

February 15, 2022

Al Assad, Jr.
President, CEO
Dorchester Apartments LLC
5550 Baltimore Dr #200
La Mesa, CA 91942
T: +1 619.922.4770

RE: Dorchester Apartments
6595/ 6545 Montezuma Road, San Diego, CA 92115
City of San Diego Correction Notice – Fire Walls
JH Project No.: 1DGB22001

Dear Al,

Jensen Hughes was retained by Dorchester Apartments, LLC to evaluate the architectural as-built drawings for the Dorchester Apartments located at 6595/ 6545 Montezuma Road in San Diego, California 92115.

The purpose of the evaluation was to determine if the Dorchester Apartments complied with the provisions of California Fire Code (CFC) Section 1113 for Existing Group R-1 and Group R-2 occupancies and the City of San Diego Technical Bulletin FIRE-9-9 (Fire Alarm Systems Required in Existing Group R-1 / R-2 Occupancies). The City of San Diego Fire Department notices dated August 12, 26, and 31, 2020, references CFC Section 1113 and FIRE-9-9 to require that the existing buildings be retrofitted with a fire alarm system.

Background

The Dorchester Apartments are made up of two buildings, an east and a west building. The three-story portions of both of these buildings trigger the implementation of the City of San Diego Technical Bulletin FIRE-9-9, "Fire Alarm Systems Required in Existing Group R-1 / R-2 Occupancies" that applies to buildings built before January 1, 1975 that are three or more stories in height or contain more than 15 apartments. The Dorchester Apartments were built in 1963 and are three stories in height, therefore they are required to comply with the City of San Diego Technical Bulletin FIRE-9-9. Currently the Dorchester Apartments possess no fire alarm systems and are unsprinklered.

Documents Reviewed and Code Discussion

Architecture and structural plans were provided for the east building along with the written notices for both. The notices written by Jeff Krammer (inspector for the City of San Diego Fire Department) are dated August 11, 26,

and 31, 2020. Both buildings are marked as deficient for not having the required fire alarm systems. The inspection notes read; “Your complexes Dorchester East and West were recently inspected and I found that in a building of its size (3 or more stories) you are required to install a fire alarm in the 3 story section”.

Based on the estimated construction date of the building, the code of record is the 1961 Uniform Building Code (UBC). The retrofit of the fire alarm is based on the currently adopted 2019 edition of the California Building Code with City of San Diego Amendments as provided in the City of San Diego Bulletin FIRE-9-9. An evaluation of the applicable requirements to omit the fire alarm system and the Dorchester Apartments' compliance to them is as follows:

Complete as-builts for both buildings were not provided for our review. An aerial photograph of the East and West Buildings are provided in Figure 1. Plans were not provided for the West Building which is shown in the red pen in Figure 1. As plans are only provided for the East Building, as shown in blue pen in Figure 1, the evaluation will focus on this building only. The plans delivered to us included two sets for the East Building and consisted of architectural and structural as-builts. The other set provided for our review consisted of the building to the east of the East Building (highlighted in yellow).



Figure 1. Aerial of the Dorchester Apartments

To meet the fire alarm exception, the East Building needs to meet all of the items (Items #1 through #6) listed in the City of San Diego Fire Alarm Systems Required in Existing Group R-1 / R-2 Occupancies (Technical Bulletin FIRE-9-9 and attached). Below are the details for the items bulleted in the handout (in blue):

Item #1:

Fire wall(s) separate fire areas so as not to exceed the number of apartments or guest rooms stipulated. (Every apartment house 3 or more stories in height or containing more than 15 apartments).

The as-built plans indicate that the separation between units consist of a 2-hour wall, but not a fire wall. A 2-hour wall does not comply with the additional requirements and enhanced features of a fire wall (CBC Section 706). A fire wall, according to the CBC definition found in Section 202, reads, “A fire-resistance-rated wall having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof, with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall.” A visual inspection may be performed to fully verify the final built condition, however based on the information made available, the **Dorchester Apartments currently do not comply with this requirement.**

Additionally, since all portions are considered as one building, the bottom and left portions (2 stories) also need to meet the number of guest rooms requirement (see Figure 2). The result is that there will be more than 20

rooms without a 2-hour fire wall, so unfortunately the exception is also not met. **Dorchester Apartments, even if the 2-hour wall is determined to be a fire wall will not comply with this requirement.**



Figure 2. Dorchester East – First Floor

Item #2:

Fire wall(s) conforms to the requirements of CBC Section 706.6, Vertical Continuity, extending from the foundation to a termination point not less than 30 inches above both adjacent roofs; or otherwise complies with CBC Section 706.6.

