

PRESIDIO TRUST FIRE CODE NO. 2023-01

THE PRESIDIO TRUST,
GOLDEN GATE NATIONAL RECREATION AREA,
COUNTY OF SAN FRANCISCO, STATE OF CALIFORNIA

THIS FIRE CODE ADOPTS NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 1 FIRE CODE 2021 EDITION, NFPA 101 LIFE SAFETY CODE 2021 EDITION AND 2022 Title 24, Part 8 CALIFORNIA STATE HISTORICAL CODE PRESCRIBING REGULATIONS GOVERNING CONDITIONS HAZARDOUS TO LIFE, PROPERTY, AND THE ENVIRONMENT FROM FIRE, PANIC, EXPLOSION, HAZARDOUS MATERIALS AND HAZARDOUS USES AND ESTABLISHING A FIRE MARSHAL'S OFFICE AND PROVIDING OFFICERS THEREFOR

The Chief Executive Officer of The Presidio Trust does hereby direct as follows:

Section I. Identification of Jurisdiction

In 1972, the Presidio of San Francisco - then an active military installation - was included within the boundaries of the Golden Gate National Recreation Area. On October 1, 1994, after the post became excess to military needs, it was transferred to the National Park Service.

In 1996, Congress created The Presidio Trust, a wholly owned government corporation charged with preserving the natural, cultural, scenic, and recreational resources of the Presidio, and transferred administration of the park's interior lands of 806 buildings to the Presidio Trust. Today, the Presidio welcomes local, national, and international visitors and is home to a community of residents and diverse organizations. The Presidio Trust manages the park in partnership with the National Park Service.

The Trust's strategic goals are its triple bottom line.

- People: As a national park, the Presidio will be visited and loved by all.
- Planet: The Presidio Trust will be a model of environmental stewardship.
- Performance: The Presidio Trust will exemplify operational excellence in public service.

The Presidio Fire Code 2022-05 is issued under authority of the Presidio Trust Act enacted on November 12, 1996, as Title I of H.R. 4236, P.L. 104-333, 110 Stat. 4097. It is intended for the purpose of prescribing regulations governing conditions hazardous to life, property and the environment from fire, or explosion, hazardous materials, and hazardous use in the Presidio, and is not intended to, and does not create any right or benefit, substantive or procedural, enforceable by law, or equity, by a party against the United States, its departments, agencies, instrumentalities or entities, its officers or employees, or any other person.

Section II.A. Adoption of NFPA 1 Fire Code 2021 Edition, and Life Safety Code NFPA 101 2021 Edition

The Presidio Fire Code 2022-05 related to providing a Fire Prevention Code for the Presidio Trust Area B is hereby adopted. Furthermore, for the purpose of prescribing regulations governing conditions hazardous to life, property and the environment from fire, or explosion, hazardous materials, and hazardous uses, that certain codes known as the 2021 Fire Code NFPA 1, Fire and Life Safety Code NFPA 101, and 2022 Title 24 Part 8 California State Historical Code, are hereby adopted.

Section II.B. Adoption of 2022 Title 24, Part 8-California State Historical Code in place of NFPA 914 Code for the Protection of Historic Structures

Section III. Establishment of the Presidio Trust Fire Marshal's Office. The Fire Marshal's Office is hereby established and shall operate under the supervision of the Chief Executive Officer of The Presidio Trust or the person or persons authorized by the Chief Executive Officer of The Presidio Trust.

Section IV. Fire Marshals Office Roles and Responsibilities. It includes but is not limited to. Monitor, review, and enforce fire safety codes, procedures, and services. Promote the safe practice and principles of fire prevention. Inspection of permanent and temporary buildings, processes, equipment, systems, and other fire and related life safety situations. The Fire Marshal has the authority to adopt and maintain Presidio Trust Standards and Administrative costs.

Section V. Board of Appeals. The definition in Section 3.3.2.6 is changed to state: To hear and decide appeals of order, decisions or determinations made by the fire code official relative to the application and interpretation of these codes, there shall be created a Board of Appeals. The Board shall be made up of the Chief of Park and Chief of Business and administered by the Fire Marshal. The Board is delegated the responsibility and authority to resolve disputes, challenges, and failures to cure. (NFPA 1, Fire Code 2021, Sections 1.10 to 1.10.6.6)

Section VI. Fire Code Violations. The list of common violations will be detailed in the Inspections and Violations Standard but shall be managed as a breach of contract. Any modifications, addition or subtraction to the list will be based on annual reporting completed NLT November 30th of each fiscal year. Disputes, challenges, and failures to cure will be adjudicated by the BOARD. Unresolved issues will be escalated to the Chief Executive Officer. If the BOARD determines that Law Enforcement is needed to enforce, procedures pursuant to sub-section 1.7.2.4.1 of this code will be followed.

