



SGDM, LLC PRESENTS:

EMERGENCY PREPAREDNESS

CREATING A FRAMEWORK
OF RESILIENCY



SGDM, LLC

Your One-Stop Solution for Building Services

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OCT. 7, 2020 WEBINAR
Post-COVID SFDBI and



SGDM Webinar: Post-COVID SFDBI and...
Watch later Share

SGDM Presents:
**Construction &
Real Estate:** 
Post-COVID

Q&A

We are currently...
the answers to...

 Hello there!

HAVE A QUESTION?

Attendees, the Q&A feature will be available to you throughout the webinar.

Questions will be answered at the end of the session to ensure all speakers have discussed their topics.

San Francisco Department
of Emergency Management

Victor Lim

EXTERNAL AFFAIRS OFFICER,
COVID COMMAND CENTER API
OUTREACH CAMPAIGN MANAGER



San Francisco
Department of Health

Sunny Pak
MD, MPH



BanCal Property Management

Norman Ng

CHIEF OPERATING
OFFICER



BanCal Property Management

Kelli Smith

SENIOR PROPERTY
MANAGER



San Francisco Fire Department

Chief Ken Cofflin

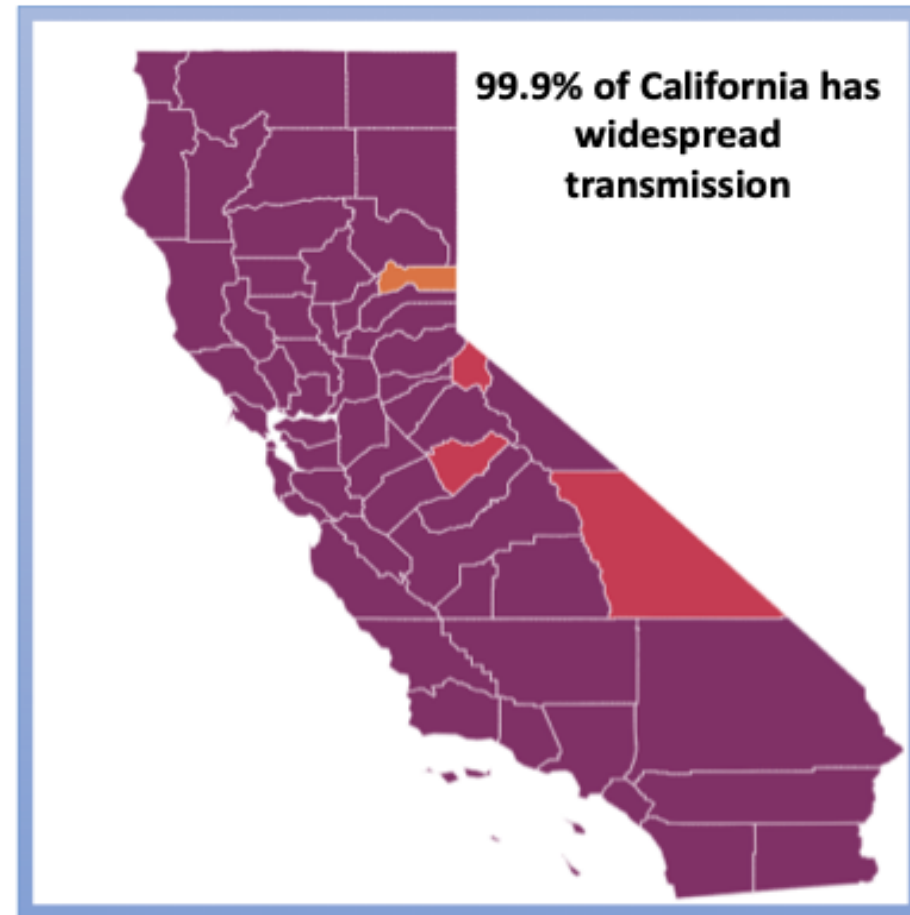
ASSISTANT FIRE MARSHAL



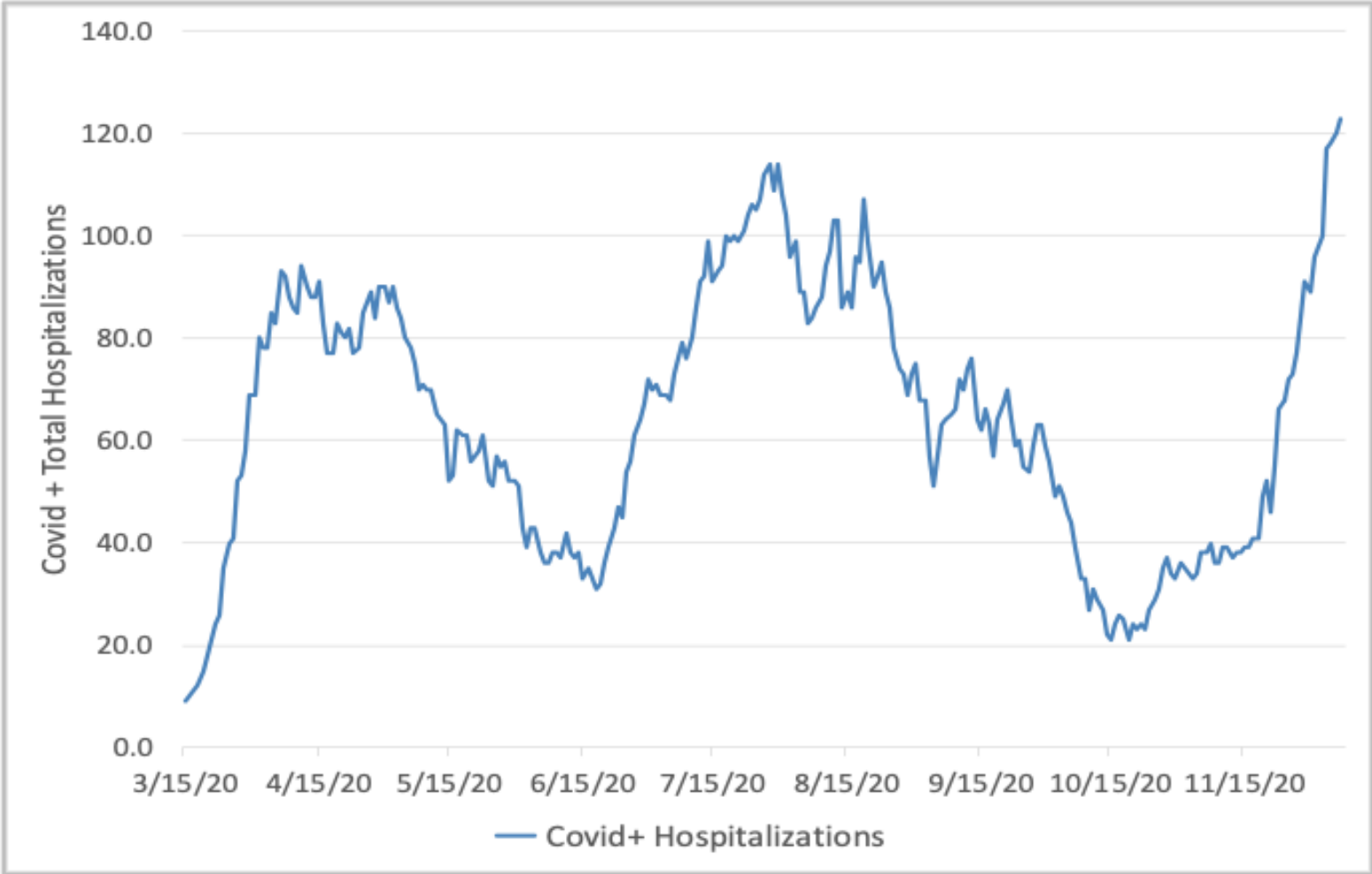
Across California, transmission rates continue to grow, while ICU beds become scarce



