6 K. Exit signs and emergency lighting shall be provided in all
7 common areas, including emergency lighting in stairs, as required by the
8 California Fire Code.

9 L. Low-level exit signs shall be provided in all interior corridors,
10 as required by the California Fire Code.

11 M. All high-rise buildings shall contain a small cache of lifesaving
12 evacuation rescue equipment: (stair chairs, carry all and/or rescue boards)
13 to be used by Fire Department personnel. This supply cache is to be kept
14 every three (3) to five (5) floors, as feasible, to assist with needed
15 evacuation and movement of occupants.

16 N. Evacuation signage, approved by the Fire Department, shall
17 be posted at all stairways, elevators and within the main entrance.

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19 Section 2. Section 18.48.710 is added to the Long Beach Municipal
20 Code to read as follows:

21 18.48.710 Penalties.

22 Failure to comply with the alternative plan outlined in Section
23 18.48.700 shall result in the following:

24 A. First offense.

25 1. First corrective notice given to the Responsible Party
26 that the building is in violation of Section 18.48.700. The notice will show
27 the specific violation(s) and a date for the violation(s) to be corrected. The
28 first notice shall allow for a correction time of forty-five (45) days to comply.

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B. Second offense.

1. Second corrective notice given to the Responsible Party that the building is in violation of Section 18.48.700. The notice will show the specific violation(s) and a date for the violation(s) to be corrected. Upon issuance of the second notice, the Responsible Party shall correct the violation within thirty (30) days. Failure to comply shall result in the assessment of reinspection fees until the violations are corrected.

C. Third offense.

1. Failure to comply with previous violation notices shall result in all corrective notices being turned over to the City Prosecutor Office for criminal prosecution. Additionally, failure to adhere to the requirements of Section 18.48.700 may result in mandatory installation of a Fire Sprinkler System by the Responsible Party.

Section 3. The City Clerk shall certify to the passage of this ordinance by the City Council and cause it to be posted in three (3) conspicuous places in the City of Long Beach, and it shall take effect on the thirty-first (31st) day after it is approved by the Mayor.

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OFFICE OF THE CITY ATTORNEY
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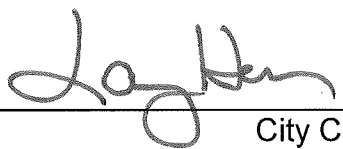
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I hereby certify that the foregoing ordinance was adopted by the City Council of the City of Long Beach at its meeting of September 13, 2011, by the following vote:

Ayes: Councilmembers: Garcia, Lowenthal, DeLong, Schipske,
Andrews, Johnson, Gabelich, Neal.

Noes: Councilmembers: None.

Absent: Councilmembers: O'Donnell.



City Clerk

Approved: 9/14/11
(Date)



Mayor