Notice of Escalation Procedure, by notice:

1. Tenant and Asset Management
2. Asset Manager
3. Board of Appeals
4. CEO
5. If by this step there is a failure to cure, a written notice will be sent to the General Counsel's Office which will be filed as unresolved.

Section VII. Definitions. (NOTE: This list is not all inclusive: reference NFPA 1 Fire Code Chapter 3 Definitions)

1. Wherever the words "authority having jurisdiction or jurisdiction" are used, it shall be held to mean The Presidio Trust.

2. Wherever the words “fire marshal’s office” are used, it shall be held to mean The Presidio Trust Fire Marshal’s Office
3. Wherever the words “Chief or Chief of the Fire Marshal’s Office are used, they shall be the person or persons authorized by the Chief, (Fire Marshal) of The Presidio Trust.
4. Wherever the word “Administrator” is used, it shall be held to mean the Chief Executive Officer of The Presidio Trust.
5. Wherever the term “Trust Legal Counsel” is used in the Fire Code/Ordinance, it shall be held to mean the Attorney(s) for The Presidio Trust.

The following definitions are further added to read as follows:

AIR REACTIVE is any liquid, solid or gas, which when combined with air, a reaction occurs that forms a hazardous condition. (See also “pyrophoric”)

ALL WEATHER SURFACE shall be a minimum of 6 inches compacted Class II base rock and 2 inches of asphalt or concrete for grades up to 15%. From 15% to 20% an engineered surface such as rough grooved concrete is required. In no circumstances shall the grade exceed 20%. Where the use of “Grasscrete” is proposed, the fire marshal and building official shall review and provide a decision utilizing a professional engineers analysis.

AUTHORIZED REPRESENTATIVES shall be those persons determined by the Chief Executive Officer of the Presidio Trust Area B to act as the Chief Executive Officer’s Agent.

BRIDGE A bridge shall be defined as a structure designed to carry a roadway over a depression or obstacle.

BUILDING CODE is the International Building Code 2022 Edition.

DWELLING UNIT One or more rooms arranged for complete, independent housekeeping purposes with space for eating, living, and sleeping facilities for cooking and provisions for sanitation. (Residential units within The Presidio Trust, Area B)

ELECTRICAL CODE is the National Electric Code NFPA 70 2022 Edition.

HISTORICAL CODE is the California Historical Code, California Code of Regulations, Title 24, Part 8, 2022 Edition.

KEY BOX AND KEY SWITCH a secure device with a lock or switch operable only by a fire department master key and containing building entry keys and other keys that may be required for access in an emergency.

MECHANICAL CODE is the International Mechanical Code 2022 Edition.

EXISTING BLDING CODE is the International Existing Building Code 2022 Edition.

FIRE ACCESS ROADS shall be provided for every facility, building, or portion of a building hereafter constructed or relocated. Reference to NFPA 1, Section 18.2.3.1.1

FIRE BREAKS The Presidio Trust Area B may require the installation of “fire breaks” around or within parcels of property where combustible weeds, brush or other combustible materials are present. The specific width and length of the “fire breaks: will be determined by the Fire Marshal’s Office. The following conditions will be included as part of the determining factors regarding the width of and length of the “fire breaks”.

1. Height and width of combustible materials present
2. Topography of site
3. Relationship of structures within the given parcel to the combustible material or adjacent parcels where structures would become exposed to the presence of the combustible material.

FIRE ALARM CERTIFICATION New fire alarm systems shall be UL-Certified A certification of completion and other documentation as listed in NFPA 72 2022 Edition shall be provided for all new fire alarm systems.

FIRE DEPARTMENT is the San Francisco Fire Department under contract with The Presidio Trust.

JURISDICTIONAL AREA is the boundaries established by The Presidio Trust.

LISTED AND LABELED Listed and labeled equipment devices and materials shall be installed and used in accordance with the listing limitations and the manufacturer’s instructions.

MECHANICAL CODE is the International Mechanical Code 2022 Edition

PLUMBING CODE is the International Plumbing and Gas Code 2022 Edition.

