



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Documents

Meeting Date

April 17, 2020



JUDICIAL COUNCIL OF CALIFORNIA

TRIAL COURT FACILITY MODIFICATION
ADVISORY COMMITTEE

Meeting Date: 04/17/2020

Action Item 1 – Letter from the Office of the State Fire Marshal Regarding Deficiencies at the Orange County Central Justice Center

Summary: Review the letter of March 10, 2020 from the Office of the State Fire Marshal (OSFM) regarding fire/life/safety deficiencies at the Orange County Central Justice Center and direct staff on a response.

Supporting Documentation:

- March 10, 2020 Letter from OSFM regarding Orange County Central Justice Center

Action Requested: Staff requests that the committee:

1. Agree to and approve a course of action consistent with the recommendations in the letter of March 10, 2020 from the Office of the State Fire Marshal, including the following items:
 - Develop a Comprehensive Maintenance & Inspection Plan. This is court responsibility.
 - Complete Sprinkler System (Floors 1-3). This would be an FM funded project.
 - Complete Smoke Purge System not installed (Floors B-3). This is would be an FM funded project.
 - Repair any compromised rated construction due to unpermitted construction. This would be an FM funded project.
2. Approve the reallocation of the funds for the fire alarm project (FM-0028322) previously approved by the Committee, to provide initial funding for the scope as defined in the approved course of action above. Note: the estimated available funding is approximately \$2.5 million.



DEPARTMENT OF FORESTRY AND FIRE PROTECTION
OFFICE OF THE STATE FIRE MARSHAL
Fire and Life Safety Division
P.O. Box 944246
SACRAMENTO, CA 94244-2460
(916) 568-3800
Website: www.fire.ca.gov



March 10, 2020

Mike Courtney, Director
Facilities Services | Administrative Division
Judicial Council of California
2860 Gateway Oaks Drive, Suite 400
Sacramento, California 95833-3509

RCVD MAR 20 2020

Dear Director Courtney:

This letter is regarding the Central Justice Center located at 700 W. Civic Center Drive, Santa Ana, California 92701, (CalFire/ OSFM file # 1-30-11-0001-75001: Govmotus Priority Inspection # 83755).

Upon the Judicial Council of California taking ownership of the Central Justice Center in 2012, our office has been inspecting and communicating in writing to the facility representatives and staff of the inherent and repeated Fire and Life Safety violations. All of which remain deficient to date.

In 2017, your office contracted with Jensen Hughes to conduct an analysis of the existing smoke control sequence of operation and to investigate the overall performance of this system. The findings contained in this report were recently made available to the Office of the State Fire Marshal (OSFM). Below are the findings of this report:

Basement through 3rd floor

- Basement through the 3rd floor remain un-sprinklered or partially sprinklered.
- Fire alarm control panel (FACP) does not receive all the fire alarm signals (i.e., duct smoke detectors installed at the supply and return of air handling units).
- The fire alarm system is disconnected from the smoke control system on the Basement level through Level 3 and are not able to be manually activated.
- The smoke control does not initiate automatically and cannot be activated through the FACP.
- HVAC systems with associated smoke control equipment (i.e., fans, and dampers) continue to operate and don't initiate upon activation of fire alarm initiating devices.
- HVAC systems with associated smoke control equipment (i.e., fans, and dampers) through Basement and Level 3 do not respond to manual override operations through the FACP. The smoke purge systems on these levels are not activating accordingly.

- Duct smoke detectors installed at the supply and return air handlers are missing and or are not able to send a signal to the FACP.

4th floor through 11th floor

- The smoke control sequence of operations is not initiated automatically, but can be manually operated through the Fire System Control Panel.
- Rated construction has been compromised throughout the building due to unpermitted construction and shall be repaired immediately.

As a result of this report, the OSFM conducted an inspection of this facility on February 26, 2020. This inspection revealed the facility is not in compliance and remains deficient with the minimum code requirements. The severity of these code deficiencies present a clear and present damage to occupants of this building and operation of this facility. The findings of which are summarized below:

- Title 19 Current-3.14 Building standards and other regulations of the State Fire Marshal applicable to existing high-rise structures shall provide to the greatest feasible extent for the safety of occupants of the high-rise structure and persons involved in fire suppression activities. All existing high-rise structures shall be conformed to the requirements contained in such building standards and such other regulations on or before April 26, 1979. Health and Safety Code Sec. 13213.
- The fire sprinkler coverage is inadequate for the entire building. Provide sprinkler coverage for adequate fire and life safety immediately.
- Title 24 CFC 2016-907.2.13 This high-rise building shall comply with all the regulations set forth in Title 19, Title 24, and Health & Safety Code per the state of California for adequate fire and life safety.
- Title 19 Current-3.24 *Repair and restore immediately.
- Provide documentation to ensure smoke control system is maintained in normal condition and fully operable.
- Title 19 Current-1.14 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 these regulations shall be maintained in an operable condition at all times in accordance with these regulations and with their intended use.
- All deficient fire protective equipment including smoke control, fire alarm and sprinkler systems shall be maintained and shall be in compliance with the code and regulations.

The lack of adequate fire protection, compromised egress system, and damaged or lack of fire rated construction throughout the facility, poses an imminent fire and life safety condition and may result in a loss of life and property.

Mike Courtney
March 10, 2020
Page 3

We recommend that your office take immediate action to complete the fire sprinkler system on the basement level through the 3rd floor, including the atrium, facilitate a timely repair of the existing fire and life safety systems, and develop a comprehensive maintenance and inspection program as required by the California Code of Regulations, Title 19 and ensure that these conditions do not reoccur.

If you have any questions pertaining to this matter, please contact Fred Paesano, Supervising Deputy State Fire Marshal at (626) 523-9224.

Sincerely,



STEPHEN C. GUARINO
Division Chief

cc: Wendy Collins, Assistant Deputy Director, CAL FIRE - OSFM
Paul R. Menard, AIA, Manager, Quality Compliance, JCC
Jim Peterson, Principal Manager Facilities Operations, JCC