The extension of the fire wall to the roof was verified by the building owner to not be present. **Dorchester Apartments currently do not comply with this requirement.**

Item #3:

Fire wall(s) complies with all other applicable provisions of the CBC.

Needs to be verified by the owner, architect, or qualified professional. As stated by the owner, they do not see the wall meeting the applicable requirements in CBC Section 706 for a fire wall. **Dorchester Apartments currently do not comply with this requirement.**

Item #4:

Fire wall(s) extends to all outer edges of horizontal projecting elements, such as balconies, roof overhangs, canopies, marquees, or architectural projections.

The as-built plans show the walls stop at the guest room exterior wall before the open corridor as shown in Figure 3. Also, the 2-hour rated wall does not separate the open corridor. **Dorchester Apartments currently do not comply with this requirement.**

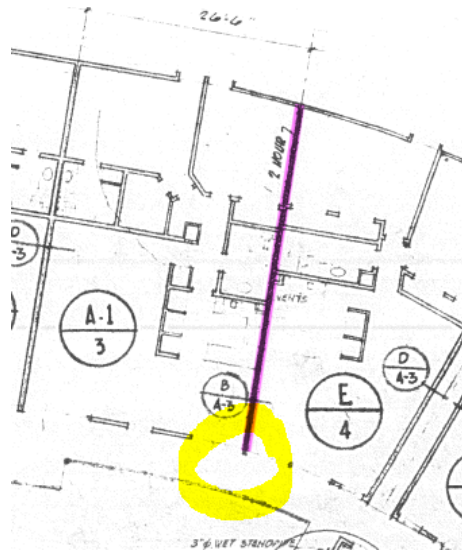


Figure 3. 2 Hour Wall

Item #5:

No openings are permitted for air ducts or similar penetrations, except that openings for pipes, conduits and electrical outlets of copper, sheet steel or ferrous material shall be permitted through such wall(s) and need not be protected, provided they do not unduly impair the required fire resistance of the assembly.

Needs to be verified by the owner, architect, or qualified professional. **Item to be determined by others.**

Item #6:

Tolerances around such penetrations shall be filled with approved noncombustible materials.

Needs to be verified by the owner, architect, or qualified professional. **Item to be determined by others.**

As the as-built documents for the West Building are not provided, review to determine if the required fire walls are provided and compliance with the other required items to meet the exception, was not performed.

Conclusion and Recommendations

The provided as-builts for the Dorchester East Apartments do not indicate that the building currently complies with all of the exceptions that allows for the omission of a fire alarm system. In order to be eligible for the exception presented by the City of San Diego, all items in the Technical Bulletin FIRE-9-9 need to be met. After Jensen Hughes' review of the provided documents, we do not find that the East Building qualify for the exception and will require a fire alarm system.

Should you have any questions concerning the information outlined in this letter, or other questions on the project, please do not hesitate to contact us.

Prepared by,

Jensen Hughes

Hao Yan

Hao Yan, M.S.
Consultant

Reviewed by:

Jensen Hughes

Daniel Blanchat

Daniel Blanchat, M.S.
Consultant

Enclosures:
Correction Notices
City of SD Bulletin FIRE-9-9

City of San Diego Fire-Rescue Department

**600 B ST
San Diego, CA 92101
619-533-4400**



Wednesday, 12 August, 2020

Attn: Jenn Hanson

Property Address:
DORCHESTER EAST
6595 Montezuma Rd
San Diego, CA 92115-2866

Re: Initial - Fire Company Inspection Program on August 11 2020

The inspection has been completed. Fire and/or Building Code violations were found and require correction. As a result, a re-inspection is required.