PROHIBITED PARKING Facilities and structure shall be maintained in a manner that does not impede accessibility for fire department operations. Reference to NFPA 1, Section 18.2.4.1.3

STAGE A space within a building utilized for entertainment or presentations, which includes overhead hanging curtains, drops, scenery or stage effects other than lighting or sound.

STREET is any thoroughfare or public way not less than 20 feet in width which has been dedicated or deeded to the public for use and required as a means of fire department access.

TRAFFIC CALMING DEVICES are design elements of fire apparatus access roads such as street alignment, installation of barriers and other physical measures intended to reduce traffic and cut-through volumes and slow vehicle speeds.

TURNING RADIUS The minimum turning radius shall be determined by the Fire Marshal.

WASTE OIL is a Class III-B waste liquid resulting from the use of Class III-B combustible liquids such as motor oil, hydraulic oil, lubricating oil, brake fluids and transmission fluids.

WEED ABATEMENT is the identification of heavy growth of organic fuels in unmaintained lots and which may be a hazard to surrounding lots. Fire Marshal’s staff shall oversee weed abatement program activities throughout The Presidio Trust Area B.

Section VIII. Establishment of Limits within the boundaries of The Presidio Trust Area B in Which Storage of Flammable/Combustible Liquids in Outside Above-Ground Tanks is to Be Prohibited.

The Fire Marshal shall have the authority to permit or deny each site-specific design and/or installation of above ground flammable/combustible liquids tanks within the established boundaries of the Presidio Trust Area B.

Section IX. Establishment of Limits within The Presidio Trust Area B in which Storage of Liquefied Petroleum Gases is to Be Prohibited.

The Fire Marshal shall have the authority to permit or deny each site-specific design and/or installation for the storage of Liquefied Petroleum Gases within the established boundaries of The Presidio Trust Area B.

Section X. Establishment of Limits within The Presidio Trust Area B in which the Storage of Compressed Natural Gas Is to Be Prohibited.

The Fire Marshal shall have the authority to permit or deny each site-specific design and/or installation for the storage of Compressed Natural Gas within the established boundaries of The Presidio Trust Area B.

Section XI. Establishment of minimum roofing classification for all new buildings constructed or re-roofed within The Presidio Trust Area B boundaries.

Roof Installations for designated historical buildings shall meet 2022 California State Historical Code, California Code of Regulations (CCR) Title 24, Part 8 requirements. In no instance may a roof assembly be provided that has less than a Class B Fire Resistive Rating

The Fire Marshal shall have the authority to inspect all such roofing systems during construction and/or require certification from the installer that the roof system does meet these requirements.

Section XII. Amendments and Deletions to the Fire Code, NFPA 1, and The Life Safety Code, NFPA 101, as Published by The National Fire Protection Association. The Fire Code and Life Safety Code is amended and changed as follows:

- **Section 1.12 Title. Section 1.12** is changed to state these regulations shall be known as the Fire Code of the Presidio Trust, hereafter referred to as “this code”
- **Section 1.2.2 Scope NFPA 13** is amended to say design and installation of fire sprinkler systems shall be conducted by a C-16 Fire Protection Contractor issued by the State of California State Contractors Licensing Board.
- **Section 1.7.2.4.1 Fire Prevention Personnel** Section 1.7.2.4 is added with 1.7.2.4.1 and changed to state: Fire Marshal or FMO staff designated to act on their behalf, shall have the powers of a public officer in performing his or her duties under this code and shall have the power to issue notices of violation in coordination with the United States Park Police.

