[Requirements for automatic sprinklers in residential hotels.]

Ordinance amending the San Francisco Fire Code Section 9001.1.3 and the San Francisco Housing Code Section 904 to extend compliance with requirements regarding installation of automatic sprinkler systems in residential hotels, as defined in the Ordinance, to December 31, 2002 January 31, 2003; providing findings as to local conditions pursuant to the California Health and Safety Code; and making this Ordinance retroactive to June 30, 2002.

Note: Additions are single-underline italics Times New Roman; deletions are strikethrough italics Times New Roman.
Board amendment additions are double underlined.
Board amendment deletions are strikethrough normal.

Be it ordained by the People of the City and County of San Francisco:

Section 1. Findings. The City and County of San Francisco is unique among communities generally in California with respect to its residential hotels in that, among other things, (1) due to the age of San Francisco itself, many of the City's residential hotels are of a greater average age than those located in other communities in California, (2) due to its relatively limited geographic area and unique topographical conditions, San Francisco has significantly more residential hotels per square mile than found in many other communities in California, and such hotels are typically directly adjacent to other such hotels as well as other types of occupancies, (3) as does San Francisco itself, the City's residential hotels reflect a wide range of construction techniques and materials, styles, and features, and therefore San Francisco is presented with a wide range of potential fire safety risks not necessarily found throughout California generally, and (4) San Francisco's residential hotels are intermingled with the City's residential, commercial, industrial, and other uses to a greater extent than is...
generally the case in many other communities in California, and this also presents a variety of fire safety risks not necessarily found in other areas of California.

Over the past several years, the City has experienced a near epidemic of residential hotel fires, resulting in significant loss of life, injuries, the loss of many residential units, and significant property damage. The causes of these fires, to the extent such causes have been determined, vary from case to case. However, it appears that smoking and cooking by residents, and either carelessness or malicious behavior by residents, ex-residents and property owners accounts for the majority of the reported fires. The incidence of reported fires in residential hotels appears to be far greater than occurs in residential occupancies of other types within the City.

In many cases, the residential hotels subject to fires were not equipped with sprinklers, or were equipped with sprinklers that were inoperable or inadequate to protect human life and property. The Fire Marshal, after investigation of several of these fires, has concluded that the presence of adequate and operational sprinkler systems would likely have significantly mitigated the damages caused by fire.

There is a severe shortage of decent, safe, sanitary and affordable rental housing in the City and County of San Francisco and this shortage affects most severely the elderly, the disabled, families, and low-income persons. Many of the elderly, disabled and low-income persons and families reside in residential hotel units. A housing emergency exists within the City and County of San Francisco for its elderly, disabled and low-income households and families, which is exacerbated by the loss of residential hotel units from the rental housing market due to fire. The loss of such residential hotel units affects those persons who are least able to cope with displacement in San Francisco's housing market.

Recognizing the above-stated unique fire safety characteristics of San Francisco as presented by the City’s residential hotels, requiring the fire protection measures reflected in
this ordinance is intended to address the potential fire safety risks pertaining to residential hotels. Further, it is the purpose of this ordinance to benefit the general public by minimizing adverse impact on the housing supply and on displaced families and low income, elderly, and disabled persons resulting from the loss of residential hotel units through fire.

California Health and Safety Code Section 17958.5 requires the City to furnish specific reasons to the California Building Standards Commission for changes to the California Fire Code, the California Building Code and/or the Uniform Housing Code, based upon local conditions. Changes to the California Fire Code and California Building Code must be based upon local conditions related to climatic, geologic, or topographical conditions. On July 20, 2001, the Board of Supervisors adopted Ordinance No. 165-01 (File No. 010224) to address the conditions described above. Since that time, the Board of Supervisors has determined that the requirements need to be modified to address additional safety issues and implementation concerns expressed by members of the public and affected property owners. Consequently, the Board of Supervisors finds and determines that the conditions described above continue to constitute a general summary of the most significant local conditions giving rise to the need for and justifying variance from the California Fire Code, California Building Code and Uniform Housing Code. Further, this legislation is more restrictive in part than the California Fire Code, the California Building Code and the Uniform Housing Code, requiring existing buildings to comply with current building standards. The Clerk of the Board of Supervisors is hereby directed to transmit this legislation, upon its final passage, to the California Building Standards Commission and the State Fire Marshal for filing, pursuant to the applicable provisions of State law.