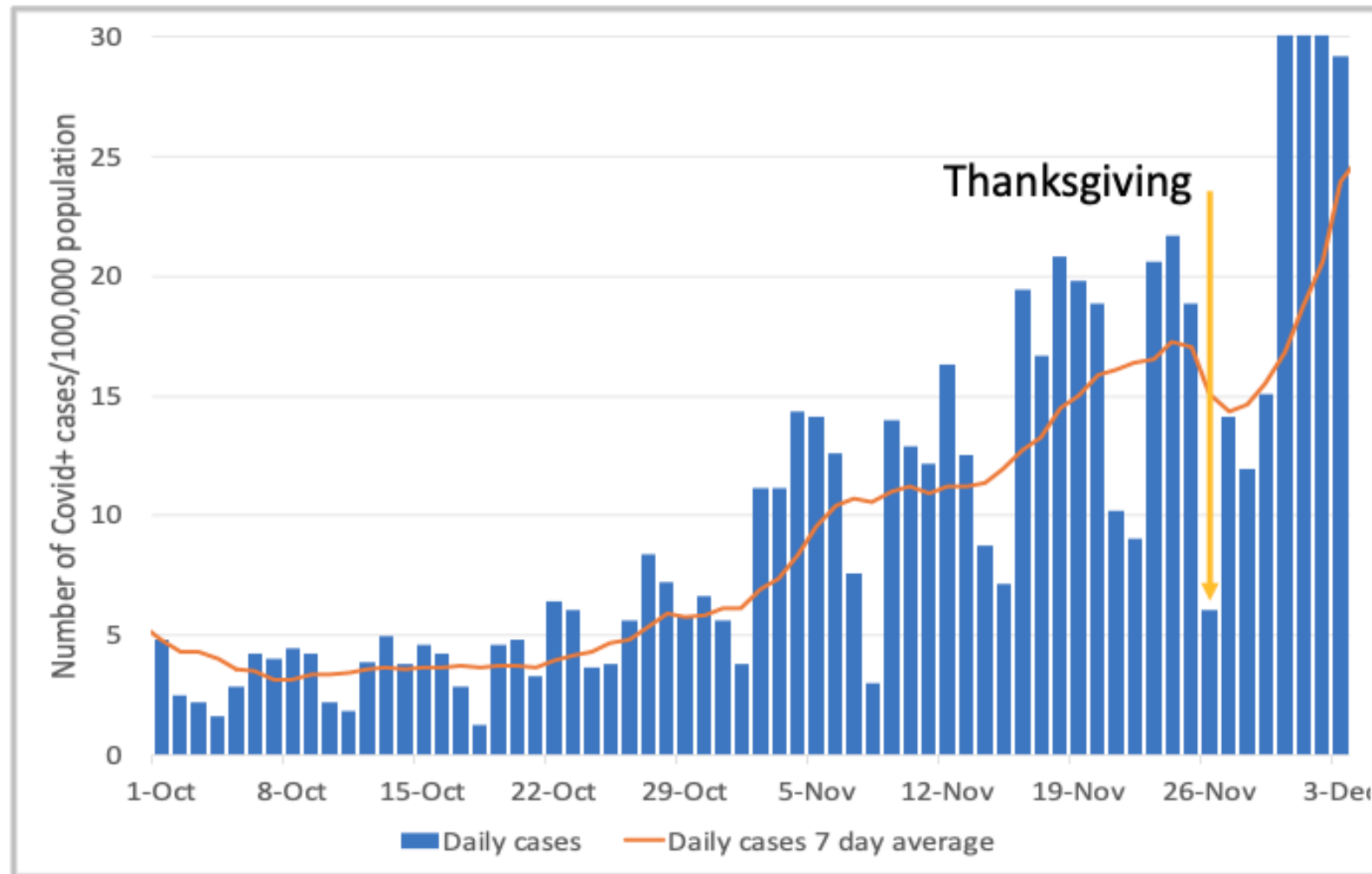
Region	Percent Remaining ICU Capacity
Bay Area Region	17.8%
Greater Sacramento Region	14.8%
San Joaquin Valley Region	0.0%
Southern California Region	2.7%



