

SGDM Webinar (December 16, 2020)

Emergency Preparedness: Creating a Framework of Resiliency

Guest Speakers:

Dr. Sunny Pak (SF Department of Public Health)

Victor Lim (SF Department of Emergency Management)

Norm Ng & Kelli Smith (BanCal Property Management)

Assistant Fire Marshal Chief Ken Cofflin (SF Fire Department)

COVID-19 Resources:

- Find out about your COVID-19 testing options:
<https://sf.gov/find-out-about-your-covid-19-testing-options>
 - General COVID-19 information:
<https://sf.gov/topics/coronavirus-covid-19>
 - Outreach toolkit (flyers, posters, fact sheets) for COVID-19:
<https://sf.gov/outreach-toolkit-coronavirus-covid-19>
 - San Francisco COVID-19 Data and Reports:
<https://data.sfgov.org/stories/s/fjki-2fab>
 - [VIDEO] How Well Do Masks Work?
<https://youtu.be/0Tp0zB904Mc>
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QUESTIONS ABOUT COVID-19

Why have positivity rates suddenly shot up in December? Is it because of more testing? Or more infections? Or both?

The case-positive rate shows that the positivity rates are due to more infections from things like Thanksgiving gatherings, traveling, and lack of social distancing—all of which lead to more transmission.

What do I do if I receive a positive result, but am asymptomatic?

You will need to isolate for at least 10 days from receiving the result. This will allow your immune system to get rid of the virus. If you need any assistance for cleaning supplies or food, the City and County of San Francisco may be able to offer help and minimize the need for you to leave your home.

QUESTIONS ABOUT OWNING AND MANAGING BUILDINGS

What can you do to a retail space in San Francisco that is not paying rent and is refusing to communicate with us on what kind of help they need?

BanCal SF: On the commercial end, you are not as limited on eviction laws. Leasing is almost nonexistent for retail spaces now. Working something out with your tenant (payment plan, rent forbearance) is likely the best way to move forward. Please reach out to an attorney for legal advice.

What kind of impact has COVID had on the SF rental market? Do you see an exodus?

BanCal SF: The biggest change we've seen is in practices of sharing apartments. Since the pandemic hit, we've seen a lot of people move out of those units and into lower-priced one-bedroom units. Many people are also moving out of the urban center and into suburbs. We have seen a 25–35% reduction in rent rates.

How are maintenance needs being handled at this time?

BanCal: The maintenance itself has not changed, but the protocols are being improved to keep tenants, owners, vendors, etc. safe and healthy.

QUESTIONS ABOUT THE FIRE ALARM ORDINANCE

Which buildings are required to comply? I own a 3-unit building, so what are the new fire standards?

The ordinance applies to existing R-2 occupancies (residential buildings with 3 or more units). These are the requirements for fire alarms in EXISTING R-2 buildings:

1. *No existing fire alarm system:* No action is needed.
2. *Existing fire alarm system with audible appliances inside the dwellings:* An assessment shall be required by a qualified Fire Alarm contractor (C-10 license), to ensure sound level of 75 dBA at the pillow per 2013 NFPA 72, Sec. 18.4.5.1. The assessment shall be reviewed and approved by SFFD. Existing audible appliances previously installed that do not meet the low-frequency requirement, but comply with the 75dB minimum requirement, will NOT be required to replace.
3. *Existing fire alarm system without audible appliances inside the dwellings:* If the "Sleeping Area Requirements" of 75 dBA at the pillow are met with existing audible appliances, then no additional audible appliances are required. If the 75 dBA is not met, then the building owner must install audible appliances inside the dwellings to meet the requirement. The new audible appliances within the sleeping areas shall produce a low-frequency alarm signal per 2013 NFPA 72. The low-frequency requirement is for NEW audible appliances only.

All new fire alarm systems installed in R-2 occupancies are required to install low-frequency audible alarm devices that produce a sound level of 75 dBA at the pillow and they are not affected by this new legislation (SFFC 1103.7.6.1).

Any work associated with Fire Alarm Systems requires Building and Electrical permits. This includes plan review by the San Francisco Fire Department – Plan Check Section. The use of a Low-Power Radio System (aka Wireless Fire Alarm System) is acceptable per the conditions outlined in SFFD Administrative Bulletin 2.01.

What happens if I don't comply by 07/01/2021?

You will receive an official Notice of Violation (NOV). You may be called to an administrative hearing and an order to abate may be recorded with the Assessor-Recorder's office.

Can Nest or carbon monoxide modules satisfy the requirement, using internet (Wi-Fi)?

No. A fire alarm system—including a panel, sounders, and detection devices—is required.

Is there any COVID or financial hardship exemptions to the fire alarm requirements?

There have been no proposals for any exemptions at this time.