Failure to correct all violations in a timely manner may result in a referral to the City Attorney for civil and/or criminal prosecution.

Contact your inspector with questions.

You will receive an invoice for this inspection within thirty days.

Order to Comply:

As such conditions are contrary to law, you are hereby required to correct these conditions immediately upon receipt of this notice. An inspection to determine whether you have complied will be conducted on or before the above next inspection date. Failure to comply with the foregoing order before the date of the next inspection may subject you to further enforcement action and penalties as provided by law. Enforcement actions listed below.

Potential Enforcement Consequences for Failure to Timely Comply with this Notice: misdemeanor criminal prosecution (maximum fine of \$1,000 per day for each violation plus six months in jail), civil injunction, administrative abatement, revocation of permits, recordation of Notice of Violation, civil penalties (maximum of \$2,500 per day for each violation).

Inspection Notes:

Your complexes Dorchester East and West were recently inspected and I found that in a building of its size (3 or more stories) you are required to install a fire alarm in the 3 story section. The code reads:

1113.12- FIRE ALARMS

"Every apartment house three stories in height or containing more than 15 apartments, every hotel three or more stories in height or containing 20 or more guest rooms, shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with the California Fire Code".

If you have any questions please feel free to contact me at jkaimer@sandiego.gov.

Inspector:

A handwritten signature in black ink, appearing to read "Jeff Kaimer", written over a horizontal line.

Jeff Kaimer

JKaimer@sandiego.gov

619-241-3256

Property Representative:

A handwritten signature in black ink, appearing to read "Jenn Hanson", written over a horizontal line.

Jenn Hanson

Violation/Information Page(s)

Inspection Violations

Fire Alarm required for existing residential property

1113.12.1 1113.12.1 General. Every apartment house three or more stories in height or containing more than 15 apartments, every hotel three or more stories in height or containing 20 or more guest rooms, shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with the California Fire Code. See Section 1114.14 for special requirements in buildings over 75 feet (22 860 mm) in height. Exception: A fire alarm system need not be installed provided such apartment house or hotel is separated by an unpierced wall of not less than four-hour fire resistance in buildings of Type IA, Type IIB, Type III or Type IV construction and two-hour fire resistance in buildings of all other types of construction provided: 1. Areas do not exceed the number of apartments or guest rooms stipulated. 2. The fire-resistive wall conforms to the requirements of Section 706.6 of the California Building Code. 3. The wall complies with all other applicable provisions of the California Building Code. 4. The wall extends to all outer edges of horizontal projecting elements, such as balconies, roof overhangs, canopies, marquees or architectural projections. 5. No openings are permitted for air ducts or similar penetrations, except that openings for pipes, conduits and electrical outlets of copper, sheet steel or ferrous material shall be permitted through such wall and need not be protected, provided they do not unduly impair the required fire resistance of the assembly. 6. Tolerances around such penetrations shall be filled with approved noncombustible materials.

Inspector Notes: The 3 story sections of the apartment complex require and alarm system.

Violation found on
08/12/2020

Will be rechecked on or after
08/25/2020

Violation Not
Repaired

City of San Diego Fire-Rescue Department

**600 B ST
San Diego, CA 92101
619-533-4400**



Wednesday, 26 August, 2020

Attn: Jenn Hanson

Property Address:
DORCHESTER EAST
6595 Montezuma Rd
San Diego, CA 92115-2866

Re: Initial - Complaint FCIP on August 26 2020

Notice of Fire and Safety Hazards. The initial fire inspection has been completed. You are hereby notified that an inspection of your premises has disclosed Fire and/or Building Code violations that require correction. Violations and required corrections are detailed on the next page.

Order to Comply. As such conditions are contrary to law you are hereby required to correct these conditions immediately upon receipt of this notice. An inspection to determine whether you have complied will be conducted on or after the next inspection date (listed on the next page). Failure to comply with the foregoing order before the date of the next inspection may subject you to further enforcement action and penalties as provided by law.

Permit and Inspection Fees. Inspection and permit fees will not be collected by fire inspection personnel. You will receive by mail an invoice from the City Treasurer for the inspection costs and permit fees as applicable.

