

REVISED LEGISLATIVE DIGEST

(Substituted, 5/24/16)

[Fire Code - Disclosure of Fire Safety Information]

Ordinance amending the San Francisco Fire Code to require building owners and homeowners' associations to provide fire safety information to residents in buildings with three or more dwelling units, and annual fire safety information and training to residents in buildings with 16 or more units; 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 by requiring building owners to post and provide fire safety information to residents. 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"), a map or diagram must be posted in a common area frequented by the residents in each Apartment House (*i.e.*, buildings with three or more dwelling units). The map or diagram must disclose the following information: (1) the location of all fire extinguishers and dates of last servicing; (2) the location of all emergency exits and a statement that they must remain unobstructed; (3) the location of all fire escapes and the dates of last inspection; and (4) the location of the building's fire alarm system, with the dates of inspection and testing and certification as applicable. This information must be updated as appropriate by January 31 of each year. The owner must also affix a sign or sticker at the main point of entry to the Apartment House that contains the phone number of the owner, property manager, or other person who can give the Fire Marshal prompt access to the building to conduct safety inspections.

Owners of Apartment Houses are also required to provide annual disclosures to building residents. Disclosures are to be provided orally and in writing before new residents first commence occupancy in the building, and in writing once a year thereafter by January 31 of each year. The disclosures should cover (1) all of the information that is required to be posted, and (2) the location of all smoke alarms and carbon monoxide detectors in each resident's dwelling unit, along with instructions on how to confirm that the smoke alarms and carbon monoxide detectors are in working condition and a statement of when they were last replaced. Owners must retain a record of their compliance with these disclosure requirements for at least two years. A failure to maintain such records shall create a rebuttable presumption that the owner has not made the required disclosures.

Owners of buildings with 16 or more dwelling units must offer residents an annual fire safety training that covers the required disclosures, best practices for how to prevent and escape from building fires, and any other fire safety information that the building owner deems appropriate. Owners must provide residents advance written notification of the trainings and must provide a written summary to each dwelling unit that did not send at least one resident to attend. Owners must retain a record of their compliance with the training requirement for at least two years. A failure to maintain such records shall create a rebuttable presumption that the owner has not provided the required training.

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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