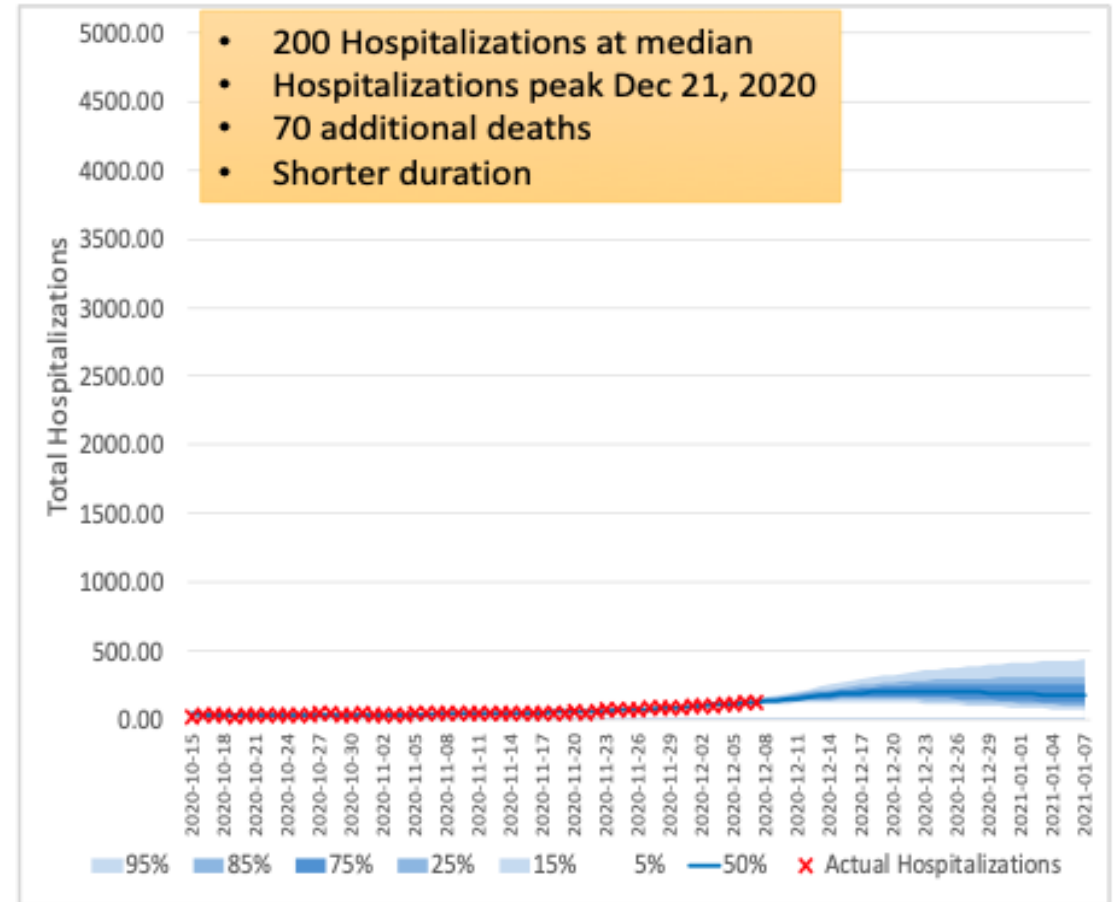
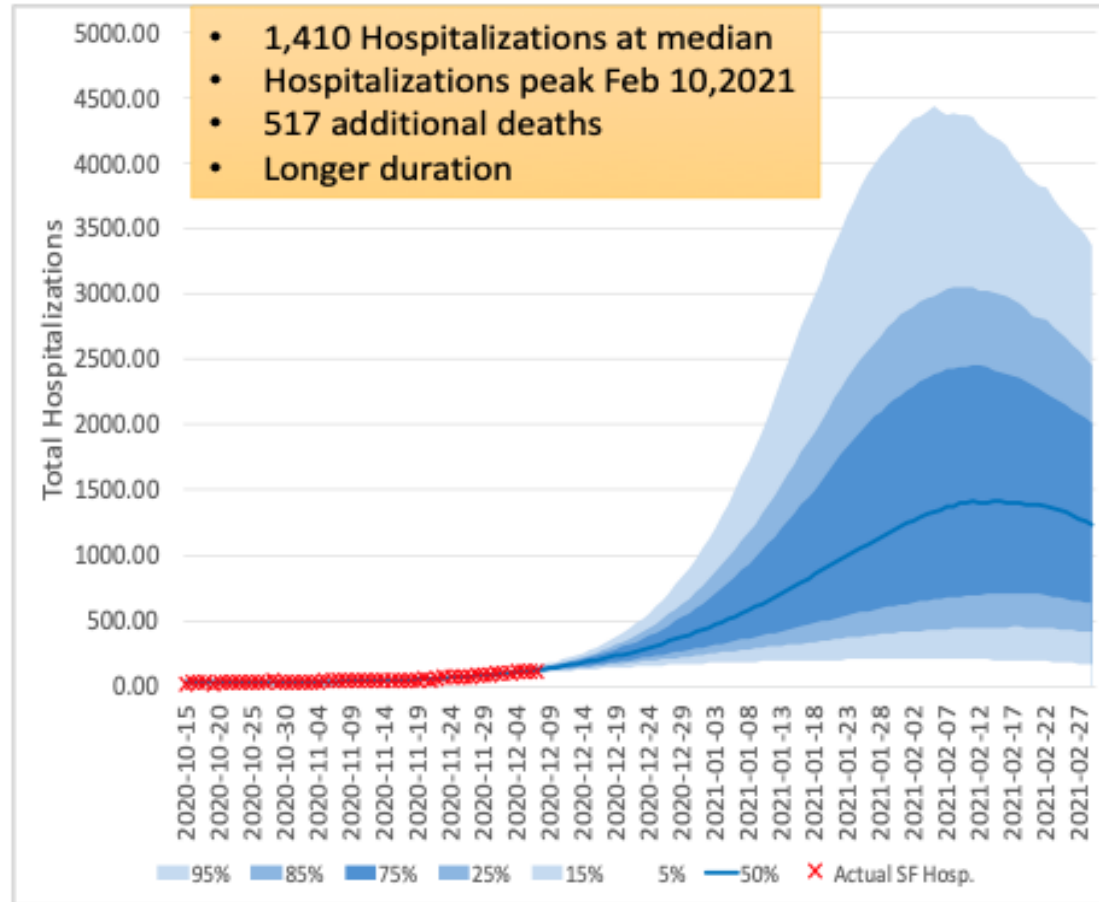
Hospitalizations continue to surge



