



John Wesley Hardin Building

Structure Fire

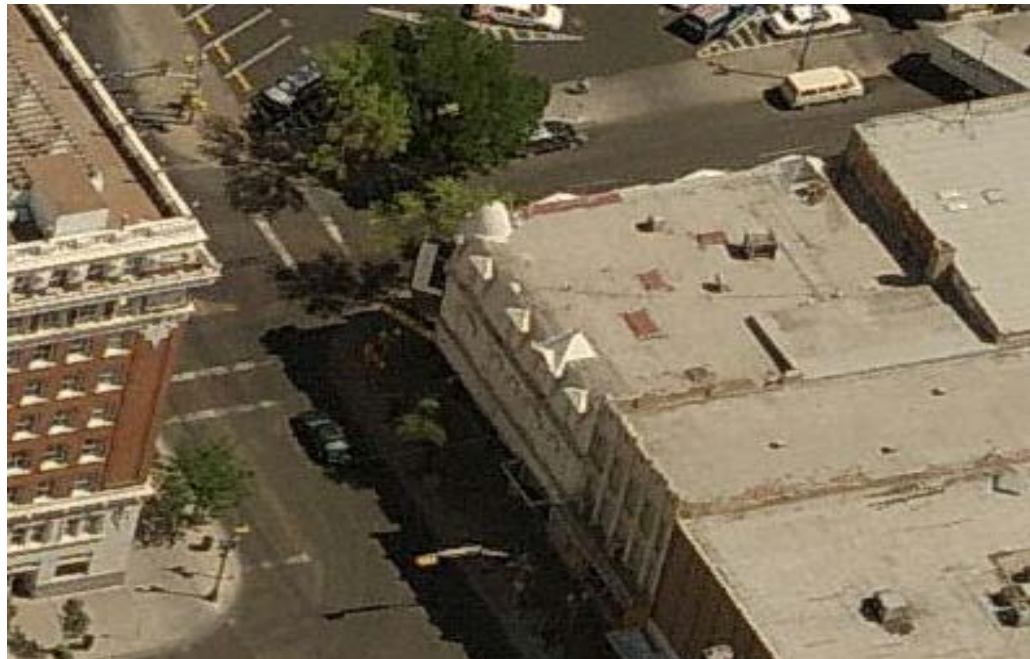
April 19, 2012





Fire Response

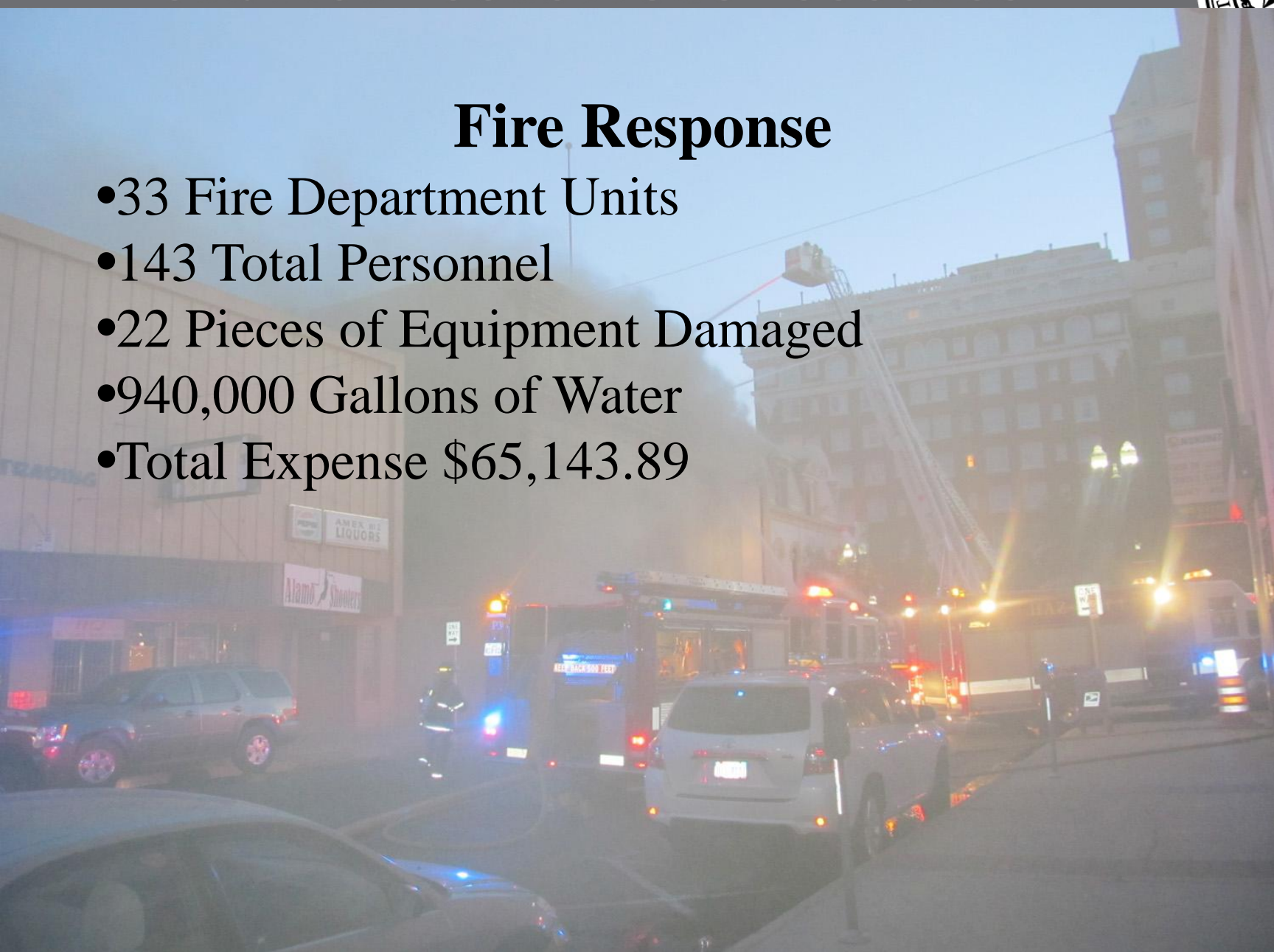
- Alarm Received – 18:32
- First Unit Arrival – 18:35
- Interior Attack SA and El Paso Street
- Untenable Interior Conditions
- Defensive Attack Initiated





