Garden Grove Fire Department

Occupancy: **CRYSTAL VIEW APARTMENTS**
Occupancy ID: **2019**
Address: **12091 BAYPORT ST**
GARDEN GROVE CA 92840

Form: FPB Fire & Life Safety Survey

Inspection Type: **Annual**
Inspection Date: **4/18/2019** By: Bennett, Chris (4765)
Time In: **08:46** Time Out: **11:32**
Authorized Date: **04/18/2019** By: Bennett, Chris (4765)

Inspection Topics:

Fire Access/Signs

Provide outside Knox Box for structure, Knox Override for vehicle gates, and/or Knox Padlock for rapid entry. CFC 506.1

Fire fighter rapid entry access. Application may be obtained from the Garden Grove Fire Department Fire Prevention Bureau.

Status: Correction Required

Notes: 1. Repair conduit to Knox box outside gate “P” on wall
2. Key fob to access gate “i” non- operational, adjacent Knox box empty, keys from leasing office Knox box non-operational
3. Key fob to access gate “m” non- operational, adjacent Knox box fob non operational, keys from leasing office Knox box non-operational
4. Key fob to access gate “k” non- operational, adjacent Knox box empty, keys from leasing office Knox box non-operational
5. Knox recall gate switch cover damaged:exit gate located adjacent to intersection of Adrian st and allard ave
6. Knox recall gate switch non operational; entry gate located adjacent to intersection of allard and bayport
7. Keys needed for second floor office, pool pump room , and elevator recall keys

** please provide 1 set of keys per knox box**

Provide hazardous materials warning signs, NFPA 704. CFC 5003.5

Clearly identify hazard levels inside a building for emergency personnel.

Status:

Notes:

Post maximum occupant load sign. CFC 1004.3

Required for any occupant load greater than 50 to ensure proper life safety features are in place.

Status:

Notes:

Provided address numbers clearly visible from the street. CFC 505.1

Address numbers are critical to help emergency personnel find people who may need some sort of aid. The numbers must contrast with their background for greatest visibility.

Status:

Notes:

Remove obstructions and provide access in fire lanes. A minimum of 20 feet in width and 13 feet 6 inches in height of clearance is required. CFC 503.4

Large fire apparatus need room to effectively maneuver in the event of an emergency.

Status:

Notes:

Exits

Repair or maintain exit doors and hardware to operate properly. CFC 1010.1.10

Well maintained exit doors and panic hardware provide safe and easy egress from a building.

Status:

Notes:

Remove obstructions from exits, aisles, corridors, and stairways. CFC 1003.6

Clear exit access is essential to prevent panic or accidental falling of occupants during evacuation.

Status:

Notes:

Remove unapproved locks, latches, chains, bolts, or bars from exit doors. CFC 1010.1.9

Exit doors must be free to open without delay in the event of an emergency.

Status:

Notes:

Provide illuminated exit sign(s)/emergency lights. CFC 1013.1

Clearly identified exits enable persons to quickly and safely leave the building in an emergency.

Status: Correction Required

Notes: 1. Non-operational emergency lighting throughout buildings 1-11 including all stairwells

Housekeeping

Post valid City of Garden Grove business license.

Required license and permit(s) to conduct business.

Status:

Notes:

Post valid Garden Grove Fire Department permit(s). CFC 105.3.5

Fire department permit(s) are required to ensure business are in compliance with applicable fire codes, and all occupants are not operating in an undue hazardous environment.

Status:

Notes:

Remove all storage from under stairway. CFC 315.3.2

Storage under stairway may ignite, and prevent escape.

Status:

Notes:

Boiler, mechanical, and electrical panel rooms shall not be used for storage. CFC 315.3

Combustible materials in these equipment rooms often get put too close to sources of heat and a fire will likely result.

Status:

Notes:

Remove combustible decorative materials. CFC 807.3

Combustible decorative materials add to fuel load which will increase fire hazard.

Status:

Notes:

Electrical

Discontinue use of extension cords in lieu of permanent wiring. CFC 605.5

Temporary wire does not afford the durability, safety, and protection from shock or fire that is found in the construction of an enclosed electrical system.

Status: Correction Required

Notes: 1. Fire alarm panel room in lower level of leasing office
2. Basement server room (see image (brown cord/cable) #2 &3)

Maintain at least 30 inches clearance in front of electrical panel. CFC 605.3

Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.

Status:

Notes:

Each outlet box shall have a cover face plate, receptacle, power strip. CFC 605.1

Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.

Status: Correction Required

Notes: 1. Electrical panel located in Fire alarm panel room in lower level of leasing office
2. Electrical panel located in Electrical room room outside of building 9 access , next to parking lot

Discontinue use of non-approved multi-plug adapters. CFC 605.4

Multi-plug adapters invite the overuse of the circuit that can result in overheating and a fire.

Status:

Notes:

Maintain wiring in good condition and protect from damage. CFC 605.5

Worn or broken wires and plugs present a fire hazard and risk of electrical short circuit that can result in a fire. Use cord protectors to prevent cord fraying/damage where susceptible to damage.