New COVID cases are skyrocketing after Thanksgiving



One choice; two very different futures



SF DPH & DEM COVID-19 RESOURCES

- COVID-19 testing link: <https://sf.gov/find-out-about-your-covid-19-testing-options>
- General COVID-19 info link: <https://sf.gov/topics/coronavirus-covid-19>
- Link to download fliers: <https://sf.gov/outreach-toolkit-coronavirus-covid-19>



BanCal Property Management

Protocol and Procedures
During the Pandemic

Intro to BanCal



Established 1987.

2,000 units under management in San Francisco.

Apartments, HOAs, and Mixed-Use.

Focused on providing safe and enjoyable spaces that tenants are proud of.

Intro to BanCal



Chief Operating Officer

With BanCal since 2010

415.662.0139 | norman@bancalsf.com



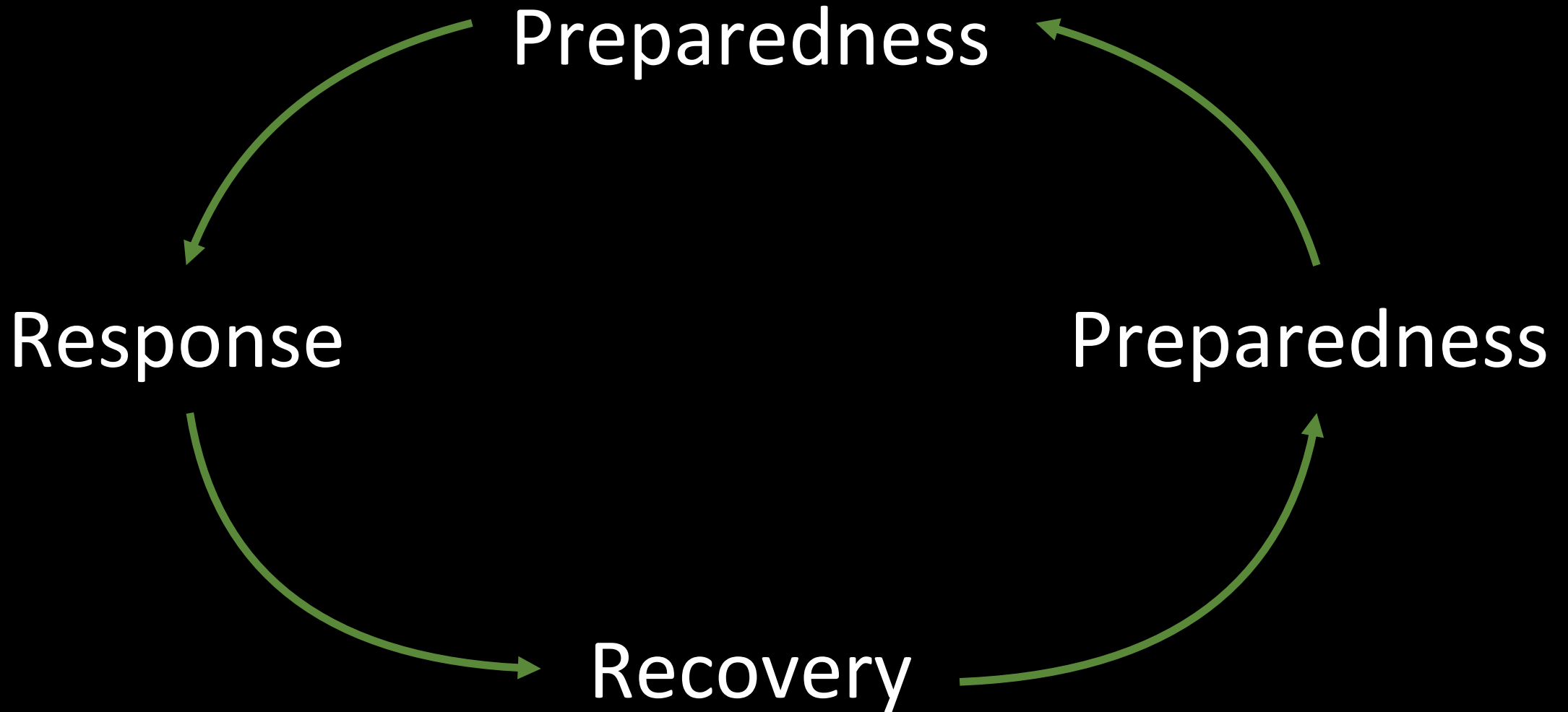
Senior Property Manager

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www.bancalsf.com

Pandemic Plan



Preparedness



- What are exposure risks?
- Develop a plan.
- Reduce spread amongst tenants, vendors and employees.
- Maintain efficient operations.
- Minimize impact.

Response



- Put plan into action.
- Communicate with transparency.
- Maintain calm and controlled leadership.

Recovery



- CDC
- SFDPH
- Maintain safe and healthy practices.
- Encourage ongoing vigilance.

**Let's
Do It
Again**

Preparedness

- Look back and learn.
- Rinse and repeat.

What Concerns are We Hearing?

What is my liability as a property owner?

How can anything be done if we can't send people into a unit/space?

What are our landlord, vendors, maintenance staff doing to keep us safe?

What if I can't pay my rent?

Thank you & Happy Holidays!



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SFFC SECTION
1103.7.6.1

Is your
residential
building's fire
alarm code
compliant?

What happened?

Nearly 200 Displaced By San Francisco Mission District Fires

June 30, 2016 at 7:31 am Filed Under: Fires, Mission District, San Francisco

Family of Man Killed in 22nd St. Fire Sues Landlord

by LAURA WENUS
DECEMBER 15, 2016



File photo of the Mission and 22nd street fire in 2015.