- **Section 3.3.2 Authority to Inspect** is added stating: The Fire Marshal or other designated representatives shall inspect, as often as necessary, buildings and premises, including such other hazards or appliances designated by the Fire Marshal for the purpose of ascertaining and causing to be corrected any conditions which would reasonably tend to cause fire or contribute to its spread, or any violation of the purpose or provisions of this code and of any other law or standard affecting fire safety.
- **Section 3.3.29.1 Special Event**. Section 3.3.29.1 is added stating: An operational permit is required to conduct a special event either inside or outside of a structure. Special events include but are not limited to the following types of activity: crafts fair festivals, historical celebrations, etc.
- **Section 4.2.1 Licensing** is added stating: Water Based Suppression Companies shall be licensed in the State of California to conduct design, installation, and testing and shall hold a C-16 License issued from the State Contractors Licensing Board.
- Fire Sprinkler Fitters shall be licensed by the California State Fire Marshal's Office annually. The licensee shall maintain his/her license with them on all inspections.
- **Section 7.1.2.1.2 Fire Extinguishers NFPA10** is amended to say: Fire Extinguisher service personnel providing or conducting maintenance on portable fire extinguishers shall possess a valid certificate in accordance with California Code of Regulations (CCR), Title 19, Division 1, Chapter 3.
- **Section 10.5.1.2 Licensing NFPA 72** is added stating a fire alarm company shall provide proof of State of California State Contractors Licensing Board C-10 Electrical Contractor's License to install or maintain a fire alarm system.
- **Section 13.9.1 Devices and Equipment** added stating: Systems and components shall be California State Fire Marshal approved in accordance with the CCR, Title 19, Division 1 for the purpose for which they were installed.
- **Section 31.2 System Testing.NFPA13**, 31.2 is added stating: Water Based Fire Protection Systems shall be inspected, tested, and maintained in accordance with the frequencies required by NFPA 25 2011 including Annexes A, B, C, D, E, F, and G as amended in the State of California. (Published as NFPA 25 2013 California Edition). The Presidio Trust accepts State Fire Marshal tags for the 5-year certifications for fire sprinkler systems.
- **Section 14.4 NFPA 72 2022 Annual Fire Alarm Service / Test Report** is added stating:
 - a. Every fire alarm system shall be tested annually, and a record of the annual test shall be submitted to the Fire Marshal's Office.
 - b. The failure of any fire alarm system or component shall be repaired or replaced immediately per Code requirements. If the system is found not to comply with the Code, the testing agency shall signify on the Report and provide a copy of the report to the tenant/leasing manager and the Presidio's Fire Marshal's office.
 - c. Any alterations and/or additions to a fire alarm system to abate any deficiencies requires a Presidio Trust Permit.

- d. Once a fire alarm system has been tested and found to comply with code, Presidio Trust Project Manager or Tenant shall notify the Presidio's Fire Marshal's Office.
- e. When a Fire Alarm Tag is affixed to a fire alarm system, it shall indicate the fire alarm system has successfully completed an annual test in accordance with NFPA 72 and manufacture's guidelines within the past twelve months.

Section XIII. Extinguishing Systems. An automatic fire-extinguishing system shall be installed in all occupancies as recognized by the NFPA 1. These include: Assembly, Educational, Day-Care, Health-Care, Ambulatory Health-Care, Detention and Correctional, Residential, Lodging or Rooming House, Hotel, Dormitory, Apartment Building, Residential Board and Care, Mercantile, Business, Industrial, and Storage. Additionally, this shall include Hazardous Materials as stated in NFPA 400 Hazardous Materials Code.

Identification. Fire department connections to sprinkler systems and/or standpipe systems shall clearly identify the building served as required by the Fire Marshal Office. Signage to comply with NFPA 14 Chapter 6, Standard for the installation of standpipe and hose systems.

Section XIV. Existing Buildings. An automatic fire sprinkler system shall be installed throughout an existing building when any one of the following applies:

1. Additions, alterations, or repairs of 5000 square feet or more of the floor area.
2. Additions, alterations, or repairs to more than 50% of the floor area, per floor, of a multistory building, within a 12-month period.
3. Any change in use as determined by the Fire Marshal.
4. For any additions, alterations, repairs, or changes in use of a basement.
5. When a building permit is needed for any building requiring a fire flow of more than 2500 gallons of water per minute.
6. When a building permit is issued for an addition, alteration, repair and /or changes in use in an existing building, an automatic fire sprinkler system shall be installed in the affected building area as part of the building or use permit. Areas not affected by the permit shall have automatic fire extinguishing systems installed as future alterations occur or at the latest, 10 years from the issuance date of the permit originally requiring installation of any automatic fire extinguishing systems in the building.

Exception: Seismic and or Accessibility (ADA) exclusively, improvements are exempt from these requirements. In addition, any exemption otherwise allowable under this Code, if in the discretion of the Fire Marshal the safety of the public is not compromised.

Section XV. All Existing Group R Occupancies. Automatic fire sprinklers shall be installed in accordance with the following:

1. For all additions 200 square feet or more, fire sprinklers shall be installed in the compartment created or affected by the addition.
2. Any combination of additions, alterations or repairs affecting more than 50% of the existing floor area of the building will require the installation of fire sprinklers throughout the entire building including all private garages.

3. Where otherwise required by NFPA 13D and NFPA 13R, as adopted by the Presidio Fire Marshal's Office.

Section XVI. Partial Fire Sprinkler Systems. Unless approved in writing by the Fire Marshal, automatic fire sprinkler systems that protect a portion of a building shall not be allowed.