Non-compliance fee. A \$300 per visit, in addition to the inspection fee, may be assessed at the third and subsequent inspection if all violations are not corrected. Failure to correct all violations in a timely manner may result in a referral to the City Attorney for civil and/or criminal prosecution.

Potential Enforcement Consequences for Failure to Timely Comply with this Notice.

Misdemeanor criminal prosecution (maximum fine of \$1,000 per day for each violation plus six months in jail), civil injunction, administrative abatement, revocation of permits, recordation of Notice of Violation, civil penalties (maximum of \$2,500 per day for each violation).

Contact your inspector with questions.

Inspection Notes:

See notes from Dorchester West inspection.

Inspector:

A handwritten signature in black ink, appearing to read "Jeff Kaimer", written over a horizontal line.

Jeff Kaimer

JKaimer@sandiego.gov

619-241-3256

Property Representative:

A handwritten signature in black ink, appearing to read "ab", written over a horizontal line.

RP not available

Violation/Information Page(s)

Inspection Violations

Fire Alarm required for existing residential property

1113.12.1 1113.12.1 General. Every apartment house three or more stories in height or containing more than 15 apartments, every hotel three or more stories in height or containing 20 or more guest rooms, shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with the California Fire Code. See Section 1114.14 for special requirements in buildings over 75 feet (22 860 mm) in height. Exception: A fire alarm system need not be installed provided such apartment house or hotel is separated by an unpierced wall of not less than four-hour fire resistance in buildings of Type IA, Type IIB, Type III or Type IV construction and two-hour fire resistance in buildings of all other types of construction provided: 1. Areas do not exceed the number of apartments or guest rooms stipulated. 2. The fire-resistive wall conforms to the requirements of Section 706.6 of the California Building Code. 3. The wall complies with all other applicable provisions of the California Building Code. 4. The wall extends to all outer edges of horizontal projecting elements, such as balconies, roof overhangs, canopies, marquees or architectural projections. 5. No openings are permitted for air ducts or similar penetrations, except that openings for pipes, conduits and electrical outlets of copper, sheet steel or ferrous material shall be permitted through such wall and need not be protected, provided they do not unduly impair the required fire resistance of the assembly. 6. Tolerances around such penetrations shall be filled with approved noncombustible materials.

Inspector Notes: A fire alarm is required for the 3 story section of this building and property management has been instructed to contact the City's Building Dept. for direction in this matter. Thank you.

Violation found on
08/26/2020

Will be rechecked on or after
09/09/2020

Violation Not
Repaired

City of San Diego Fire-Rescue Department

**600 B ST
San Diego, CA 92101
619-533-4400**



Monday, 31 August, 2020

Attn: Jenn Hanson

Property Address:
DORCHESTER EAST
6595 Montezuma Rd
San Diego, CA 92115-2866

Re: Re-inspection - FCIP Annual Non Compliance on August 31 2020

The San Diego Fire-Rescue Department has completed the fire and life safety inspection. No fire or building code violations were observed at this time.

Inspection and permit fees will not be collected by fire inspection personnel. You will receive by mail an invoice from the City Treasurer for the inspection costs and permit fees as applicable.

The City of San Diego Fire Department would like to thank you for making fire and life safety a priority in your place of business.

Inspection Notes:

See notes from Dorchester West inspection.

Inspector:

A handwritten signature in black ink, appearing to read "Jeff Kaimer", written over a horizontal line.

Jeff Kaimer

JKaimer@sandiego.gov

619-241-3256

Property Representative:

A handwritten signature in black ink, appearing to read "J. K.", written over a horizontal line.

Completed in office.