Fire Response

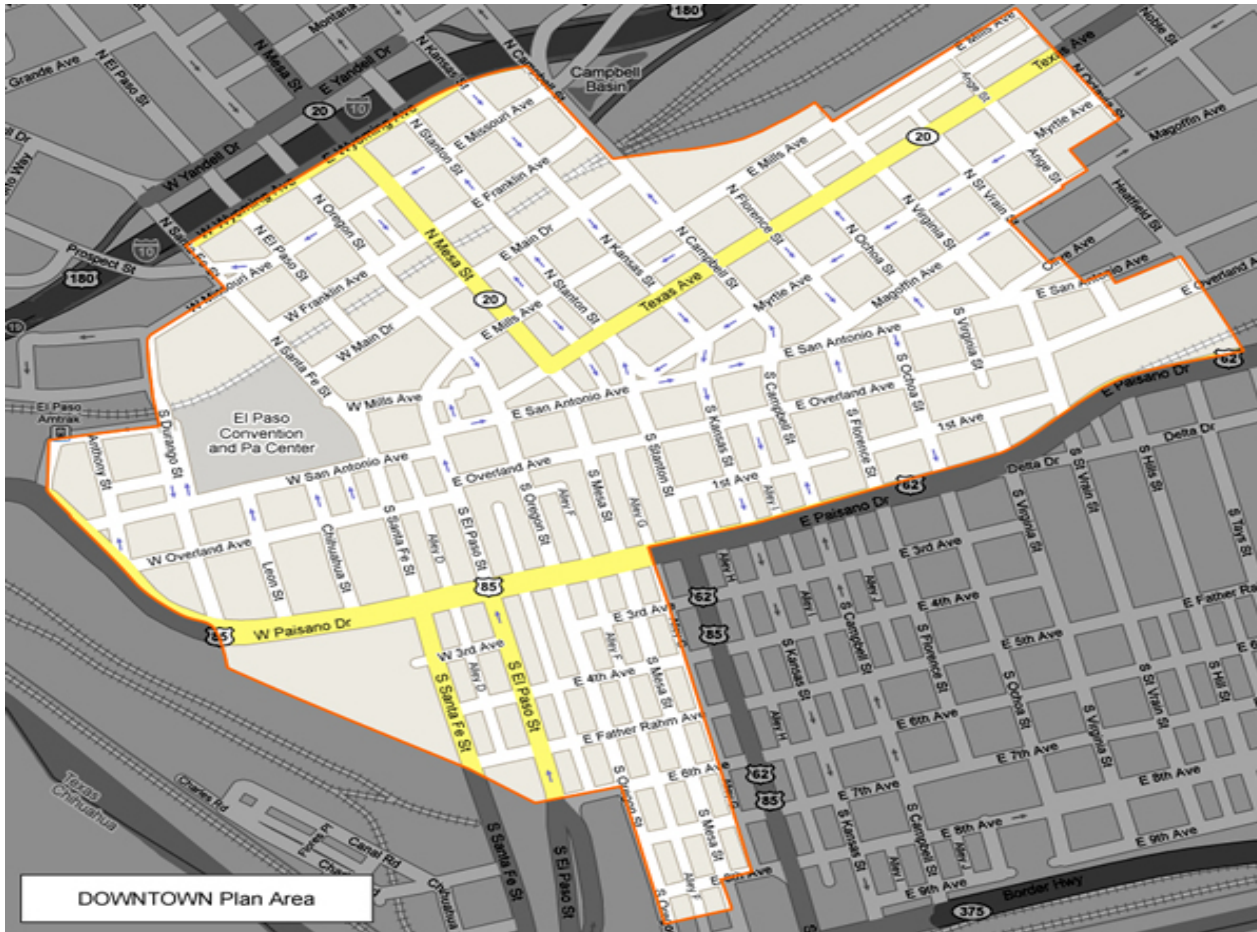
- 33 Fire Department Units
- 143 Total Personnel
- 22 Pieces of Equipment Damaged
- 940,000 Gallons of Water
- Total Expense \$65,143.89





