FILE NO. 170871

REVISED LEGISLATIVE DIGEST
(11/13/2017, Amended in Committee)

[Fire, Housing Codes - Residential Hotel Fire Safety Requirements Triggered by Sale or Transfer]

Ordinance amending the Fire and Housing Codes to require automatic sprinklers in non-residential areas of residential hotels sold or transferred after August 1, 2017; affirming the Planning Department's determination under the California Environmental Quality Act; making findings under the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to forward this ordinance to the California Building Standards Commission upon final passage as required by State law.

Existing Law

Residential Hotels are required to have automatic sprinkler systems installed in residential and accessory areas. Residential Hotels are not required to have automatic sprinkler systems in commercial or other non-residential areas of the building.

Amendments to Current Law

The Proposed Legislation would require all Residential Hotels that are sold or transferred after August 1, 2017, to have automatic sprinkler systems installed throughout the building, including non-residential areas, within one year of sale or transfer.

Tenants of the non-residential areas of Residential Hotels that may be impacted by implementation of the new requirement may apply to DBI for a deferment of the sprinkler system upgrade until the end of their lease if: (1) the tenants have a lease in effect at the effective date of the Proposed Legislation; and (2) the lease requires that tenants pay the costs of building upgrades or updates.

Background Information

Residential Hotels may contain ground floor commercial area or other non-residential areas that are currently not required to have automatic sprinkler systems. Fires originating in areas without automatic sprinklers take longer to detect and contain, posing significant risks to the occupants of Residential Hotels and neighboring residents.

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