Violation/Information Page(s)

Inspection Violations

Fire Alarm required for existing residential property

1113.12.1 1113.12.1 General. Every apartment house three or more stories in height or containing more than 15 apartments, every hotel three or more stories in height or containing 20 or more guest rooms, shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with the California Fire Code. See Section 1114.14 for special requirements in buildings over 75 feet (22 860 mm) in height. Exception: A fire alarm system need not be installed provided such apartment house or hotel is separated by an unpierced wall of not less than four-hour fire resistance in buildings of Type IA, Type IIB, Type III or Type IV construction and two-hour fire resistance in buildings of all other types of construction provided: 1. Areas do not exceed the number of apartments or guest rooms stipulated. 2. The fire-resistive wall conforms to the requirements of Section 706.6 of the California Building Code. 3. The wall complies with all other applicable provisions of the California Building Code. 4. The wall extends to all outer edges of horizontal projecting elements, such as balconies, roof overhangs, canopies, marquees or architectural projections. 5. No openings are permitted for air ducts or similar penetrations, except that openings for pipes, conduits and electrical outlets of copper, sheet steel or ferrous material shall be permitted through such wall and need not be protected, provided they do not unduly impair the required fire resistance of the assembly. 6. Tolerances around such penetrations shall be filled with approved noncombustible materials.

Inspector Notes: A fire alarm is required for the 3 story section of this building and property management has been instructed to contact the City's Building Dept. for direction in this matter. Thank you. Please contact the City's Building department for direction in this matter. Thank you.

Violation found on
08/26/2020

Will be rechecked on or after
09/09/2020

Repaired on
08/31/2020

City of San Diego Fire-Rescue Department

**600 B ST
San Diego, CA 92101
619-533-4400**



Wednesday, 12 August, 2020

Attn: Jenn Hanson
Dorchester West

Property Address:
DORCHESTER WEST
6545 Montezuma Rd
San Diego, CA 92115

Re: Initial - Fire Company Inspection Program on August 11 2020

Notice of Fire and Safety Hazards. The initial fire inspection has been completed. You are hereby notified that an inspection of your premises has disclosed Fire and/or Building Code violations that require correction. Violations and required corrections are detailed on the next page.

Order to Comply. As such conditions are contrary to law you are hereby required to correct these conditions immediately upon receipt of this notice. An inspection to determine whether you have complied will be conducted on or after the next inspection date (listed on the next page). Failure to comply with the foregoing order before the date of the next inspection may subject you to further enforcement action and penalties as provided by law.

Permit and Inspection Fees. Inspection and permit fees will not be collected by fire inspection personnel. You will receive by mail an invoice from the City Treasurer for the inspection costs and permit fees as applicable.

Non-compliance fee. A \$300 per visit, in addition to the inspection fee, may be assessed at the third and subsequent inspection if all violations are not corrected. Failure to correct all violations in a timely manner may result in a referral to the City Attorney for civil and/or criminal prosecution.

Potential Enforcement Consequences for Failure to Timely Comply with this Notice.

Misdemeanor criminal prosecution (maximum fine of \$1,000 per day for each violation plus six months in jail), civil injunction, administrative abatement, revocation of permits, recordation of Notice of Violation, civil penalties (maximum of \$2,500 per day for each violation).

Contact your inspector with questions.

Inspection Notes:

Your complexes Dorchester East and West were recently inspected and I found that in a building of its size (3 or more stories) you are required to install a fire alarm in the 3 story section. The code reads:

1113.12- FIRE ALARMS

"Every apartment house three stories in height or containing more than 15 apartments, every hotel three or more stories in height or containing 20 or more guest rooms, shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with the California Fire Code".

If you have any questions please feel free to contact me at jkaimer@sanidiego.gov. See you

Inspector:

Property Representative:



Jeff Kaimer

JKaimer@sandiego.gov

619-241-3256



Report completed remotely

Violation/Information Page(s)

Inspection Violations

Fire Alarm required for existing residential property

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Inspector Notes: An alarm system is required for the sections of the apartments that are 3 stories.

Violation found on
08/12/2020

Will be rechecked on or after
08/25/2020

Violation Not
Repaired

City of San Diego Fire-Rescue Department

**600 B ST
San Diego, CA 92101
619-533-4400**



Wednesday, 26 August, 2020

Attn: Jenn Hanson
Dorchester West

Property Address:
DORCHESTER WEST
6545 Montezuma Rd
San Diego, CA 92115

Re: Re-inspection - Fire Company Inspection Program on August 26 2020

Notice of Fire and Safety Hazards. The initial fire inspection has been completed. You are hereby notified that an inspection of your premises has disclosed Fire and/or Building Code violations that require correction. Violations and required corrections are detailed on the next page.

