



Long Beach Fire Department

FIRE SPRINKLER AND FIRE ALERTING SYSTEMS

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1



Fire Sprinkler And Fire Alerting Systems



Presentation Summary:

- Sprinkler Retrofit Alternatives for Existing High-Rise (Commercial and Residential)
- Sprinkler Retrofit Alternatives for Existing Multi-Family, Hotels, Motels, with fifty (50) or more units under one roof

2



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential)



All existing un-sprinklered high-rise buildings, who elect not to retrofit their buildings with a fire sprinkler system, shall comply with the following **21** requirements:

1. **A letter** shall be provided and updated annually from the building owner, or homeowners association indicating that they are **electing to comply** with the fire sprinkler retrofit alternatives, in lieu of installing a fire sprinkler system.

3



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



2. Within six (6) months of submitting the letter "electing to comply", the building owner or homeowner's association must provide a letter, showing the plan of action and a reasonable time frame for conducting the needed items for compliance and Fire Department approval. This letter, upon approval, will constitute a "contract" and will be used to begin the inspection process to ensure compliance. **
3. **A Floor/Suite Warden Program** must be implemented in all high-rise buildings.
 - a. See Attached A example (list of duties).

4



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



4. A ***Fire Evacuation Plan (FEP)** shall be designed, and approved by the Fire Department. This plan shall be in a professional format providing the following information:
- a. Emergency egress and escape routes. (Primary and secondary)
 - b. Procedures for employees who must remain to operate critical equipment before evacuating. (Excluding Class II Standpipes (hose stations) and fire extinguishers)
 - c. Procedures for accounting for employees and occupants after evacuations have been completed.
 - d. Identification and assignment of personnel responsible for rescue or emergency medical aid. (Floor Wardens)
 - e. The preferred and alternate means of notifying occupants of a fire or emergency.
 - f. The preferred and alternate means for reporting fires and other emergencies to the Fire Department.
 - g. Identification and assignment of personnel who can be contacted for further information or explanation of duties under the plan.
 - h. A description of the emergency voice/alarm communication system alert tone and preprogrammed voice messages, where provided
 - i. 24 hour contact information of a responsible party

5



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



5. A ***Fire Safety Plan (FSP)** shall be designed, and approved by the Fire Department. This plan shall be in a professional format providing the following information:
- a. The procedure for reporting a fire or other emergency.
 - b. The life safety strategy and procedures for notifying and evacuating the occupants.
 - c. A site plan indicating the following:
 - i. The occupancy/building assembly point
 - ii. The location of fire hydrants
 - iii. The normal routes of fire department vehicle access
 - d. Floor plans identifying the locations of the following:
 - i. Exits
 - ii. Primary evacuation routes
 - iii. Secondary evacuation routes
 - iv. Accessible egress routes
 - v. Areas of refuge
 - vi. Manual fire alarm boxes
 - vii. Fire extinguishers
 - viii. Occupant use hose stations
 - ix. Fire Alarm annunciators and controls

6



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



6. Fire Safety and Evacuation Plans shall be **reviewed annually**, and updated as necessitated by changes in staff assignments, occupancy of the building, or the physical arrangement of the building.

7. Fire Safety and Evacuation Plans **shall be available** within the building for review by employees and building occupants, and a copy shall be furnished to Fire Department. An additional copy shall be provided at the main entrance and shall be stored within a KNOX Box Model 1300 (may require Knox Box to be upgraded) and Fire Control Room.

7



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



8. Fire Safety and Evacuation Plans shall be **reviewed and approved** by the Fire Department on **annual basis**.

9. **Fire evacuation training/drills** for the building shall be conducted **annually** and be witnessed and documented by building Floor Wardens and/or the Fire Safety Company that provided the Fire Evacuation Plan. A Fire Department **witnessed evacuation drill** shall be conducted **tri-annually**. The witnessed evacuation drill will be coordinated with the annual inspection of the building.

8



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



10. A Fire Department Inspector shall attend a Board Meeting of the HOA on a tri-annual basis (minimum). This meeting will be deemed the **Fire Safety Board Meeting (FSBM)** and will be utilized to discuss Fire Life Safety, specific building issue's and/or concerns, and to provide an overview of safety processes addressed in the specific Fire Evacuation Plan (FEP) and Fire Safety Plan (FSP).
11. A **self-inspection checklist** (see attached): shall be completed for all floors and common areas, by designated Floor Wardens or Building Engineer, annually. The completed checklists shall be maintained within the building and an additional copy in the KNOX Box Model 1300 and Fire Control Room.

