

## RESOLUTION No. 37404

Engage stakeholders in discussions and report on the fire hazards presented by existing high-rise buildings built and/or permitted prior to 1974 and the feasibility of fire sprinkler installation and other fire hazard suppression methods; direct Portland Fire & Rescue to prepare amendments to Portland Fire Code based on stakeholder recommendations and feedback (Resolution)

WHEREAS, the Portland Fire Code establishes minimum fire-related life safety requirements for existing high-rise structures (i.e. having occupied floors more than 75 feet above the lowest level of fire department vehicle access or 75 feet above the highest grade); and

WHEREAS, the Portland Fire Code establishes specific building improvements necessary to provide a reasonable degree of public and firefighter safety when a fire incident occurs; and

WHEREAS, the key requirement is the installation of an automatic fire sprinkler system in existing high-rise buildings; and

WHEREAS, automatic fire sprinkler systems have proven to be highly effective in minimizing the loss of property and human life in the case of a fire, particularly in high-rise structures; and

WHEREAS, while the Portland Fire Code requires all new high-rise buildings permitted and constructed after 1974 to meet stringent fire and life safety requirements, including the installation of an automatic fire sprinkler system, the Portland Fire Code does not currently require automatic fire sprinkler protection for existing high-rise buildings that had accepted complete building permit applications before 1974; and

WHEREAS, there are approximately 16 high-rise buildings in the city of Portland that had accepted complete building permit applications prior to 1974 that were not and are not subject to the fire sprinkler requirement; and

WHEREAS, several pre-1974 buildings are currently used as residential properties that house lower or fixed income occupants and those who are in traditionally underrepresented or vulnerable populations, who, due to age, disability, or lack of financial resources may be more vulnerable in a fire event; and

WHEREAS, Portland Fire & Rescue believes that the installation of an automatic fire sprinkler system in pre-1974 buildings is desirable to protect the life and property within these existing high-rise buildings; and

WHEREAS, though Portland Fire & Rescue recognizes that the installation of the fire sprinkler system to these existing high-rise buildings will have a financial impact on the part of the building owners and/or residents, the financial loss is offset by protecting the public from critical fire events; and

WHEREAS, the burden of a financial impact can also be mitigated by gathering a multi-disciplinary Stakeholders Group composed of knowledgeable and affected parties to explore options, requirements, timeframes, costs, incentives, and benefits related to the installation of the automatic fire sprinkler system;

NOW THEREFORE, BE IT RESOLVED that Portland Fire & Rescue, under the direction of the Fire Chief, is directed to establish a High-Rise Fire & Life Safety Stakeholders Group; and

BE IT FURTHER RESOLVED that the High-Rise Fire & Life Safety Stakeholders Group will gather information and prepare findings and recommendations regarding:

1. The benefits to life and property of establishing minimum fire-related life safety requirements for existing high-rise structures that had accepted complete building permit applications pre-1974;
2. The costs of applying or implementing such requirements;
3. Incentives, methods, or options for mitigating or reducing the cost of applying such requirements, including tax incentives, fee waivers, and insurance premium adjustments; and
4. The scope and timeframe for the establishment of appropriate and feasible fire safety requirements and related incentives for existing high-rise buildings; and

BE IT FURTHER RESOLVED that the High-Rise Fire Safety Advisory Committee is requested to submit a written report to the Council detailing its findings and recommendations within six months; and

BE IT FURTHER RESOLVED that, if at the end of the six months, the High-Rise Fire & Life Safety Stakeholders Group agrees to mechanisms and incentives to lessen the financial burden, and/or agrees that a change to the Fire Code for pre-1974 high-rise buildings will benefit life safety and mitigate property damage, Portland Fire & Rescue shall return to Council to request an amendment to the Portland Fire Code to include a section regarding sprinkler requirements for high-rise residential buildings that had accepted complete building permit applications prior to 1974 that account for the recommendations made by the High-Rise Fire & Life Safety Stakeholders Group in conjunction for input from the Fire Marshal.

Adopted by the Council: DEC 13 2018

Commissioner Dan Saltzman  
Prepared by: Nate Takara, Fire Marshal  
Date Prepared: 11/29/18

**Mary Hull Caballero**  
Auditor of the City of Portland

By 

Deputy

Agenda No. **37404**  
**RESOLUTION NO.**  
 Title

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<p><b>INTRODUCED BY</b>                  Commissioner:  <b>Dan Saltzman</b></p>	<p>CLERK USE: DATE FILED <u>DEC 04 2018</u></p>
<p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance &amp; Administration – Wheeler</p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman <i>[Signature]</i></p> <p>Position 4/Safety - Eudaly</p>	<p style="text-align: center;">Mary Hull Caballero                  Auditor of the City of Portland</p> <p>By: <u><i>[Signature]</i></u>                  Deputy</p>
<p><b>BUREAU APPROVAL</b></p> <p>Bureau: Portland Fire &amp; Rescue                  Bureau Head: Mike Myers, Fire Chief                  Signed by Takara for Chief Myers <i>[Signature]</i></p> <p>Prepared by: Nate Takara, Fire Marshal                  Date Prepared: 11/29/18</p> <p>Impact Statement                  Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p> <p>Portland Policy Document                  If "Yes" requires City Policy paragraph stated in document.                  Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p> <p><b>City Auditor Office Approval:</b>                  required for Code Ordinances</p> <p><b>City Attorney Approval:</b>                  required for contract, code, easement, franchise, charter, Comp Plan <i>[Signature]</i></p> <p>Council Meeting Date <b>12/12/18</b></p>	<p><b>ACTION TAKEN:</b></p>

**AGENDA**

**TIME CERTAIN**

Start time: \_\_\_\_\_

Total amount of time needed: \_\_\_\_\_  
 (for presentation, testimony and discussion)

**CONSENT**

**REGULAR**

Total amount of time needed: **30 minutes**  
 (for presentation, testimony and discussion)

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
		YEAS	NAYS
1. Fritz	1. Fritz	✓	
2. Fish	2. Fish	✓	
3. Saltzman	3. Saltzman	✓	
4. Eudaly	4. Eudaly	_____	_____
Wheeler	Wheeler	✓	