

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 6/26/2017)

[Fire Code - Fire Safety Disclosure, Posting, and Training Requirements]

Ordinance amending Fire Code requirements for fire safety disclosure, posting, and training; 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 this Ordinance to appropriate state officials.

Existing Law

Section 409 of the San Francisco Fire Code requires owners of buildings with three or more dwelling units to disclose certain fire safety information to residents upon move-in and on an annual basis, to post the information in the building, and, for owners of buildings with 16 or more dwelling units, to offer annual fire safety training to all residents.

Amendments to Current Law

This proposal adds to the disclosures owners of buildings with three or more dwelling units must make to residents requirements in the following way. The written disclosures must include information on accessing a fire safety video the San Francisco Fire Department shall post online; and instructions in English, Spanish, Chinese, and Filipino directing persons who wish to view general fire safety guidance in these languages to view such guidance on the Fire Department's website. Accordingly, the proposal requires the Fire Department to post such general fire safety guidance in these languages on its website. Further, to assist owners with meeting this instruction requirement, the proposal requires the Fire Department to post sample instructions in Spanish, Chinese, and Filipino on its website, that building owners may copy and include in their written disclosures to residents.

This proposal also changes the information an owner must disclose to each resident. Current law requires owners to disclose to each resident the location of all fire extinguishers, emergency exits, fire escapes, and alarm system control panels and manual pull stations in the building. Under this proposal, an owner would have to disclose to a resident the locations of these items, if applicable, on that resident's floor of the building.

This proposal deletes the current requirement that owners demonstrate compliance with Section 409 by requesting each resident to execute a statement confirming receipt of the required disclosures. Instead, under the proposal, owners must merely maintain a copy of the written disclosures to demonstrate compliance with Section 409. This proposal also deletes the requirement that owners post the written disclosure information in a common area on each floor of the building.

FILE NO. 170626

In addition, the proposal deletes the requirement that owners of buildings with 16 or more dwelling units offer fire safety training to all residents.

Background Information

This legislative digest reflects amendments enacted at the Land Use Committee on June 26, 2017, to an ordinance initially introduced before the Board of Supervisors on May 23, 2017.

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