Section XVII. Fire Alarm Systems. A Fire Alarm system shall be installed in all occupancies as recognized by the NFPA 1. These include: Assembly, Educational, Day-Care, Healthcare, Ambulatory Health-Care, Detention and Correctional, Residential, Lodging or Rooming House, Hotel, Dormitory, Apartment Building, Residential Board and Care, Mercantile, Business, Industrial, and Storage.

Section XVIII. Existing Buildings. A Fire Alarm system shall be installed throughout an existing building when any one of the following applies:

1. Additions, alterations, or repairs of 5000 square feet or more of the floor area.
2. Additions, alterations, or repairs to more than 50% of the floor area, per floor, of a multistory building, within a 12-month period.
3. Any change in use as determined by the Fire Marshal.

Section XIX. Fire Alarm Panel Clearance. A working space of not less than 30 inches in width, 36 inches in depth and 78 inches in height shall be provided in front of fire protection equipment including, but not limited to: fire sprinkler control valves, fire department connections, hose connections, risers, hood system manual pull stations, fire alarm control panels, fire pumps and specialized fire protection storage tanks (dry chemical, foam, CO₂, clean agent). Where the fire protection equipment is wider than 30 inches, (762 mm), the working space shall not be less than the width of the equipment. No storage of any materials shall be located within the designated working space. Direct access to the working space shall be provided from aisles or access roadways. Modifications to working space dimensions shall be approved by the Fire Marshal.

Section XX. Fireworks.

1. Prohibited. Except as herein provided, it shall be unlawful for any person to possess, store, offer for sale, expose for sale, sell at retail, use, or explode any fireworks, including "safe and sane" fireworks as defined by Section 12529 of the Health and Safety Code of the State of California, as well as NFPA 1123 Code for Fireworks Display.
2. Seizure. Fire Marshal or United States Park Police shall seize, take, remove, or cause to be removed at the expense of the owner all stocks of fireworks offered or exposed for sale, stored, or held in violation of this Code.

Section XXI. Fire Department Response to False Alarms. Any building owner or owner's agent who fails to properly maintain and service any smoke detector or fire alarm system, water flow detection alarm or fire sprinkler tamper alarm, after being notified that service or maintenance is required, will be subject to the payment of costs related to any false alarm response by the fire department.

Making False Report. It shall be unlawful for a person to give, signal or transmit a false alarm. A false report may include signals from a fire alarm system, including signals caused

during fire alarm maintenance without prior Park Dispatch notification. Making a false report shall be liable to a fine as set forth in the Fire Marshal Administrative Cost Schedule.

Section XXII. Portable Outdoor Fireplaces. Portable outdoor fireplaces shall be used in accordance with the manufacturer's instructions and NFPA 1 Fire Code. Subject fireplaces shall not be operated within 15 feet (4572 mm) of a structure or combustible material.

Sky Lanterns. A person shall not release or cause to be released an untethered sky lantern.

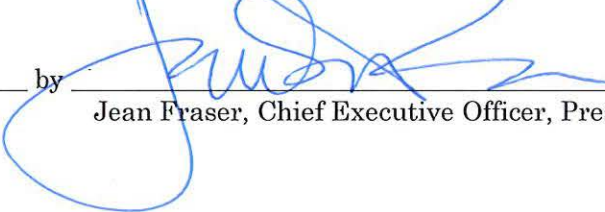
Section XXIII Residential Basement-Unfinished Attic Use. It shall be a violation for a household to use an unfinished basement, unfinished attic or crawlspace in a way that may pose a safety hazard and be a violation of applicable fire and life safety codes (collectively, The Presidio Fire Code) Specific requirements can be found in the Presidio Trust Residential Basement-Unfinished Attic Use Enforcement Procedures and Guidelines

Section XXIV. Severability:

If any Section, subsection, provision or other portion of this Code, or its application to any person or circumstance, is held invalid or unenforceable, all other parts of this Code shall remain in full force and effect, and the Chief Executive Officer declares that he/she would have adopted each section, subsection, and provision independently, and that each provision is severable.

Section XXV. Effective Date

This Code shall be in full force and effect after it is ratified by the Chief Executive Officer, but in any event no sooner than thirty (30) days after its adoption.

Adopted on 3/18/24 by  _____
Date Jean Fraser, Chief Executive Officer, Presidio Trust