Order to Comply. As such conditions are contrary to law you are hereby required to correct these conditions immediately upon receipt of this notice. An inspection to determine whether you have complied will be conducted on or after the next inspection date (listed on the next page). Failure to comply with the foregoing order before the date of the next inspection may subject you to further enforcement action and penalties as provided by law.

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Contact your inspector with questions.

Inspection Notes:

Your complexes Dorchester East and West were recently inspected and I found that in a building of its size (3 or more stories) you are required to install a fire alarm in the 3 story section. The code reads:

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If you have any questions please feel free to contact me at jkaimer@sanidiego.gov. See you

8/24/2020- Spoke to Steve Laub on 8/20/2020 who's a representative for Dorchester apartments and referred him to DSD for obtaining required fire alarms.

Inspector:



Jeff Kaimer

JKaimer@sandiego.gov

619-241-3256

Property Representative:



RP not available

Violation/Information Page(s)

Inspection Violations

Fire Alarm required for existing residential property

1113.12.1 1113.12.1 General. Every apartment house three or more stories in height or containing more than 15 apartments, every hotel three or more stories in height or containing 20 or more guest rooms, shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with the California Fire Code. See Section 1114.14 for special requirements in buildings over 75 feet (22 860 mm) in height. Exception: A fire alarm system need not be installed provided such apartment house or hotel is separated by an unpierced wall of not less than four-hour fire resistance in buildings of Type IA, Type IIB, Type III or Type IV construction and two-hour fire resistance in buildings of all other types of construction provided: 1. Areas do not exceed the number of apartments or guest rooms stipulated. 2. The fire-resistive wall conforms to the requirements of Section 706.6 of the California Building Code. 3. The wall complies with all other applicable provisions of the California Building Code. 4. The wall extends to all outer edges of horizontal projecting elements, such as balconies, roof overhangs, canopies, marquees or architectural projections. 5. No openings are permitted for air ducts or similar penetrations, except that openings for pipes, conduits and electrical outlets of copper, sheet steel or ferrous material shall be permitted through such wall and need not be protected, provided they do not unduly impair the required fire resistance of the assembly. 6. Tolerances around such penetrations shall be filled with approved noncombustible materials.

Inspector Notes: An alarm system is required for the sections of the apartments that are 3 stories.

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08/12/2020

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09/09/2020

Violation Not
Repaired

City of San Diego Fire-Rescue Department

**600 B ST
San Diego, CA 92101
619-533-4400**



Monday, 31 August, 2020

Attn: Jenn Hanson
Dorchester West

Property Address:
DORCHESTER WEST
6545 Montezuma Rd
San Diego, CA 92115

Re: Re-inspection - Fire Company Inspection Program on August 31 2020

The San Diego Fire-Rescue Department has completed the fire and life safety inspection. No fire or building code violations were observed at this time.

Inspection and permit fees will not be collected by fire inspection personnel. You will receive by mail an invoice from the City Treasurer for the inspection costs and permit fees as applicable.

The City of San Diego Fire Department would like to thank you for making fire and life safety a priority in your place of business.

Inspection Notes:

Your complexes Dorchester East and West were recently inspected and I found that in a building of its size (3 or more stories) you are required to install a fire alarm in the 3 story section. The code reads:

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If you have any questions please feel free to contact me at jkaimer@sandiego.gov. See you

8/24/2020- Spoke to Steve Laub on 8/20/2020 who's a representative for Dorchester apartments and referred him to DSD for obtaining required fire alarms.

8/31/2020- I'm clearing the fire alarm violation from my end and closing your inspection for the year. Please contact the City of San Diego's Building Department for further direction with obtaining a fire alarm. Thank you.

Inspector:

A handwritten signature in black ink, appearing to read "Jeff Kaimer", written over a horizontal line.

Jeff Kaimer

JKaimer@sandiego.gov
619-241-3256

Property Representative:

A handwritten signature in black ink, appearing to read "John", written over a horizontal line.