9



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



12. **Emergency lighting** shall be provided in all common areas, including stairs, as required by the California Fire Code (CFC).
13. **Exit signs** shall be provided in all common areas, as required by the California Fire Code (CFC).
14. **Low-level exit signs** shall be provided in all rated interior corridors, as required by the California Fire Code (CFC).
15. Residential type **ABC fire extinguishers** shall be provided within all residential units.

10



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



16. **Fire extinguisher training** shall be provided by a competent professional, approved by the Fire Department, and shall occur bi-annually.
17. It is highly recommended that all High-Rise buildings provide an **Automatic External Defibrillator (AED)** on each floor level, in the elevator corridor area. The AED supplier shall provide the training for the operation of this lifesaving equipment, with a brief overview provided by Fire Department personnel during the Fire Safety Board Meeting (FSBM).

11



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



18. All High-Rise buildings shall provide a **small cache of lifesaving evacuation rescue equipment**, such as Stair Chair's, Carry All and/or Rescue Boards. This supply cache is to be kept on various floors in approved area's to assist with needed evacuation and movement of occupants. All needed equipment will be determined by HOA and the Fire Department and stored in reasonable area's to facilitate ease of access.
19. The building owner, homeowner's association, or property management company shall ensure that all condo's, apartments, and/or units have working smoke alarms and fire extinguishers. Upon ensuring that these safety items are in place and working, a "**self certification letter**" is to be sent to the Fire Department, Fire Prevention Bureau annually.

12



Fire Sprinkler Retrofit Alternatives
For Existing High-Rise
(Commercial and Residential) Cont.



- 20. **Smoke alarms** shall be maintained in each residential unit, within each sleeping area, and the area giving access to the sleeping area.
- 21. **Evacuation signage** shall be designed by a competent professional, approved by the Fire Department, and shall be posted at all stairways, elevators and within the main entrance.



Fire Sprinkler Retrofit Alternatives
For Existing High-Rise
(Commercial and Residential) Cont.



*There are professional companies who provide this service (preparation of Fire Evacuation Plans (FEP) & Fire Safety Plan (FSP)). A few who have done business in Long Beach are as follows:

- F-11 Productions (Fire Safety Training) (562) 429-4455*
- A. Associates, Inc. (800) 408-HELP (4357)*
- Edmonson & Associates (818) 985-5075*
- Rolf Jensen & Associates, Inc. (RJA) (714) 257-3555*
- Universal Safety Consultants (800) 768-5291*



Fire Sprinkler Retrofit Alternatives For Existing High-Rise (Commercial and Residential) Cont.



**It is the intent of the Long Beach Fire Department to provide a reasonable time frame for all buildings to come into compliance relative to this agreement (and any other violations determined by inspection). A course of action with a reasonable timeline will be requested of all buildings involved by this agreement. This document will constitute a "contract" on which the time frames will be used to determine the first (1st) Inspection for compliance.

15



Three Levels of Offense



1st Offense

1st corrective notice given to a responsible party that the building is in violation of this agreement. The notice will show the specific violation (s) and a date for the violations to be corrected. First notice will allow for a correction time of *30 – 60 days to comply. *(Depending on extent of violation (s)).

2nd Offense

2nd corrective notice given to a responsible party that the building is in violation of this agreement. The notice will show the specific violation (s) and a date for the violations to be corrected. The second notice will allow for a correction time of *7 - 30 days to comply. Failure to comply will result in the assessment of a re-inspection fee's for further inspections for this inspection year, or until violations are corrected. *(depending on extent of violation (s)).

16



Three Levels of Offenses Cont.

3rd Offense

A re-inspection fee will be assessed for this and all future inspections related to these acts of non-compliance. Failure to comply with previous violation notices, and the terms of this agreement, will result in all corrective notices will be turned over to the City Prosecutors office for action. A determination will be made as to the proper corrective action necessary to achieve compliance. Failure to follow through with this agreement **may** result in the revocation of the "fire sprinkler retrofit alternatives agreement" requiring the installation of a Fire Sprinkler System.

