

MOTION

Residential fire safety is one the most important public safety matters in the City. The City's homeowners and their families are exposed to residential fires caused by drought, and earthquake. During times of wildfire within City limits, residences have burned. During earthquakes, residences have burned. Hillside homes have burned due to difficulty in reaching the homes. The existence of an automatic fire sprinkler system may have saved all or part of a residence during such disasters.

Currently, the majority of the housing stock within the City does not have an automatic fire sprinkler system. It would be neither cost effective nor practical to require retrofitting every home with an automatic fire sprinkler system.

The 2017 State of California Residential Building Code (Title 24, Part 2.5, California Code of Regulations) requires automatic fire sprinkler systems to be installed in *all newly constructed* townhouses and one- and two- family dwellings (Section R313.2—*One- and two-family dwelling automatic fire system*). However, *existing* townhouses and one- and two- family dwellings received an exception from this State requirement when it was initially enacted into law.

The City's Municipal Code does not require installation of automatic fire sprinkler systems in *existing* townhouses and one- and two- family dwellings.

Because of the drought conditions (climatic) existing within the City; the possibility of a major earthquake (geologic); and difficulty reaching residences in the hillsides (topographic); the installation of automatic fire sprinkler systems would increase residential and neighborhood safety.

Some estimates indicate that the cost of installation of an automatic fire sprinkler system is \$2 to \$3 dollars per \$100 dollars spent on residential additions or alterations.

Requiring installation of automatic fire sprinkler systems in townhouses and one- and two- family dwellings when the residence is added to or altered, and the aggregated value of the additions and alterations within a one-year period exceeds 50 percent of the replacement cost of the existing building, would be in the interest of public safety; and justified by the costs of the addition or alteration.

I THEREFORE MOVE that the Council instruct the Department of Building and Safety, in consultation with the Fire Department, and with the assistance of the City Attorney, to prepare and present an ordinance that requires installation of an automatic residential fire sprinkler system in *existing* townhouses and one- and two- family dwellings when the residence is added to or altered, and the aggregated value of the additions and alterations within a one-year period exceeds 50 percent of the replacement cost of the existing building.

PRESENTED BY: 
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PRESENTED BY: 
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Councilmember, 5th District

SECONDED BY: 

ORIGINAL

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