

Residential Inspection Program

Group R1 and R2 Occupancies

California Health and Safety Code, §17921(b) describes the responsibility of the local fire agency to inspect “all hotels, motels, lodging houses, apartment houses, and dwellings, and buildings and structures accessory thereto.” California Health and Safety Code, §13146.2 mandates that these structures must be inspected annually.

How does this change affect my property?

Historically the San Diego Fire-Rescue Department has only inspected apartments that are 3 or more stories with more than 15 units and hotels/motels 3 or more stories with more than 20 units. In order to comply with state law all residential buildings that contain more than 2 dwelling units will now be inspected.

- *Exception: Buildings classified as an R3 occupancy are not required to be inspected annually and will not be a part of this Residential Inspection Program. R3 occupancies requiring an inspection for licensing purposes such as large family daycares or residential care facilities will still require an inspection.*

Who will be inspecting my property?

A Deputy Fire Marshal will conduct all initial inspections on residential properties. After the initial inspection the local engine company may conduct the annual inspections thereafter.

What should I expect during my fire inspection?

The fire inspection will include all interior and exterior areas of the property except for individual units. The inspector will identify any fire code violations and/or life safety hazards including but not limited to the following.

- Address is posted and clearly visible from the street
- Fire protection systems are maintained and operable with documentation available for review
- Exits are maintained and clearly marked
- Fire rated construction, including doors, is maintained and operable
- Absence of any electrical hazards

For more information to help prepare your building for an inspection please see the checklist for R1 & R2 occupancies and the video posted on our website at the following links:

<https://www.sandiego.gov/sites/default/files/r1r2checklist20171031.pdf>

<https://www.sandiego.gov/fire/services/fireinspections>

Refer to additional information on the reverse side of this handout

Access

Many of the inspected properties are provided with gates for security. The gates are effective at keeping unwanted visitors out, but they also make it difficult for Fire Department access. Providing a Knox Box allows the Fire Department quick access to a secured property in the event of an emergency without causing property damage. For more information on the Knox Box see the link below:

<https://www.sandiego.gov/fire/services/knoxbox>

References – California Health and Safety Code

Responsibility to Inspect - Health and Safety Code, §17921 (b)

(a) Except as provided in subdivision (b), the department shall propose the adoption, amendment, or repeal of building standards to the California Building Standards Commission pursuant to the provisions of Chapter 4 (commencing with Section 18935) of Part 2.5, and the department shall adopt, amend, and repeal other rules and regulations for the protection of the public health, safety, and general welfare of the occupant and the public governing the erection, construction, enlargement, conversion, alteration, repair, moving, removal, demolition, occupancy, use, height, court, area, sanitation, ventilation and maintenance of all hotels, motels, lodging houses, apartment houses, and dwellings, and buildings and structures accessory thereto. Except as otherwise provided in this part, the department shall enforce those building standards and those other rules and regulations. The other rules and regulations adopted by the department may include a schedule of fees to pay the cost of enforcement by the department under Sections 17952 and 17965.(b) The State Fire Marshal shall adopt, amend, or repeal and submit building standards for approval pursuant to the provisions of Chapter 4 (commencing with Section 18935) of Part 2.5, and the State Fire Marshal shall adopt, amend, and repeal other rules and regulations for fire and panic safety in all hotels, motels, lodging houses, apartment houses and dwellings, buildings, and structures accessory thereto. These building standards and regulations shall be enforced pursuant to Sections 13145 and 13146; however, this section is not intended to require an inspection by a local fire agency of each single-family dwelling prior to its occupancy.

Inspection Frequency - Health and Safety Code, §13146.2(a) Every city or county fire department or district providing fire protection services required by Sections 13145 and 13146 to enforce building standards adopted by the State Fire Marshal and other regulations of the State Fire Marshal shall, annually, inspect all structures subject to subdivision (b) of Section 17921, except dwellings, for compliance with building standards and other regulations of the State Fire Marshal.

Questions? Contact:

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