



Revised 11/17/98

1998 HIGH-RISE RETROFIT ORDINANCE # 172284
(Extensions of Time for Compliance)

Ordinance 172284, effective 12/17/98, allows extensions of time to comply with the High Rise Retrofit Ordinances #163836, #167136 and #169322. Buildings not already in compliance with the High Rise Retrofit Ordinances are classified into three categories:

CATEGORY 1. Vacant Buildings

CATEGORY 2. Buildings with Occupancy Below Second Floor

CATEGORY 3. Buildings with Occupancy Above First Floor.

This information bulletin is a summary defining how extensions of time will be granted for each category. Applications for extensions shall be submitted and the appropriate fee paid prior to review by the Department of Building and Safety and the Fire Department. For more information or filing a time extension request, please contact **Fire Sprinkler Inspectors Stan Angelotti (213) 482-0336 or Lee Garcia (213) 482-0355** of the Department of Building and Safety.

CATEGORY 1 - VACANT BUILDINGS

Time Extension

- Time extension(s) will be granted in two-year intervals.
- If a building becomes open to unauthorized entry, the time extension will be terminated and the building will be subject to full compliance.

Condition of Approval

- Secure the building from unauthorized entry.

Reoccupying the Building

- Conditions of Approval as stated in Category 2 (for Occupancy Below Second Floor Only) or Category 3 (for Occupancy Above First Floor) have to be met prior to reoccupancy.

CATEGORY 2- BUILDINGS ONLY OCCUPIED BELOW SECOND FLOOR

Time Extension

- Time extension(s) will be granted in two-year intervals.
- If the unoccupied area of a building becomes open to unauthorized entry, the time extension will be terminated and the building will be subject to full compliance.

Conditions of Approval

- Secure the unoccupied areas of the building from unauthorized entry.
- Provide a two-hour fire separation between the occupied and unoccupied areas.
- Install fire sprinklers in all occupied areas.

Reoccupying Other Additional Floor(s)

- Conditions of Approval as stated in Category 3 have to be met prior to reoccupancy

CATEGORY 3 -- BUILDINGS WITH OCCUPANCY ABOVE FIRST FLOOR

All floors in Category 3 Buildings must be retrofitted. Two three-year extensions (maximum six years) will be allowed for completing the retrofit of Category 3 Buildings.

First Three-year Extension

- Extension for a total of three years will be granted in one-year intervals.
- If the following conditions of approval are not complied with, the time extension will be terminated and the building will be subject to full compliance.

Conditions of Approval

- Retrofit the building by installing all of following:
 - Elevator lobby vestibules from the second floor through the highest occupied floor.*
 - Fire sprinklers with the base system (pumps, standpipes and alarms) from the ground floor through one floor above the highest occupied floor.
 - Example: a 12-story building with tenants on floors 1, 2, 9 and 10
 - Elevator lobby vestibules to be installed from floors 2 thru 10
 - Fire sprinklers to be installed from floors 1 thru 11
- Submit a "Plan of Action," along with the time extension request, specifying the compliance time lines. The following are MAXIMUM time lines for the plan of action:

	Plan Submittal	Permit Issued	System Installation (commencing)	System Installation (completion)
Standpipe System	3 months	4 months	5 months	12 months**
Fire Pump	3 months	4 months	9 months	12 months**
Sprinkler Floor Distribution System	3 months	4 months	6 months	one floor every 2 months***
Fire Alarm System	3 months	4 months	6 months	<u>Base System</u> 12 months** <u>Floor system</u> one floor every 2 months**
Emergency Power	12 months	16 months	24 months	36 months**
Stairwell Ventilation	24 months	28 months	29 months	36 months**
Elevator Vestibules	3 months	4 months	6 months	one floor every 2 months***
Fire Pump Room	3 months	4 months	5 months	6 months**
Disabled Access Requirements	3 months	4 months	6 months	one floor every 2 months***

* A two-year extension of time for complying with Disabled Access Regulations may be granted to the floors when ONLY the elevator lobby vestibule is constructed.

** Times are from the date the INITIAL extension of time is granted.

*** Times are from the system installation COMMENCING date.

Second Three-Year Extension

- If the conditions of approval for the first three-year extension are completed, a second three-year extension of time may be granted in one-year intervals for completing the retrofit requirements of other remaining unoccupied floors.