



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 1/28/2016

MARKET HOLDINGS

Sterling Towers

180 GRAND AVE #1385

OAKLAND, CA

Facility / Site Location

1919 MARKET ST

OAKLAND

CA 94607

94612-3750

Pursuant to OMC Sec. 15.12, a Fire/Life Safety inspection was conducted on 1/28/2016 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 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	Deficiency Status
Corrective Action	Location
1001.2	
1001.2 Minimum requirements. It shall be unlawful to alter a building or structure in a manner that will reduce the number of exits or the capacity of the means of egress to less than required by this code. <i>Egress path has been modified. Building does not conform with egress requirements.</i>	Unsatisfactory     <i>Egress paths</i>
906.2	
[California Code of Regulations, Title 19, Division 1, §574.5(a) through (c)] Inspection Record Keeping. (a) The fire extinguisher owner shall maintain records of all fire extinguishers inspected, including those extinguishers that were found to require corrective actions. Records shall be maintained until next required maintenance. (b) At least monthly, the date the manual inspection was performed and the initials of the person performing the inspection shall be recorded on a tag or label attached to the fire extinguisher, or an inspection checklist maintained on file, or an electronic system (e.g., bar coding) that provides a permanent record.	Unsatisfactory
[California Code of Regulations, Title 19, Division 1, §567.1] Operating Conditions. Portable extinguishers shall be maintained in a fully charged and operable condition, and kept in their designated places at all times when they are not being used.	
[California Code of Regulations, Title 19, Division 1, §574.3] Corrective Action. When an inspection of any extinguisher reveals a deficiency in any of the conditions listed in Title 19, Division 1, Sections 574.2(b)(c), immediate corrective action shall be taken. <i>Observed the following violations:</i> <i>Portable fire extinguishers annual service expired</i> <i>Owner has not completed monthly inspections</i>	Throughout
5303.7	
5303.7 Separation from hazardous conditions. Compressed gas containers, cylinders and tanks and systems in storage or use shall be separated from materials and conditions which pose exposure hazards to or from each other. Compressed gas containers, cylinders, tanks and systems in storage or use shall be separated in accordance with Sections 5303.7.1 through 5303.7.11.2. <i>Observed unsecured compressed gas cylinders stored inside living units.</i>	Unsatisfactory     <i>Throughout</i>

[California Code of Regulations, Title 19, Division 1, §3.14] Fire Hazard.  
No person, including but not limited to the State and its political subdivisions, operating any occupancy subject to California Code of Regulations, Title 19, Division 1 regulations shall permit any fire hazard, as defined in this article, to exist on premises under their control, or fail to take immediate action to abate a fire hazard when requested to do so by the enforcing agency.  
Note: "Fire Hazard" as used in California Code of Regulations, Title 19, Division 1 regulations means any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire; or which may obstruct, delay, or hinder, or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of fire.

Unsatisfactory

*Observed the following violations:*

*Unapproved electrical modifications*

*Unapproved construction*

Throughout

#### 703.1

##### 703.1 Maintenance.

The required fire-resistance rating of fire-resistance-rated construction (including walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistant materials applied to structural members and fire-resistant joint systems) shall be maintained. Such elements shall be visually inspected by the owner annually and properly repaired, restored or replaced when damaged, altered, breached or penetrated. Where concealed, such elements shall not be required to be visually inspected by the owner unless the concealed space is accessible by the removal or movement of a panel, access door, ceiling tile or similar movable entry to the space. Openings made therein for the passage of pipes, electrical conduit, wires, ducts, air transfer openings and holes made for any reason shall be protected with approved methods capable of resisting the passage of smoke and fire. Openings through fire-resistance-rated assemblies shall be protected by self- or automatic-closing doors of approved construction meeting the fire protection requirements for the assembly.

Unsatisfactory

##### 703.1.1 Fireblocking and draftstopping.

Required fireblocking and draftstopping in combustible concealed spaces shall be maintained to provide continuity and integrity of the construction.

##### 703.1.2 Smoke barriers and smoke partitions.

Required smoke barriers and smoke partitions shall be maintained to prevent the passage of smoke. All openings protected with approved smoke barrier doors or smoke dampers shall be maintained in accordance with NFPA 105.

##### 703.1.3 Fire walls, fire barriers and fire partitions.

Required fire walls, fire barriers and fire partitions shall be maintained to prevent the passage of fire. All openings protected with approved doors or fire dampers shall be maintained in accordance with NFPA 80.

*Building fire rated construction has not been maintained.*

Throughout

#### 901.6

[California Code of Regulations, Title 19, Division 1, §1.14] Maintenance.  
Every fire alarm system or device, sprinkler system, fire extinguisher, fire hose, fire-resistive assembly or any other fire safety assembly, device, material or equipment installed and retained in service in any building or structure subject to California Code of Regulations, Title 19, Division 1 regulations shall be maintained in an operable condition at all times in accordance with California Code of Regulations, Title 19, Division 1 regulations and with their intended use.

Unsatisfactory

[California Code of Regulations, Title 19, Division 1, §3.24] Maintenance of Equipment.

All fire alarm systems, fire detection systems, automatic sprinkler or extinguishing systems, communication systems, and all other equipment, material or systems required by California Code of Regulations, Title 19, Division 1 shall be maintained in an operable condition at all times. Upon disruption or diminishment of the fire protective qualities of such equipment, material or systems, immediate action shall be instituted to effect a reestablishment of such equipment material or systems to their original normal and operational condition.

*Observed the following violations:*

*Fire sprinkler system does not have a current annual inspection record*  
*Fire sprinkler system does not have a current 5 Year certificate issued by a licenced contractor*

*Fire sprinkler system operation has been impaired by non approved construction. Water flow spray pattern has been interrupted by construction*

*Fire sprinkler system has been rendered inoperable by shutting off the main valve. Main valve has been completely closed and guages show 0 psi*

*Fire alarm system power has been disconnected*

Fire Supression & Fire Alarm Systems

**315.3 Storage in buildings.**

Storage of materials in buildings shall be orderly and stacks shall be stable.  
Storage of combustible materials shall be separated from heaters or heating devices by distance or shielding so that ignition cannot occur.

**315.3.1 Ceiling clearance.**

Storage shall be maintained 2 feet (610 mm) or more below the ceiling in nonsprinklered areas of buildings or a minimum of 18 inches (457 mm) below sprinkler head deflectors in sprinklered areas of buildings.

**315.3.2 Means of egress.**

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.

**315.3.3 Equipment rooms.**

Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms.

*Observed poor storage of ordinary combustible materials. Storage is blocking egress paths, high pile without adequate clearances to fire sprinklers.*

*Storage in units and hallways*

*Observed compressed gasses stored inside living units.*

An inspection has been scheduled to determine if you have complied with this order on .

The inspection/permit fees will be invoiced at a later date. If any violations are found 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](mailto:cavila@oaklandnet.com)

Sincerely,

Avila, Cesar, Inspector  
Oakland Fire Department

Inspection Ref # 2016-28463