Report completed in office.

Violation/Information Page(s)

Inspection Violations

Fire Alarm required for existing residential property

1113.12.1 1113.12.1 General. Every apartment house three or more stories in height or containing more than 15 apartments, every hotel three or more stories in height or containing 20 or more guest rooms, shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with the California Fire Code. See Section 1114.14 for special requirements in buildings over 75 feet (22 860 mm) in height. Exception: A fire alarm system need not be installed provided such apartment house or hotel is separated by an unpierced wall of not less than four-hour fire resistance in buildings of Type IA, Type IIB, Type III or Type IV construction and two-hour fire resistance in buildings of all other types of construction provided: 1. Areas do not exceed the number of apartments or guest rooms stipulated. 2. The fire-resistive wall conforms to the requirements of Section 706.6 of the California Building Code. 3. The wall complies with all other applicable provisions of the California Building Code. 4. The wall extends to all outer edges of horizontal projecting elements, such as balconies, roof overhangs, canopies, marquees or architectural projections. 5. No openings are permitted for air ducts or similar penetrations, except that openings for pipes, conduits and electrical outlets of copper, sheet steel or ferrous material shall be permitted through such wall and need not be protected, provided they do not unduly impair the required fire resistance of the assembly. 6. Tolerances around such penetrations shall be filled with approved noncombustible materials.

Inspector Notes: An alarm system is required for the sections of the apartments that are 3 stories. Please contact the City's Building Dept. for direction in this matter. Thank you.

Violation found on
08/12/2020

Will be rechecked on or after
09/09/2020

Repaired on
08/31/2020



Fire Alarm Systems Required in Existing Group R-1 / R-2 Occupancies

City of San Diego
Development Services Department

TECHNICAL BULLETIN FIRE-9-9

November 2020

The purpose of this Technical Bulletin is to provide guidance in meeting the fire alarm system requirements of the California Fire Code (CFC) Section 1113 for existing Group R-1 and Group R-2 occupancies.

I. GENERAL

CFC Section 1113 applies to multiple-story structures existing on January 1, 1975, used for human habitation, including, and limited to, apartment houses, hotels and motels wherein rooms used for sleeping are located above the ground floor.

An automatic or manually operated fire alarm system shall be provided so that all occupants of the building will be warned simultaneously. An automatic fire alarm system provides an evacuation signal throughout the building without the necessity for human intervention (i.e. – evacuation signal triggered by actuation of a smoke detector or waterflow signal from a fire sprinkler system, typically); a manually operated fire alarm system provides an evacuation signal upon operation of a manual fire alarm box. Buildings with automatic fire sprinkler systems are required to provide an automatic fire alarm system.

II. RESIDENTIAL BUILDINGS THAT REQUIRE FIRE ALARM SYSTEMS PER CFC 1113.12

CFC Section 1113.12 requires the following buildings to be provided with fire alarm systems:

- A. Every apartment 3 or more stories in height or containing more than 15 apartments
- B. Every hotel / motel 3 or more stories in height or containing 20 or more guest rooms

Exception: A fire alarm system need not be installed provided such apartment house or hotel is separated by an unpierced wall of not less than four-hour fire resistance in buildings of Type IA, Type IIB, Type III or Type IV construction and two-hour fire resistance in buildings of all other types of construction provided:

1. Areas do not exceed the number of apartments or guest rooms stipulated.
 2. The fire-resistive wall conforms to the requirements of Section 706.6 of the California Building Code (CBC).
 3. The wall complies with all other applicable provisions of the CBC.
 4. The wall extends to all outer edges of horizontal projecting elements, such as balconies, roof overhangs, canopies, marquees or architectural projections.
 5. No openings are permitted for air ducts or similar penetrations, except that openings for pipes, conduits and electrical outlets of copper, sheet steel or ferrous material shall be permitted through such wall and need not be protected, provided they do not unduly impair the required fire resistance of the assembly.
 6. Tolerances around such penetrations shall be filled with approved noncombustible materials.
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III. INSTALLATION REQUIREMENTS**A. INITIATING DEVICES**