Section 2. Article 90 of the San Francisco Fire Code is hereby amended by amending Section 9001.1.3, to read as follows:

Sec. 9001.1.3 [for SF] Local Standards for Existing Group R, Division 1 Occupancies.
(a) Sprinklers Required. An automatic sprinkler system, designed in accordance with NFPA 13 (1999 edition), shall be installed throughout the residential occupancy of every residential hotel building existing on October 16, 2001—the effective date of this Section and which is three or more stories in height or contains 20 or more guest rooms, as defined in the California Building Code. "Residential Hotel" for purposes of this Section shall mean each and every hotel for which a Certificate of Use for any residential units has been issued pursuant to San Francisco Administrative Code Chapter 41.

(b) Design Criteria. The design criteria for the installation of the sprinkler system shall be approved by the Fire Department and shall comply with NFPA 13 (1999 edition). Those buildings that have installed a sprinkler system prior to August 20, 2001 that complies with a previous NFPA standard shall be exempt from this Ordinance. Where a partial sprinklers system has been previously have been installed in a building subject to this Section, the design criteria for such existing sprinkler system, or any new system may be approved or modified by the Chief of the San Francisco Fire Department or his/her authorized representative.

(c) Compliance Date. Residential hotels subject to this Section must submit a building permit application and plans to the Department of Building Inspection and the Fire Department by September 1, 2002, and complete the fire sprinkler installation as required within subsections (a) and (b) by December 31, 2002. come into compliance with this Section by June 30, 2002January 31, 2003. All buildings governed by this Ordinance which fail to comply with the September 1, 2002 filing deadline shall remain regulated by the original sprinkler installation deadline of June 30, 2002, and subject to immediate code enforcement action.

(d) Property owners who are subject to the requirements of this Section shall be prohibited from relocating tenants for the sole purpose of complying with this Section.
Section 3. Chapter 9 of the San Francisco Housing Code is hereby amended by amending Section 904, to read as follows:

SEC. 904. AUTOMATIC SPRINKLER SYSTEM. (a) Where Required. In any apartment house or hotel, any compartment or room in the basement containing more than 1,800 square feet of floor area, or any compartment or room in such a building used for storing or using combustible or flammable materials, shall be equipped with an automatic sprinkler system of a type designed and installed according to the provisions of Chapter 9 of the Building Code. Automatic sprinkler systems designed and installed according to the provisions of Chapter 9 of the Building Code shall be furnished and installed in all hotels as required by this Code.

EXCEPTIONS:

(1) Any automatic sprinkler system required by this Section to be installed in an existing hotel pursuant to this Code shall not be required to have an on-site water supply.

(2) Any automatic sprinkler system required by this Section to be installed in an existing hotel pursuant to this Code may utilize existing standpipes as approved by the Director and the Bureau of Fire Prevention and Public Safety.

(3) Any automatic sprinkler system required by this Section to be installed in a maid's closet, or similar area, or a floor containing guest rooms in a hotel shall meet the following criteria: (a) Such system may be connected to a domestic water system, regardless of the number of maids' closets, or similar areas, in the hotel, as long as there is a minimum pressure of 15 p.s.i. at each sprinkler head; (b) only one sprinkler head need be installed in each such maid's closet, or similar area; and (c) no such system need be connected to the building's sprinkler alarm system.

(4) Any automatic sprinkler system required by this Section to be installed in an existing hotel pursuant to this Code (a) shall, in the event that such existing hotel is already
equipped with a supervised automatic sprinkler system, be connected to such existing other
system for purposes of supervision only, or (b) shall, in the event that such existing hotel is
not already equipped with a supervised automatic sprinkler system, be connected to a local
alarm located at the front desk or other approved location.

(b) Domestic Water System. The sprinkler system in an area having less than
1,800 square feet may be connected to a domestic water system if the water supply and
pressure conform to the provisions of Chapter 9 of the Building Code.

