



STAFF REPORT

DATE: 02/05/2025
TO: Honorable Mayor and City Council Members
FROM: Fire Department

2025-36

REQUEST FOR CITY COUNCIL ACTION

SUBJECT:

RESOLUTION ACKNOWLEDGING THE INSPECTION OF CERTAIN OCCUPANCIES REQUIRED TO PERFORM ANNUAL INSPECTIONS IN SUCH OCCUPANCIES PURSUANT TO SECTIONS 13146.2 AND 13146.3 OF THE CALIFORNIA HEALTH AND SAFETY CODE.

EXECUTIVE SUMMARY:

This staff report asks Council to adopt Resolution No. 2025-010, acknowledging the City's compliance measures with California Health and Safety Code (HSC) Sections 13146.2 and 13146.3. Fire Prevention, a division within Corona's Fire Department, annually prepares compliance measures per California HSC. The compliance numbers show completed educational and residential occupancy inspections conducted in 2024. This report will update the City Council on the City's progress on these efforts and attest to the City's compliance with these inspection requirements for the Calendar Year 2024 reporting period.

RECOMMENDED ACTION:

That the City Council adopt Resolution No. 2025-010, acknowledging the inspection of certain occupancies required to perform annual inspections in such occupancies pursuant to sections 13146.2 and 13146.3 of the California Health and Safety Code

BACKGROUND & HISTORY:

On September 27, 2018, Senate Bill No. 1205 was approved by the Governor, requiring fire departments to report annually to their Council on the department's compliance regarding fire inspections. Included in the inspections are public and private schools used for educational purposes through the 12th grade ("E"/Educational occupancies) and hotels, motels, lodging houses, and apartment houses ("R"/Residential occupancies) except one-and-two family dwellings ("R-3"/Residential occupancies).

Per the California HSC Section 13146.2 and 13146.3, both "E" and "R" occupancies require annual inspections. Inspections have been a requirement since 1965 for "E" occupancies and 1984 for "R" occupancies. Reporting compliance to Council has been required since 2018.

Historically, Corona fire prevention staff completed all "E" occupancy inspections and have complied with HSC requirements. The Corona engine companies were responsible for completing "R" occupancy inspections. In August of 2017, Council adopted Resolution No. 2017-097, which created a fee structure for these inspections to fund staff positions and shifted the inspection responsibility from engine company staff to fire prevention staff. This created the Corona Fire Department Residential Housing Inspection Program. The program was staffed and fully trained in September 2018 and both full-time and part-time fire prevention staff conduct all Group "E" and "R" occupancy inspections.

ANALYSIS:

Educational Group "E" occupancies are generally those public and private schools used by more than six persons at any one time for educational purposes through the 12th grade. There are 72 Group "E" buildings, structures and/or facilities within the City, representing approximately 35,000 students. . For 2024, all 72 of the "E" occupancies were inspected.

Residential Group "R" occupancies are generally those occupancies containing sleeping units. They include hotels, motels, apartments with three or more units, and other residential occupancies, including a number of residential care facilities. The residential care facilities have a number of different sub-classifications. These may house residents or clients with various needs including those related to custodial care, mobility impairments, and cognitive disabilities. The residents may also be non-ambulatory or bedridden. The City has 260 Group "R" complexes and/or facilities, representing just over 12,000 units. For 2024, all 260 of the "R" occupancies were inspected.

As required by HSC, the Corona Fire Department completed 100% of the educational Group "E" occupancy inspections and 100% of the residential Group "R" occupancy inspections.

This program will continue to be evaluated for its effectiveness and staffing to ensure that Health and Safety Code requirements are being met and may require additional staffing.

FINANCIAL IMPACT:

Currently, all costs associated with this action are being paid for by the property owner.

ENVIRONMENTAL ANALYSIS:

This action is exempt pursuant to Section 15061(b)(3) of the guidelines for the California Environmental Quality Act (CEQA), which states that a project is exempt from CEQA if the activity is covered by the common sense exemption that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the action is not subject to CEQA. This action is to meet the reporting requirements of Senate Bill No. 1205. Fire departments are required to report annually to their Council regarding fire inspections on “E” and “R” occupancies. Therefore, no environmental analysis is required.

PREPARED BY: CINDI SCHMITZ, FIRE MARSHAL

REVIEWED BY: BRIAN YOUNG, FIRE CHIEF

ATTACHMENTS:

1. Exhibit 1 – Resolution No. 2025-010