1. Group R-1 Occupancies
 - a. Manual fire alarm boxes are not required throughout the building where all of the following conditions are met:
 - The building is equipped throughout with an automatic sprinkler system
 - The notification appliances will activate upon sprinkler water flow
 - Not fewer than one manual fire alarm box is installed at an approved location
 - b. Group R-1 occupancies with interior corridors serving sleeping units shall be provided with an automatic smoke detection system that activates the occupant notification system.
2. Group R-2 Occupancies
Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system and the occupant notification appliances will automatically activate throughout the notification zones upon sprinkler water flow.
3. Fire alarm systems shall be activated by automatic fire detectors, automatic sprinkler system waterflow devices, manual fire alarm boxes and automatic fire-extinguishing systems, as applicable. Fire sprinkler and/or standpipe systems shall be monitored per the CBC / CFC.
4. Single- and multiple-station smoke alarms, if provided, are not considered as part of the fire alarm system. However, smoke detectors listed in accordance with UL 268 and provided as part of the building fire alarm system shall be an acceptable alternative to single- and multiple-station smoke alarms when in compliance with CFC 907.2.10.7.

B. NOTIFICATION APPLIANCES

1. Audible Alarms
 - a. Audible alarm notification appliances shall provide a sound pressure level of 15 decibels (dBA) above the average ambient sound level or 5 dBA above the maximum sound level having a duration of not less than 60 seconds, whichever is greater, in every occupiable space within the building.
 - b. Where audible appliances are installed to provide signals for sleeping areas, they shall have a sound level of at least 15 dB above the average ambient sound level or 5 dB above the maximum sound level having a duration of at least 60 seconds or a sound level of at least 75 dBA, whichever is greater, measured at the pillow level in the area required to be served by the system using the A-weighted scale (dBA). If any barrier, such as a door, curtain, or retractable partition, is located between the notification appliance and the pillow, the sound pressure level shall be measured with the barrier placed between the appliance and the pillow.
 - c. Maximum sound pressure level shall be 110 dBA.
 - d. Audible signal shall be the standard three pulse temporal pattern fire alarm evacuation signal per ANSI S3.41 Audible Emergency Evacuation Signal.
 - e. Audible appliances provided for the sleeping areas to awaken occupants shall produce a low frequency alarm signal that complies with the following:
 - The alarm signal shall be a square wave or provide equivalent awakening ability.
 - The waveform shall have a fundamental frequency of 520 Hz \pm 10 percent.
 - Hotel / Motel sleeping areas include guest rooms.
 - Apartment sleeping areas include bedrooms and living rooms.
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2. Visible Alarms – R-1 Occupancies (hotels or motels) visual notification appliances are required in the following areas:
 - a. Public use areas and common use areas including corridors, public restrooms, lobbies, meeting rooms, multipurpose rooms and similar areas.
 - b. Habitable spaces in dwelling units and sleeping units (i.e., spaces used for living, sleeping, eating or cooking) in accordance with CFC Table 907.5.2.3.2 (e.g., percentage of units).
3. Visible Alarms – R-2 Occupancies (apartments/condos) visual notification appliances are required in the following areas:
 - a. Public use areas and common use areas including corridors and similar areas.
 - b. Any units currently designated for the hearing impaired.
 - c. Each story that contains dwelling units and sleeping units shall be provided with the future capability to support visible alarm notification appliances.

C. MONITORING

Fire alarm systems are required to be monitored by an approved supervising station in accordance with the CFC and NFPA 72. An ongoing contract to monitor the fire alarm system is required. Fire alarm plans shall include the monitoring station contact information.

D. OTHER REQUIREMENTS

See Technical Bulletin FIRE-9-2, Requirements for Fire Alarm Control Panels, for additional requirements pertaining to fire alarm control panels, remote annunciator, communication methods to central station, etc.

Documents referenced in this Technical Bulletin
<ul style="list-style-type: none">• California Building Code (CBC)• California Fire Code (CFC)• National Fire Alarm and Signaling Code, (NFPA 72)• Technical Bulletin FIRE-9-2, Requirements for Fire Alarm Control Panels