Downtown Fire Prevention

- Risk Assessment
- Application of existing Fire Code
- Fire Code Enhancement





Downtown Risk Assessment

- 30 day plan
- 331 parcels
- Data Collection
- District Priorities
- Team Composition
 - 6 – 2 person teams
- Assign Risk Level
 - Level 1 Immediate corrective action
 - Level 2 Code issues identified
 - Level 3 Low Risk



Existing International Fire Code

- Section 110: Unsafe Buildings ■
- General. “clear and inimical threat to human life, safety, or health
- Unsafe Conditions. Conditions which constitute a fire hazard or are otherwise dangerous
- Evacuation - Imminent danger
- Summary Abatement. Conditions exist hazardous to life and property, we can summarily abate the hazard



Existing International Fire Code

- Stop Work Orders.
- Service Utilities. Authority to authorize the disconnection of utility service during emergency operations or to eliminate an immediate hazard.
- Challenges
 - Existing Occupancy Use - Grandfathering
 - Identification of Certificate of Occupancy



Fire Code Enhancement

- Annual Operational Permit for Combustible Storage
- Limit Combustible Storage in basements
- Limit Combustible Storage in unprotected building
- Require current Certificate of Occupancy

Questions and Comments





G.B.
MADE IN CHINA
P/O NO 2183
C/NO 4

G.B.
MADE IN CHINA
P/O NO 2466
C/NO 16

G.B.
MADE IN CHINA
P/O NO 2466
C/NO 16

Flowers
Fashion













Vacant Building Ordinance

Key Points of Proposed Revision

Bill Stern,

Deputy Building Official

Environmental Services Department

May 1, 2012



Goals of Requested Revision

- Reduce potential for dangerous fires in vacant buildings
- Expand applicability of existing ordinance
- Increase level of protection of public safety



Applicability

- Proposed: Include vacant buildings anywhere within the City
- Current: Only vacant buildings within certain enforcement areas are included



Define “Vacancy”

- Proposed: A continuous period of ***one*** year where a building is not occupied
- Current: A continuous period of ***three*** or more years where a building is not occupied



Define “Occupancy”

- Proposed: One or more persons conduct business or reside in **60%** of the total square footage of the building
- Current: One or more persons conduct business or reside in **40%** of the total square footage of the building



Certificate of Occupancy

- Include new requirement that a valid certificate of occupancy be submitted with vacant building registration application
 - Ensures that occupancy certificate coincides with most recent use of building
 - Triggers building inspection if certificate does not match use



Service Systems

- Include new requirement that all service systems (mechanical, electrical, plumbing) be maintained at operational standards, regardless of occupancy
- Include new requirement that obsolete or noncompliant service systems be repaired, replaced and/or removed from building
- If you agree today, these recommended amendments will be addressed in the vacant building ordinance and the property maintenance code



Financial Responsibility

Minimum Liability Insurance

- Align with recently-approved Outside Storage of Combustible Material (OSCOM) ordinance
 - \$1,000,000 or \$2,000,000, depending on total area of building



Fire Suppression System

- Proposed: Include all residential occupancies, exclude only vacant single-family and duplex dwellings. Thus motels, hotels, apartments, town homes, triplex and quads will now be included.
- Current: Vacant residential occupancies are not required to install fire suppression systems



Registration and Enforcement Activities to Date

- Number of buildings identified as candidates for registration

Commercial: 20

Residential: 150

- Number of buildings that have registered

Commercial: 7

Residential: 40



Registration and Enforcement Activities, cont.

Number of cases filed for non-compliance

• Pending hearings:	25
• Hearings:	10
• Outcome of Hearings:	
Complied	3
Deferred, ordered by the court to comply	3
Arrest warrants for failure to appear	4



Legal and Court Concerns

- Current: The arraignment date for a class C citation is *thirty days* after the citation is issued
- Proposed: Schedule arraignment hearings for the first business week after the citation is issued (*typically within 10 days*)



Next Step: Downtown Sweep

- Fire Department will take the lead on inspections for fire and egress hazards.
- Code compliance will provide 2 commercial building inspectors for the sweep
- The Building Permits and inspection department will provide additional inspectors as needed or contract additional inspectors with a third party inspection agency



Questions or Comments?