

City of San Diego Fire-Rescue Department

600 B ST
San Diego, CA 92101
619-533-4400

All items on this list have been taken care of except for the fire alarm/sprinkler system, which is being bid out right now.



Tuesday, 26 January, 2021

Attn: Griffon Hooper
CROWN POINT APARTMENTS
3970 Crown Point Dr
San Diego, CA 92109-6104

Property Address:
CROWN POINT APARTMENTS
3970 Crown Point Dr
San Diego, CA 92109-6104

Re: Re-inspection - Fire Company Inspection Program on January 26 2021

Notice of Fire and Safety Hazards. The initial fire inspection has been completed. You are hereby notified that an inspection of your premises has disclosed Fire and/or Building Code violations that require correction. Violations and required corrections are detailed on the next page.

Order to Comply. As such conditions are contrary to law you are hereby required to correct these conditions immediately upon receipt of this notice. An inspection to determine whether you have complied will be conducted on or after the next inspection date (listed on the next page). Failure to comply with the foregoing order before the date of the next inspection may subject you to further enforcement action and penalties as provided by law.

Permit and Inspection Fees. Inspection and permit fees will not be collected by fire inspection personnel. You will receive by mail an invoice from the City Treasurer for the inspection costs and permit fees as applicable.

Non-compliance fee. A \$300 per visit, in addition to the inspection fee, may be assessed at the third and subsequent inspection if all violations are not corrected. Failure to correct all violations in a timely manner may result in a referral to the City Attorney for civil and/or criminal prosecution.

Potential Enforcement Consequences for Failure to Timely Comply with this Notice.

Misdemeanor criminal prosecution (maximum fine of \$1,000 per day for each violation plus six months in jail), civil injunction, administrative abatement, revocation of permits, recordation of Notice of Violation, civil penalties (maximum of \$2,500 per day for each violation).

Contact your inspector with questions.

Inspection Notes:

12/14/2020 I walked around the property and found a few discrepancies (noted herein). Please address the violations prior to the next reinspection on or after 12/28/20.

One of the violations requires installation of a fire alarm system, which we realize is not a 2-week fix. I am keeping this violation open with the understanding that within the next 4 months the property owner will open up a project with San Diego Development Services Dept (DSD) to present a plan to install a fire alarm system per the attached requirement. I emailed you a 2-page pamphlet to guide you in this process. Property owner should reach out to contractors who can install such systems and begin to make progress toward installation. I will re-connect with you over the next few months to check on progress. For our purposes, progress means having a project number issued by DSD showing that you have a project underway. Please get back to me with this number prior to the reinspection date on or after 4/15/2021.

12/28/2020 I returned to the property and found that violations had not been resolved. One of the residents provided contact info for Griffon Hooper (now copied on this report). Please resolve these issues (other than the longer-term fire alarm issue) prior to the next reinspection on or after 1/11/2021.

1/12/2021 I returned to the property and found no fixes to the violations. Please address the discrepancies prior to the next reinspection on or after 1/25/2021.

1/26/2021 I returned to the property and found no fixes to the violations. Please address the discrepancies prior to the next reinspection on or after 02/08/2021.

Inspector:



Philip Black

PBlack@sandiego.gov

619-323-8824

Property Representative:



Inspector

Violation/Information Page(s)

Inspection Violations

Fire Alarm required for existing residential property

1113.12.1 1113.12.1 General. Every apartment house three or more stories in height or containing more than 15 apartments, every hotel three or more stories in height or containing 20 or more guest rooms, shall have installed therein an automatic or manually operated fire alarm system. Such fire alarm systems shall be so designed that all occupants of the building may be warned simultaneously and shall be in accordance with the California Fire Code. See Section 1114.14 for special requirements in buildings over 75 feet (22 860 mm) in height. Exception: A fire alarm system need not be installed provided such apartment house or hotel is separated by an unpierced wall of not less than four-hour fire resistance in buildings of Type IA, Type IIB, Type III or Type IV construction and two-hour fire resistance in buildings of all other types of construction provided: 1. Areas do not exceed the number of apartments or guest rooms stipulated. 2. The fire-resistive wall conforms to the requirements of Section 706.6 of the California Building Code. 3. The wall complies with all other applicable provisions of the California Building Code. 4. The wall extends to all outer edges of horizontal projecting elements, such as balconies, roof overhangs, canopies, marquees or architectural projections. 5. No openings are permitted for air ducts or similar penetrations, except that openings for pipes, conduits and electrical outlets of copper, sheet steel or ferrous material shall be permitted through such wall and need not be protected, provided they do not unduly impair the required fire resistance of the assembly. 6. Tolerances around such penetrations shall be filled with approved noncombustible materials.

Inspector Notes: 3-story buildings must now comply with this fire alarm requirement. See my notes at the top of this report.

Violation found on
12/14/2020

Will be rechecked on or after
02/09/2021

Violation Not
Repaired

Path of egress is clear of obstructions, including storage

[BE] 1003.6 [BE] 1003.6 Means of egress continuity. The path of egress travel along a means of egress shall not be interrupted by a building element other than a means of egress component as specified in this chapter. Obstructions shall not be placed in the minimum width or required capacity of a means of egress component except projections permitted by this chapter. The minimum width or required capacity of a means of egress system shall not be diminished along the path of egress travel.

Inspector Notes: Please ensure bicycles are not stored in the stairwells.

Violation found on
12/14/2020

Will be rechecked on or after
02/09/2021

Violation Not
Repaired



5-Year Cert tag is posted on riser

901.6.1 901.6.1 Standards. Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1 and California Code of Regulations, Title 19, Division 1, Chapters 3 and 5. [California Code of Regulations, Title 19, Division 1, §904.1(a)] Inspection Requirements. (a) A license shall not be required to perform inspections. Inspections may be conducted by any person designated by the building owner or occupant who has developed competence through training and experience. [California Code of Regulations, Title 19, Division 1, §904.2(g)] Testing and Maintenance Requirements. (g) Prior to activating any fire alarm component of an automatic fire extinguishing system, the licensee shall insure that the licensee is capable of restoring the fire alarm system.

Inspector Notes: 5-yr certification sticker for occupant-use hose cabinets out of date (2011). Please have hose cabinets inspected and have a new updated sticker applied.

Violation found on
12/14/2020

Will be rechecked on or after
02/09/2021

Violation Not
Repaired



Records of all required system inspections, tests, and maintenance are maintained

901.6.3 901.6.3 Records. Records of all system inspections, tests and maintenance required by the referenced standards shall be maintained. [California Code of Regulations, Title 19, Division 1, §904.1(b)] Inspection Requirements. (b) Records of all inspections shall be retained on the premises by the building or system owner for a period of five years after the next required inspection. [California Code of Regulations, Title 19, Division 1, §904.2(c)] Testing and Maintenance Requirements. (c) Records of all testing and maintenance shall be retained on the premises by the building or system owner for a period of five years after the next required test or maintenance. [California Code of Regulations, Title 19, Division 1, §904.2(j)] Testing and Maintenance Requirements. (j) It is the responsibility of the contractor, company or licensee to provide a written report of the test and maintenance results to the building owner and the local fire authority having jurisdiction at the completion of the testing and maintenance.

Inspector Notes: Annual certification sticker for occupant-use hose cabinets out of date (2016). Please have hose cabinets inspected and have a new updated sticker applied.

Violation found on
12/14/2020

Will be rechecked on or after
02/09/2021

Violation Not
Repaired