Family members of [Mauricio Orellana](#), a 38-year-old man killed in the January 28, 2015 fire at 22nd and Mission streets that displaced dozens of businesses and more than 60 tenants, have brought a wrongful death lawsuit against the property's owner and management company.



Fire breaks out at Mission District senior housing complex



San Francisco Board of Supervisors 2016 & 2017 Ordinances

FILE NO. 160422

AMENDED IN BOARD
07/26/16
ORDINANCE NO.

1103.7.6.1. [For SF] Sleeping Area Requirements.

For all buildings that are required to have a fire alarm system under this Code, the Building Code, the Housing Code or any other law, the building owner shall upgrade the fire alarm system, if necessary, to comply with the sound level requirement for sleeping areas set forth in Section 18.4.5.1 of NFPA 72 (2013 edition), as amended from time to time, upon either (a) completion of work under a building permit with a cost of construction of \$50,000 or more or (b) July 1, 2021, whichever occurs first.

FILE NO. 170870

SUBSTITUTED
9/5/2017
ORDINANCE NO. 233-17

[Building, Fire Codes - Fire Alarm System Upgrade Requirements]

1103.7.6.1. [For SF] Sleeping Area Requirements.

For all buildings that are required to have a fire alarm system under this Code Section 1103.7.6, pertaining to Group R-2 occupancies, the Building Code, the Housing Code, or any other law, the building owner shall upgrade the fire alarm system, if necessary, to comply with the sound level requirement for sleeping areas set forth in Section 18.4.5.1 of NFPA 72 (2013 edition), as amended from time to time, upon either (a) completion of work under a building permit with a cost of construction of \$50,000 or more, ~~or~~ (b) July 1, 2021, or (c) for buildings sold or transferred after September 1, 2017, twelve months after the sale of the property, whichever occurs first.

Exceptions. Division 1103.7.6.1(a) shall not apply to mandatory seismic strengthening alterations being performed pursuant to Chapter 4D of the Existing Building Code. This subsection 1103.7.6.1 applies only to Group R-2 occupancies.

