

LEGISLATIVE DIGEST

[Fire Code - Disclosure of Fire Safety Information]

Ordinance amending the San Francisco Fire Code to require building owners and homeowners' associations with five or more units to post and disclose fire safety information to residents; making findings as to local conditions pursuant to the California Health and Safety Code; and directing the Clerk of the Board of Supervisors to transmit the ordinance to appropriate State officials.

Existing Law

Chapter 9 of the Fire Code specifies requirements for fire-protection systems.

Amendments to Current Law

The proposed ordinance amends Chapter 9. The proposed ordinance requires owners and homeowners' associations of buildings with five or more residential units to post and provide fire safety information to residents. A residential unit is a unit being rented, leased, let or hired out for use as a primary resident, or a condominium that is being occupied as a primary resident. For purposes of the legislation, a resident is a person who leases or rents a unit, or a person who purchases and occupies a condominium. The purpose of the proposed ordinance is to increase safety from the risk of fires.

Within 180 days of the effective date of the proposed ordinance (the "Operative Date"), building owners and homeowners' associations of building covered by the ordinance (each a "Responsible Owners") must post in a conspicuous location in a common area on each floor of the building written information disclosing the following fire safety features of the building: (1) the location of fire extinguishers; (2) the location of emergency exits; (3) the location of the building's fire alarm system; (4) the location of the gas shut-off valve for the building, if any; (5) each location in the building protected by fire sprinklers; and (6), in the Responsible Owner's discretion, any other information that would assist a resident to escape or prevent a fire. The posted information must be in English, Spanish, and Chinese. Responsible Owners must update the posted information by January 31 of each year.

Responsible Owners are required to review the posted information with residents who commence occupancy after the Operative Date of the proposed ordinance, amended by the following in English, Spanish, and Chinese: (1) the location of smoke alarms in the resident's unit and how to confirm that they are working; and (2) the location of any carbon monoxide detector in the unit and when it was last replaced (collectively, the "Disclosure Information"). If the resident's primary language is Tagalog, or there is at least one person 18 years of age or older living in the unit whose primary language is Tagalog, the Responsible Owner shall provide the resident one copy of the Disclosure Information in Tagalog within five business days of the resident's request for the information. Each Responsible Owner must maintain a

record of its review of the Disclosure Information with each resident, and keep the record while the resident occupies the residential unit. Each Responsible Owner must provide all residents copies of the updated, posted information by February 15 of each year. Copies shall be provided in Tagalog to residents who requested a copy of the Disclosure Information in Tagalog.

The San Francisco Fire Chief or his or her designee may assess and collect administrative fines for violations of the proposed ordinance in accordance with Chapter 100 of the Administrative Code. Each day a violation is permitted or allowed to continue is a separate violation.

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