LEGISLATIVE DIGEST

[Building, Fire Codes - Fire Alarm System Upgrade Requirements]

Ordinance amending the Existing Building and Fire Codes to require buildings sold or transferred after September 1, 2017, to comply with fire alarm system upgrade requirements for sleeping areas, and to exempt mandatory seismic strengthening alterations and transient Hotels from those requirements; 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.

Existing Law

Existing Building Code Section 401.8 and Fire Code Section 1103.7.6.1 each currently mandate that all buildings required to have fire alarm systems must, if necessary, upgrade them to comply with the sound level requirement for sleeping areas set forth in Section 18.4.5.1 of the National Fire Protection Association Code Number 72 (2013 edition), as amended from time to time, upon completion of work under a building permit with a construction cost of $50,000 or more, or July 1, 2021, whichever occurs first.

Amendments to Current Law

The proposed ordinance would amend Existing Building Code Section 401.8 and Fire Code Section 1103.7.6.1 in the following ways:
(1) It would add that buildings sold or transferred after September 1, 2017 must comply with the alarm system upgrade requirement twelve months after the sale of the property, or July 1, 2021, whichever occurs first.
(2) It would exempt mandatory seismic strengthening alterations being performed pursuant to Chapter 4D of the Existing Building Code from the alarm system upgrade requirement, to clarify that such ongoing and future alterations should not be subject to the alarm system upgrade requirement.
(3) It would also exempt transient Hotels within the Residential Group R-1 Occupancy Classification of Section 310.3 of the Building Code from the alarm system upgrade requirement.

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