

Inspections List

<u>Scheduled Address</u>	<u>Completed</u>	<u>Inspection Type Business Name Contact Name</u>	<u>Reason Contact Phone</u>	<u>Assigned To Result</u>
<u>Comments</u>				
519 17TH ST		Fire/Life Safety AXS OPPORTUNITY FUND LLC/DAFWIN TOWERS	Annual	Garrett, Flanoy
519 17TH ST		Fire/Life Safety DUFWIN THEATERS	Complaint	Glover, Pamela
2007-05-07 00:00 519 17TH ST	2007-05-07 00:00	Fire/Life Safety AXS OPPORTUNITY FUND LLC/DAFWIN TOWERS	Annual	UNKNOWN, UNKNOWN Non-Compliant
2008-10-14 00:00 519 17TH ST	2008-10-14 00:00	Fire/Life Safety AXS OPPORTUNITY FUND LLC/DAFWIN TOWERS	Annual	UNKNOWN, UNKNOWN Non-Compliant
2009-06-24 00:00 519 17TH ST	2009-06-24 00:00	Fire/Life Safety AXS OPPORTUNITY FUND LLC/DAFWIN TOWERS	Annual	UNKNOWN, UNKNOWN Non-Compliant
2012-03-19 13:15 519 17TH ST	2012-03-19 15:30	Fire/Life Safety AXS OPPORTUNITY FUND LLC/DAFWIN TOWERS	Annual y	Avila, Cesar Non-Compliant
3/21/12 - Sent OSFM report. CA 3/19/12 - Implemented a 24hr Fire Watch due to fire alarm system down - notified OFD dispatch. CA				
2012-05-14 10:00 519 17TH ST	2012-05-14 11:00	Fire/Life Safety AXS OPPORTUNITY FUND LLC/DAFWIN TOWERS	Reinspection Y	Avila, Cesar Non-Compliant



Oakland Fire Department, Fire Prevention Bureau
250 Frank H. Ogawa Plaza, Ste. 3341
Oakland, CA 94612-2032



(510) 238-3851
TTY (510) 238-6884

Report of Fire Inspection

Date 8/25/2016

Paul Radich

AXS OPPORTUNITY FUND LLC/DAFWIN TOWERS

2817 Whipple Rd.

Union City

94587

Facility / Site Location

519 17TH ST

OAKLAND

CA 94612

Pursuant to OMC Sec. 15.12, a Fire/Life Safety inspection was conducted on 5/14/2012 at the site location which found the facility to be **Non-Compliant** with City of Oakland fire regulations. In accordance with CFC 104.5 you are hereby ordered to immediately correct all deficiencies, listed below, upon receipt of this notice. Failure to comply with this lawful order may result in a citation to appear in Municipal Court, plus additional fees and civil penalties.

Deficiency <i>Corrective Action</i>	Deficiency Status <i>Location</i>
OMC 15.12.405	
Fire drills shall be performed within all occupancies in accordance with the frequency and participation requirements set forth in Table 405.2 of OMC 15.12.405.2	Unsatisfactory
<i>Fire drill shall be conducted annually - provide documentation demonstrating fire drill conducted within the last 12 months.</i>	<i>All occupants</i>
CHAPTER 4	
Fire Alarm systems shall be tested according with NFPA 72	Unsatisfactory
<i>Conduct 100 % Fire Alarm system test annually - provide documentation indicating a 100 % fire alarm system test within the last 12 months.</i>	<i>Building Systems</i>
19 CCR § 904	
All automatic fire extinguishing systems shall be inspected, tested, and maintained in accordance with CCR 19, Chapter 5. (H&S 13195)	Unsatisfactory
<i>Obtain a five year certificate on fire sprinkler system per NFPA 25 - provide documentation indicating annual testing has been conducted on stand pipes/risers.</i>	<i>Building fire protection systems</i>
CFC 4603.6.9.10	
Repair, replace, correct electrical hazards of wiring, outlets, cover plates, circuit breakers, and other devices.	Unsatisfactory
<i>Conduct monthly elevator recall system test - provide monthly test log for the last 12 months.</i>	<i>Elevators</i>
19 CCR § 1.14	
All fire detection, suppression, assembly, or other fire safety assembly, device, material or equipment (fire pump, standpipes, etc.) shall be maintained in operable condition at all times.	Unsatisfactory
	<i>Building</i>
<i>ABATED - one bell left in main lobby area - Remove all obsolete fire alarm bells.</i>	
19 CCR § 3.09.d	
A Fire Safety Director shall be appointed to oversee and conduct emergency evacuation procedures per CCR Title 19, 3.09.	Unsatisfactory

