



UNIVERSITY OF CALIFORNIA, SAN DIEGO
9500 Gilman Drive, # 0920, San Diego, CA 92093 (858) 534-3660

Occupancy A2

FIRE & LIFE-SAFETY INSPECTION

Building Name: CHE CAFE - UCEN
Building Address (if assigned): MC 0076 PCW Suite B.305
Building Manager: JOHN PAYNE Dept. Safety Officer: SAME
Emerg. Phone (1): 534 0906 Emerg. Phone (2): Emerg. Phone (3):
Date: 8/20/12
Bus. Phone: 409 86

MEASURES SHOULD BE TAKEN TO CORRECT ALL DEFICIENCIES LISTED HEREIN

Table with columns: VIOLATION, CORRECTED, N/A, Description, Reference California Fire Code 2010 Edition. Rows include sections for ACCESS, EXITS, FIRE EXTINGUISHERS, ELECTRICAL, FIRE PROTECTION SYSTEMS, GENERAL FIRE SAFETY, and FLAMMABLE LIQUIDS.

ADDITIONAL COMMENTS AND/OR REQUIREMENTS: SEE ATTACHMENT FOR DETAILS

Dept. Safety Officer Signature: [Signature] Print Name/Title: John Payne - Assoc. Director
Inspector: HEYMAN Date Compliance Gained:

Re-inspection #1/Corrections due by: Re-inspection #2 due by:



To: John Payne, Associate Director – University Centers

September 18, 2012

From: Brian Heyman, Interim Campus Fire Marshal – EH&S

Sub: Fire Inspection of Che Café

As requested by management of UCEN, I conducted a fire inspection of Che Café in accordance with Title 19 of the California Code of Regulations. Fire inspections of all facilities at UCSD are required by the Office of the State Fire Marshal. This fire inspection of Che was requested by UCEN following a Facility Condition Assessment performed by ISES Corporation, to provide a more complete assessment of the facility with regard to compliance with building and fire code.

The fire inspection was performed on August 20, 2012. You and UCEN Facilities Supervisor Joe Arcia accompanied me. While we weren't able to enter the dance floor and stage area of the facility which was locked with a key not on the UCEN master key, we were able to observe some conditions of this area by looking through large sliding glass doors from the exterior. Findings and recommendations pertaining to the dance floor and stage area should be confirmed with a follow up inspection when we are able to access the entire facility.

The Fire and Life Safety (FLS) inspection form attached to this report identifies general deficiencies and supporting code citations which apply to the Che, while the report itself provides details of each finding and recommendation. Please complete the form, sign it and send me a copy.

1. Remove accumulated leaves, tree branches and other combustible materials which have dropped on roof of building and have collected in rain gutters and drainage swales. Also, work with Landscape Maintenance and Campus Arborist to develop and implement an ongoing vegetation management plan to remove tree limbs hanging over the building; thin trees and shrubbery within 300 feet of building; and cut and remove weeds and shrubs within 30 feet of the building. The goal of the vegetation management plan would be to create and maintain defensible space for firefighting between the building and adjacent eucalyptus grove. Given the age and deterioration of the combustible wood siding and eaves of the building, a brush fire in the eucalyptus grove could quickly spread to the Che without defensible space.
2. Post "No Smoking" signs which comply with Campus signage standards and University Policy prohibiting smoking within 20 feet of the building, in the patio and other exterior areas where evidence of smoking (cigarette butts and other smoking materials) litter the grounds.

3. Reestablish and reconstruct the second exit stair in compliance with building code, from the patio area which has been abandoned and obstructed with tables, chairs and other materials to restrict entrance. The patio area, which is below grade and enclosed with a fence, requires two (2) means of egress at all times.
4. While this inspection focused on Fire and Life Safety, it is noted that the patio entrance does not appear to be accessible to the disabled, and may not comply with the ADA as enforced by the Division of the State Architect. The alteration required for compliance with the exiting requirements of the code, may also trigger an accessibility review of the patio which serves as the main entrance to the Che. Restrooms and other facilities within the building also appear to be inaccessible to the disabled.
5. Perform annual service on all portable fire extinguishers and conduct monthly visual inspection of each unit.
6. Replace out-of-service, obsolete kitchen hood fire suppression system with a new system which complies with UL-300 standard and NFPA.
7. Repair or replace door closers on restrooms to maintain fire-rating of assemblies.
8. Construct a new, second exit from dance floor area or relocate stage so that it does not obstruct existing exit.
9. Post a maximum occupant load sign in the dance floor/stage area once the maximum occupant load has been calculated upon follow up inspection.
10. Remove extension cords running across rafters over dance floor and install permanent wiring in conduit in accordance with California Electrical Code (CEC).
11. Repair and/or replace battery back-up emergency exit illumination fixtures throughout building.
12. Remove extension cord and strip powering refrigerator and microwave oven in "Dark Star" area of building and install permanent wiring in conduit and additional electrical receptacles in accordance with CEC.
13. Service and hang portable fire extinguisher found on floor of "Dark Star" area of building.
14. Improve housekeeping and remove obstructions to egress from "Dark Star" area of building.
15. Remove combustible materials and flammable liquids from exterior utility closet where water heater, electrical panel and gas meter are located. Install sign "Mechanical/ Electrical Room – No Storage" sign on door.
16. Although code did not require it at the time the Che Café was built, the Campus Fire Marshal's Office strongly recommends it be retrofitted with automatic fire sprinklers under Section 903 of the California Building Code (CBC), which states in part under CBC 903.2.1.2 Group A-2, "an automatic sprinkler system shall be provided for Group A-2 occupancies where one of the following conditions exists...



1. The fire area has an occupant load of 100 or more; or..."

The Campus Fire Marshal's Office has determined that the primary use of the Che Café is that of a night club, and has classified it as an A-2 Assembly Occupancy in accordance with Section 303 of the CBC.

A-2 Occupancies are currently required by CBC 903 cited above to be protected by automatic fire sprinklers when the occupant load is 100 or more. When the Che Café is used as a venue for live performances, concerts, dances and similar entertainment typical of a night club, its occupant load easily exceeds 100.

Given its combustible wood frame, siding and eaves, as well as location in a grove of eucalyptus trees, the Che Café is also vulnerable to wild fire.

While fire sprinklers are not designed to prevent wild fire from spreading to a structure, retrofitting the Che Café with fire sprinklers would contain a fire originating in the structure and keep it from spreading to the eucalyptus grove, which in turn could threaten adjacent facilities such as those of the nearby La Jolla Playhouse.

Should you have any questions or concerns about this report or need assistance from our office, please contact me.

Thank you.

Sincerely,



Brian Heyman, Interim Campus Fire Marshal

CC: Garry Mac Pherson, Director EH&S