Status: Correction Required

Notes: 1. Top of 3rd floor stairwell of building 2, adjacent to room 2-313
2. Bayport parking garage near stall 337

Fire Protection Equipment & Systems

Mount extinguishers where readily available, not more than 5 feet above floor. CFC 906.9

Extinguishers must be easily within reach of all occupants, but not where they will be subject to damage.

Status:

Notes:

Post signs indicating location where extinguishers are not readily visible. CFC 906.6

Where extinguishers are not clearly visible, signs help occupants find the equipment in a hurry.

Status:

Notes:

Service and tag portable fire extinguisher(s). CFC 901.6

Annual maintenance will provide for properly charge and serviced extinguishing devices, and assure proper operation if needed to fight a small fire.

Status: Correction Required

Notes: 1. Extinguisher located on 2nd floor of parking structure adjacent to Chapman has low pressure : stall #20

Provide a minimum of (X) portable fire extinguisher of (X) minimum rating. CFC 906.1

Extinguishers provided need to be appropriate to the type of hazard. Travel distance shall not exceed 75 feet to any portable fire extinguisher.

Status:

Notes:

Provide annual fire protection alarm maintenance record. CFC 901.6

Perform maintenance of fire alarm systems and their components by a licensed alarm maintenance company.

Status:

Notes:

Service auto-extinguishing system(s) semi-annually. CFC 904.12.6.2

Hood systems to be serviced by a technician certified in UL300 auto-extinguishing system.

Status:

Notes:

Clean filters, ducts, hood above cooking surface. CFC 609.3.3

Hood extinguishing systems shall be of UL 300 standard, and shall be cleaned and maintained every six months.

Status:

Notes:

Five (5) year certification on sprinkler/standpipe system. CCR Title 19, Section 904

Service sprinkler and components by a C16-licensed company.

Status: Correction Required

Notes: 1. Provide annual maintenance reports for sprinkler system
2. Riser located in underground parking structure located next to Adrian st
3. Riser located in underground parking structure located in bayport

Storage

Lower storage to be at least 18 inches away from sprinkler heads or 2 feet away from the ceiling in non-sprinklered buildings. CFC 315.3.1

Maintaining an adequate distance away from sprinklers allows for spray patterns from sprinkler heads to have maximum reach through designed patterns.

Status:

Notes:

Secure compressed gas cylinders. CFC 5303.5.3

Prevents knocking over of compressed gas cylinders, and causing catastrophic damage to the cylinder resulting in injury to nearby occupants.

Status:

Notes:

Hazardous Materials - Safety Precautions

Storage of flammable liquids in excess of 10 gallons shall be in an approved cabinet. CFC 5704.3.4.4

In the event of a fire, flammable liquids can readily accelerate its spread. Confining the stored liquids to secure cabinets will limit this fire exposure.

Status:

Notes:

Provide approved safety container(s) for flammable liquids. CFC 5704.3.1

Safety containers for flammable or combustible liquids are designed to prevent flammable fumes from escaping or accidental spills.

Status:

Notes:

Provide hazardous materials disclosure to the state of California Hazardous Materials Section through http://cers.calepa.ca.gov website. Contact Orange County Environmental Health Division at (714) 433-6000 and ask for the Duty Officer for assistance.

An inventory of hazardous materials may be utilized by public safety personnel, including the fire department to determine hazards on site.

Status:

Notes:

Additional

Additional Code Violations

Additional items that are not listed in this form.

Status: Correction Required

Notes: 1. Provide appropriate spare sprinkler heads in storage box located Next to Riser in underground parking structure located next to Adrian st.
2. Provide caps for FDC LOCATED OUTSIDE of underground parking structure located next to Adrian st.
3. Trash shoots not self latching throughout property (pic 1 and 2)
4. Provide directional in stairwell signage indicating unit numbers, at each stairwell landing, similar to provided picture #3, for building with stairwells located in the middle of each building. (Pic 3)

Additional Time Spent on Inspection:

Category	Start Date / Time	End Date / Time

Notes: No Additional time recorded

Total Additional Time: 0 minutes

Inspection Time: 166 minutes

Total Time: 166 minutes

Summary:

Overall Result: Re-Inspection Required

Current California Fire Code violation(s) observed. Business owner/representative is required to make corrections in the prescribed time frame determined by the fire inspector. A re-inspection will be conducted on the specified date.

1. North east parking structure floor 2, the override didnâ€™t rotate
2. Key fob pedestrian gate for access to underground access off of Chapman , non-operational

Inspector Notes:

Please contact the garden grove fire prevention bureau as listen on this report or via general office line at 714-741-5600

Re-inspection on 5/23/19

Inspector:

Name: Bennett, Chris
Work Phone(s): 714-741-5636
Email(s): cbennett@ggcity.org
Bennett, Chris:

Signed on: 04/18/2019 11:33

Signature *Date*

Representative Signature:

Signature of: Ashley brandt on 04/18/2019 11:53

Signature *Date*