

STAFF REPORT
City of Lancaster

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11/08/11
MVB

Date: November 8, 2011

To: Mayor Parris and City Council Members

From: Robert C. Neal, Director of Public Works

Subject: **Authority to Enforce Residential Fire Sprinklers for all R-3 Occupancies, Comprised of One or Two Family Dwellings and Townhomes.**

Recommendation:

Adopt **Resolution No. 11-77**, approving the delegation of the enforcement of State Fire Marshall building standards for providing residential automatic fire sprinklers for all R-3 occupancies, comprised of one- or two- family dwellings and townhomes, not more than three stories in height, to the Building Official of the City of Lancaster or his authorized representative.

Fiscal Impact:

There will be little or no financial impact as a result of this resolution. A minor increase in fees due to stand alone fire sprinkler plan reviews and inspections may be seen.

Background:

On January 12, 2010, the Building Standards Commission (BSC) approved the State Fire Marshal's (SFM) amendments to the 2010 California Residential Code (CRC), including the adoption of residential automatic fire sprinkler systems. Of these amendments, Section 1.11.2.1.1, gives the city or county with jurisdiction the authority to delegate the enforcement of building standards, relating to fire and panic safety and other regulations of the SFM, as they relate to Group R-3 occupancies to either the chief of the local fire authority or the chief building official of the city or county.

On October 19, 2010, Assistant Fire Chief Roy Dull sent an email to the City stating that the Fire Department would not be assuming the responsibility of plan review and inspection for residential fire sprinklers. Upon receiving this notice, Building and Safety began preparations to assume this responsibility, including obtaining the necessary training and establishing new procedures. Near the first of the year, the local Fire Prevention Office verbally informed us that they would retain the responsibility of plan review and inspection of residential sprinklers until July 1, 2011, to give us more time for training.

Then on June 21, 2011, the County Fire Department sent another letter to the City stating that they would continue the plan review and inspection responsibilities for residential fire sprinklers. However, in accordance with Section 1.11.2 of the CRC, the City may enter into written agreement with the District to assume the responsibility for plan review and inspection of residential fire sprinklers.

After many discussions with staff and members of the development community, it was decided that it would be in the best interest of the City, and our customers, for the City to assume the plan review and inspection responsibilities of residential fire sprinklers. On August 8, 2011, a letter was sent from Mark Bozigian, City Manager, to Daryl Osby, Fire Chief, Los Angeles County Consolidated Fire Protection District, stating our intention to assume these responsibilities. Fire Chief Osby responded by letter on August 19, 2011, concurring with our decision and offering assistance in providing a smooth transition of this responsibility. However, it is required that the governing body of the City designate through resolution or ordinance that the local building official is assigned the enforcement of SFM adopted building standards for residential sprinkler systems.

After approval of this resolution, we will begin coordination with our local Fire Prevention Office for a smooth and logical transfer of responsibility. The Fire Prevention Office will continue to review residential fire sprinkler plans when they are required, because of location in a Fire Hazard Severity Zone, when proposed as an alternate method of fire protection, or the proposed development is a residential care facility.

CE:lcs

Attachment:

Resolution No. 11-77