Building owners shall complete upgrading their fire alarm system by 7/1/2021:

FIRE ALARM SLEEPING AREA REQUIREMENTS (SFFC Section 1103.7.6.1)

Sleeping Area Requirements

For all buildings that are required to have a fire alarm system under this [Fire] Code Section 1103.7.6, pertaining to Group R-2 occupancies, the Building Code, the Housing Code, or any other law, the building owner shall upgrade the fire alarm system, if necessary, to comply with the sound level requirement for sleeping areas set forth in Section 18.4.5.1 of **NFPA 72 (2013 edition)**, as amended from time to time, upon either

- (a) completion of work under a building permit with a **cost of construction of \$50,000 or more**,^{***}
- (b) **July 1, 2021**, or
- (c) for buildings sold or transferred after September 1, 2017, **twelve months after the sale of the property**, whichever occurs first.

*****Exceptions.** Division 1103.7.6.1 (a) shall not apply to mandatory seismic strengthening alterations being performed pursuant to Chapter 4D of the Existing Building Code. This subsection 1103.7.6.1 applies only to Group R-2 occupancies.

NFPA 72 (2013)

18.4.5.1 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).

18.4.5.2 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.

18.4.5.3 Effective January 1, 2014, where audible appliances are provided to produce signals for sleeping areas, they shall produce a low frequency alarm signal that complies with the following:

- (1) The alarm signal shall be a square wave or provide equivalent awakening ability.
- (2) The wave shall have a fundamental frequency of 520 Hz +/- 10 percent.

Fire Alarm Sleeping Area Requirements



Low Frequency Sounders

How do they effect your final cost?

Low frequency sounders are more expensive than mini horns. Also note that the new low frequency sounders draw more current than mini horns which will decrease your total allowable appliances per NAC ultimately increasing the number of required remote power supplies.

Therefore, for now, the codes only require low-frequency usage where people sleep.

Until the size and cost of these new low-frequency appliances comes down, along with their electrical power requirements, they will only be voluntarily used in non-sleeping areas.

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 be replaced.

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 located at 1660 Mission Street. 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.



Do You Need to Upgrade Your Fire Alarm?



**SFFD STATEMENT OF COMPLIANCE
SYSTEM RECORD OF INSPECTION AND TESTING**

This Statement of Compliance (SOC) form shall be filed with the San Francisco Fire Department every after year after the initial filing deadline per San Francisco Fire Code, Section 907.8.5. The SOC form shall also be posted in a common area on each floor of the building and will be made available for review on the sf.fire.org website.

This form shall be completed by the system inspection and testing contractor at the time of a system test. Insert N/A in all unused lines.

1. PROPERTY INFORMATION

Name of property: _____
Address: _____
Description of property: _____
Name of property representative: _____
Address: _____
Phone: _____ Fax: _____ E-mail: _____

2. TESTING AND MONITORING INFORMATION

Testing organization: _____ License# _____
Address: _____
Phone: _____ Fax: _____ E-mail: _____
Monitoring organization: _____

3. DOCUMENTATION

On-site location of the required record documents and/or site-specific software: _____

4. DESCRIPTION OF SYSTEM OR SERVICE

4.1 Control Unit
Manufacturer: _____ Model number: _____

5. TESTING RESULTS (Insert N/A in all unused lines)

5.1 Control Unit and Related Equipment

Description	Visual Inspection (yes/no)	Functional Test (yes/no)	Comments
Control unit			
Lamps/LEDs/LCDs			
Fuses			
Trouble signals			
Disconnect switches			
Ground-fault monitoring			
Supervision			
Local annunciator			
Remote annunciators			
Remote power panels			
Battery condition			

8.1 Compliance with SFFC 1103.7.6.1- Sleeping Area Requirements (Due no later than July 1, 2021)

This building's fire alarm system does or does not (check one) comply with SF Fire Code, Section 1103.7.6.1- "Sleeping Area Requirements" for alarm sound levels at sleeping areas in R-2 buildings per NFPA72 (2013 edition).