(c) Exceptions. (1) Boiler rooms, central heating rooms and bank vaults are
excluded from this Chapter. (2) Compartments or rooms in the basement of apartment houses
containing four or less dwelling units, provided that there are no mattresses, upholstered
furniture, or loose storage contained therein, are excluded from this Chapter.

(d) In existing Group R, Division 1 Occupancies with enclosed stairways in which an
approved partial automatic sprinkler system is to be installed to satisfy the requirements of the
Housing Code, the design of the system shall be based on all the following additional design
criteria:

(1) The computations shall be based upon the most remote locations of sprinkler
heads.

(2) The sprinkler water service size and riser size shall be determined by adding the
total number of sprinkler heads on the floor requiring the greatest number of heads, plus one-
half of the total number on the floor with the same or next greatest number of heads, plus the
total number of all heads in all open stairwells.

(3) The maximum water supply required will be that necessary to supply 13
sprinkler heads.

(4) There shall be a minimum pressure of 15 p.s.i. at each sprinkler head and
delivery shall be a minimum of 22 g.p.m. from each head.
(5) Piping and spacing of sprinkler heads shall be based on ordinary Hazard Schedule of NFPA 13, in accordance with the Building Code.

(e) Residential Hotels. An automatic sprinkler system, designed in accordance with NFPA 13 (1999 edition), shall be installed throughout the residential occupancy of every residential hotel building existing on October 16, 2001, the effective date of this Subsection and which is three or more stories in height or contains 20 or more guest rooms, as defined in the California Building Code. “Residential Hotel” for purposes of this Subsection shall mean each and every hotel for which a Certificate of Use for any residential units has been issued pursuant to San Francisco Administrative Code Chapter 41. The design criteria for the installation of the sprinkler system shall be approved by the San Francisco Fire Department and shall comply with NFPA 13 (1999 edition). Those buildings that have installed a sprinkler system prior to August 20, 2001 that complies with a previous NFPA standard shall be exempt from this Ordinance. Where a partial sprinkler system has been previously have been installed in a building subject to this Section, the design criteria for such existing sprinkler system, or any new system, may be approved or modified by the Chief of the San Francisco Fire Department or his/her authorized representative. Property owners who are subject to the requirements of this Subsection shall be prohibited from relocating tenants for the sole purpose of complying with this Subsection. Residential hotels subject to this Subsection must submit a building permit application and plans to the Department of Building Inspection and the Fire Department by September 1, 2002, and complete the fire sprinkler installation as required within subsections (a) and (b) by December 31, 2002, come into compliance with this Subsection by June 30, 2002. All buildings governed by this Ordinance which fail to comply with the September 1, 2002 filing deadline shall remain regulated by the original sprinkler installation deadline of June 30, 2002, and subject to immediate code enforcement action.
Section 4. This Ordinance shall be retroactive to June 30, 2002.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By:  
Theodore Lakey
Deputy City Attorney

Supervisor Newsom
BOARD OF SUPERVISORS
Ordinance amending the San Francisco Fire Code Section 9001.1.3 and the San Francisco Housing Code Section 904 to extend compliance with requirements regarding installation of automatic sprinkler systems in residential hotels, as defined in the Ordinance, to December 31, 2002; providing findings as to local conditions pursuant to the California Health and Safety Code; and making this Ordinance retroactive to June 30, 2002.

July 15, 2002 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE Bearing New Title
Ayes: 11 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee

July 15, 2002 Board of Supervisors — PASSED ON FIRST READING AS AMENDED
Ayes: 11 - Ammiano, Daly, Gonzalez, Hall, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee

July 22, 2002 Board of Supervisors — FINALLY PASSED
Ayes: 10 - Ammiano, Daly, Hall, Leno, Maxwell, McGoldrick, Newsom, Peskin, Sandoval, Yee
Absent: 1 - Gonzalez
I hereby certify that the foregoing Ordinance was FINALLY PASSED on July 22, 2002 by the Board of Supervisors of the City and County of San Francisco.

Gloria L. Young
Clerk of the Board

Mayor Willie L. Brown Jr.