17



Cost of Program

The Fire Department is Mandated by the State Fire Marshal, through the Health and Safety Code, to inspect all high-rise buildings, hotels, motels, lodging houses, apartments houses, and dwellings, buildings and structures accessory thereto: Except 1 and 2 family residences.

We are proposing that a fee of \$2,157.95 per un-sprinklered building, per year, be collected for the inspection and administration for the "fire sprinkler retrofit alternatives" program. This fee will be imposed on all existing un-sprinklered, high-rise residential and commercial buildings.

*Currently high-rise inspection fee's are \$1,438.63.

18



Fire Sprinkler Retrofit Alternatives
for Existing Multi-Family, Hotels,
Motels, with Fifty (50) or
More Units Under One Roof



All existing un-sprinklered residential buildings with 50 or more units under one roof, who elect not to retrofit their buildings with a fire sprinkler system, shall comply with the following **17** requirements.

1. **A letter electing to comply** with the fire sprinkler retrofit alternatives, in lieu of installing a fire sprinkler system

19



Fire Sprinkler Retrofit Alternatives
for Existing Multi-Family, Hotels,
Motels, with Fifty (50) or
More Units Under One Roof Cont.



2. Within six (6) months of submitting the letter "electing to comply", the building owner or homeowner's association must provide a letter, showing the plan of action and a reasonable time frame for conducting the needed items
3. ***Fire Evacuation Plan (FEP)**
4. ***Fire Safety Plan (FSP)**

20



Fire Sprinkler Retrofit Alternatives
for Existing Multi-Family, Hotels,
Motels, with Fifty (50) or
More Units Under One Roof Cont.



5. Fire Safety and Evacuation Plans shall be **reviewed annually**
6. Fire Safety and Evacuation Plans **shall be available** within the building for review by employees and building occupants
7. Fire Safety and Evacuation Plans shall be **reviewed and approved** by the Fire Department on **annual basis**
8. **Fire Safety and Evacuation Plans shall be provided and issued to all tenants of the building**

21



Fire Sprinkler Retrofit Alternatives
for Existing Multi-Family, Hotels,
Motels, with Fifty (50) or
More Units Under One Roof Cont.



9. A Fire Department Inspector shall attend a Board Meeting of the HOA on a tri-annual basis (minimum)
10. **A self-inspection checklist** (see Attachment): shall be completed for all floors and common areas, annually
11. Emergency lighting

22



Fire Sprinkler Retrofit Alternatives
for Existing Multi-Family, Hotels,
Motels, with Fifty (50) or
More Units Under One Roof Cont.



12. Exit signs
13. Low-level exit signs
14. Residential type **ABC fire extinguishers** shall be provided within all residential units
15. **Self Certification Letter** - ensure that all condo's and/or apartments have working smoke alarms and fire extinguishers

23



Fire Sprinkler Retrofit Alternatives
for Existing Multi-Family, Hotels,
Motels, with Fifty (50) or
More Units Under One Roof Cont.



16. Smoke alarms
17. Evacuation signage

24



**Fire Sprinkler Retrofit Alternatives
for Existing Multi-Family, Hotels,
Motels, with Fifty (50) or
More Units Under One Roof Cont.**



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2nd corrective notice given to a responsible party that the building is in violation of this agreement. The notice will show the specific violation(s) and a date for the violations to be corrected. The second notice will allow for a correction time of *7 - 30 days to comply. Failure to comply will result in the assessment of a re-inspection fee's for further inspections for this inspection year, or until violations are corrected. *(Depending on extent of violation (s)).

27



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28



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The Fire Department is Mandated by the State Fire Marshal, through the Health and Safety Code, to inspect all high-rise buildings, hotels, motels, lodging houses, apartments houses, and dwellings, buildings and structures accessory thereto: Except 1 and 2 family residences.

We are proposing that a fee of twenty-five dollars (\$25) per unit, per year, be collected for the inspection and administration for the "fire sprinkler retrofit alternatives" program. This fee will be imposed on all existing un-sprinklered, high-rise and residential buildings with 50 or more units under one roof.

This fee structure will be consistent with the currently adopted fees for the residential inspection program, which is twenty dollars (\$20) per unit.

29



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30

