

MOTION

SEP 16 2008

State law requires that all apartment buildings with more than 16 units have a residential manager on site. This person generally serves as the primary contact in the case of emergencies, in addition to a resource for tenants on a multitude of other issues.

PUBLIC SAFETY

City Fire Code 57.112.04 requires that building owners provide the name and contact information for their residential managers upon request by LAFD. The department has a partial list of residential managers, which it uses when firefighters need to quickly contact tenants and ascertain how many residents reside in each unit of a building.

The department does annual inspections of buildings between January and November. During these visits staff asks for information about building owners or onsite managers. They can cite owners for not complying. Once data has been collected, it is stored on computer, but the department is a year away from rolling out hand-held PDA devices.

The City requires that all high-rise buildings have a Fire Safety Director and alternate who must receive certification training at least once a year from the LAFD and Building and Safety Department in order to maintain a valid certification. A similar program should be developed between LAFD and the Housing Department for residential managers to attend.

These courses are not long, they take around six hours, and will educate managers on what to do in the case of various kinds of emergencies. Residential managers usually receive free rent and are often paid, so this is not asking very much of them. The building owners would also likely see a reduction in their insurance premiums for participating in the class.

I THEREFORE MOVE that the Housing Department and LAFD be requested to report to Council on the benefits that would be gained from requiring that residential managers for buildings of more than 16 units attend an emergency preparedness and housing law class similar to those currently offered by the Apartment Association of Greater Los Angeles.

I FURTHER MOVE that the City Attorney be requested to draft an ordinance to amend Section A of Fire Code 57.112.04 to clarify that apartment owners have a responsibility to notify LAFD, whether or not such information is requested, whenever their residential manager is changed. They should also provide all contact information for this person.

I FURTHER MOVE that the City Attorney be requested to draft an ordinance requiring that all apartment buildings with more than 16 units have clear signage posted indicating in which unit their residential manager resides placed in a publicly accessible location such as a front lobby in the front of the building in order to assist emergency services personnel.

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