8.2 Acceptance by Owner or Owner's Representative:

The undersigned accepted the test report for the system as specified herein:

Signed: _____ Printed name: _____ Date: _____

SYSTEM RECORD OF INSPECTION AND TESTING (continued)

5.2 Alarm and Supervisory Alarm Initiating Devices

Description	Visual Inspection	Functional Test	Comments
Smoke Detectors			
Heat Detectors			
Pull Stations			
Water Flow			
Tamper Switches			

5.3 Notification Appliances

Description	Visual Inspection	Functional Test	Comments
Horns/Bells			
Strobes			
Horn/Strobes			
Speaker/Strobes			
Speakers			

5.4 Supervising Station Monitoring

Description	Yes	No	Time	Comments
Alarm signal				
Alarm restoration				
Trouble signal/restoration				
Supervisory signal/restoration				

Attach additional sheets, data, or calculations as necessary to provide a complete record.

6. SYSTEM TEST INFORMATION

Inspection/Test Start Date/Time: _____ Inspection/Test Completion Date/Time: _____

7. CERTIFICATION

This system as specified herein has been inspected and tested according to NFPA 72, Chapter 14.

Signed: _____ Printed name: _____ Date: _____
Organization: _____ Title: _____ Phone: _____

8. DEFECTS OR MALFUNCTIONS NOT CORRECTED AT CONCLUSION OF SYSTEM INSPECTION, TESTING, OR MAINTENANCE

8.1 Compliance with SFFC 1103.7.6.1- Sleeping Area Requirements (Due no later than July 1, 2021)

This building's fire alarm system does or does not (check one) comply with SF Fire Code, Section 1103.7.6.1- "Sleeping Area Requirements" for alarm sound levels at sleeping areas in R-2 buildings per NFPA72 (2013 edition).

8.2 Acceptance by Owner or Owner's Representative:

The undersigned accepted the test report for the system as specified herein:

Signed: _____ Printed name: _____ Date: _____

Mail completed form to: SFFD, Statement of Compliance
698 2nd Street, Room 109
San Francisco, CA 94107

Fire Alarm (New- 11/09/18) Statement of Compliance



Wireless vs Hardwired?

SFFD Bulletin 2.01



The use of a LOW-POWER RADIO (WIRELESS) FIRE ALARM SYSTEM shall be approved only under all the following conditions:

1. All Low-Power Radio (Wireless) fire alarm systems' components, design and installation, must be approved by SFFD on a "Fire Only" permit and must have associated Fire Inspection and Electrical Inspection per the approved permit.
2. Low-Power Radio (Wireless) fire alarm systems shall be permitted to be installed in existing buildings only (low-rise and high-rise buildings).
3. Low-Power Radio (Wireless) fire alarm systems shall not be permitted to be installed in existing buildings having an existing Emergency Voice Alarm Communications system (EVACS)
4. Low-Power Radio (Wireless) fire alarm systems shall not be permitted to be installed in existing buildings having existing smoke control systems in accordance with CBC Section 905 or 909.
5. All Low-Power Radio (Wireless) fire alarm systems shall be UL certificated and shall meet SFFD AB3.03 requirements for a new Fire Alarm system.



6. The installation of Low-Power Radio (Wireless) fire alarm systems shall be monitored by an approved **off-site supervising station with a runner service** (Central or Proprietary service only). See Section VII for the required means of communications between the Fire Alarm system and the off-site supervising station.

7. The Low-Power Radio (Wireless) fire alarm System shall be designed, installed and maintained per 2016 (2019) NFPA 72: National Fire Alarm and Signaling Code.

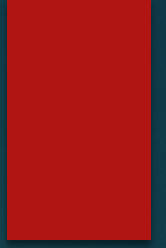
8. All Low-Power Radio (Wireless) fire alarm systems' components shall be listed for the purpose for which they are installed by Underwriters Laboratory Inc. (UL) or other approved listing and testing laboratory. They shall also have current California State Fire Marshal listing.

9. Low-Power Radio (Wireless) fire alarm systems are permitted to serve as the only Fire Alarm system for the building or they could be connected or combined with the existing building Fire Alarm system as approved by SFFD on a case-by-case basis.

10. Low-Power Radio (Wireless) fire alarm systems shall include on the fire alarm permit plans a "Site Survey Record Sheet" showing all required repeater and antennas signal readings and proposed locations.

What if it is not completed by July 1, 2021?

- Notice of Violation
- Administrative Hearing
- Order to Abate
 - Recorded with the Assessor-Recorders Office



**Thank you
for joining us!**

- If you have any other questions after this webinar, please email us at info@sgdmlc.com.
- We care about your feedback! Please let us know what topics you would like to know more about.
- A recording of this webinar session can be found on our website: www.sgdmlc.com