Provide current copy of the fire safety director certificate & current (OFD approved) emergency evacuation written plan.	Building life safety director
19 CCR § 3.01	
Building shall be maintained in accordance with California Electrical Code.	Unsatisfactory
Observed progress work being conducted - will finish inspection during fire alarm re-acceptance test.	Roof mechanical room and electrical rooms
Replace all missing electrical panel covers.	
CFC 906.2	
Fire extinguishers shall be serviced annually, after each use, and have current service tag attached (CCR T19, Chapter 3).	Satisfactory
Service all fire extinguishers - expired 2009.	Building
CFC 315.3.3	
Remove combustible material from boiler, mechanical, and/or electrical equipment rooms.	Satisfactory
Remove all soiled combustible materials. Repair all wall, floor, ceiling penetrations to maintain original fire rating.	Electrical & Mechanical rooms
CFC 703.2.2 b	
Repair/Replace self-closing -latching mechanisms	Unsatisfactory
Conduct quarterly visual inspections of all fire rated doors and make repairs as needed. Maintain an door inspection log.	All fire rated doors
CFC 1006.3	
Emergency lighting shall be provided within the means of egress for not less than 90 minutes when two exits are required.	Satisfactory
Observed a lack of emergency lighting within egress hallways and stairwells. Repair existing backup lighting and install new appliances were required to provide adequate illumination throughout egress path.	Egress hallways & stairwells
CFC 703.2 b	
Fire doors and smoke barrier doors shall not be blocked, obstructed or otherwise made inoperable. Fusible links shall be replaced promptly whenever fused or damaged. Fire door assemblies shall not be modified.	Satisfactory
Maintain fire rated door closed at all times.	Suite 240
CFC 1008.1.9.10	
Interior stairway egress doors shall be openable from both sides without the use of a key or special knowledge or effort.	Unsatisfactory
Unlock 3rd floor or install a an electrically operated device to automatically unlock door upon fire alarm activation or power failure.	Stairway doors
DOORS HAVE BEEN UNLOCKED EXCEPT 3rd FLOOR - Remove locking devices from all stairwell doors - stair doors shall be maintained unlocked at all times.	
CFC 703.1 b	
Fire-resistive-rated construction shall be maintained CFC 703.1	Satisfactory
Replace all missing ceiling tiles.	Basement
CFC 4603.6.9.1	
Fire Alarm System shall be maintained operational per NFPA-72 & 2010 California Fire Code	Required
OFD shall conduct a 30 % acceptance test of new installed system.	Fire Alarm System
ABATED - Observed fire system not operational. Repair system immediately. Implement a 24 hour FIRE WATCH and notify fire inspector of repair progress.	
CFC 1028.1	
Means of egress; doors, corridors, exit signs, stairways, ramps, handrails, guards, exit access, etc shall be maintained in accordance with Section CFC 1027.	Satisfactory
Remove ALL storage from egress path. Secure trash dumpsters to prevent rolling onto egress path. Repair EXIT signs. Provide adequate illumination including emergency illumination.	Side ground exit breezeway

A reinspection will be conducted on or about . To avoid additional charges, all deficiencies noted above must be corrected prior to the reinspection. If any deficiency remains uncorrected during the reinspection, additional inspection fees and penalties will be charged.

Should you have any questions, please call (510) 238-3851 or send email to cavila@oaklandnet.com

Sincerely,
Fire Inspection Services Unit
Oakland Fire Department

Inspection Ref # 2012-03704