LOCAL 483 INDUSTRY PERSPECTIVE

High-Rise Sprinkler Retrofits

Practical approaches to minimize tenant displacement

Industry-informed approaches to occupied-building installation, asbestos considerations, and resident protection.

Safety first • Building-specific planning • Minimize unnecessary disruption

Presented by Brandon Bracamonte • With Jon Zang, Battalion One Fire Protection | UA Local 483

WHY THIS MATTERS

The implementation challenge

Occupied buildings

Residents may have limited ability to relocate. Access, schedules, noise, dust and temporary service interruptions all matter.

Existing conditions

Unknown concealed conditions, existing piping routes, fire-rated assemblies and possible asbestos-containing materials require investigation.

Fire protection goals

Retrofit planning must preserve code compliance, worker safety and resident protection—not trade them away for convenience.

Key question: How do we address real construction challenges without assuming maximum displacement?

High-Rise Sprinkler Retrofit – 3D Building Concept

Example of a Practical Installation Approach in an Occupied Residential Building

SAN FRANCISCO FIRE CODE TAC



Key Takeaways

Stairwell Riser Routing
Vertical sprinkler mains in a protected stairwell or approved enclosure

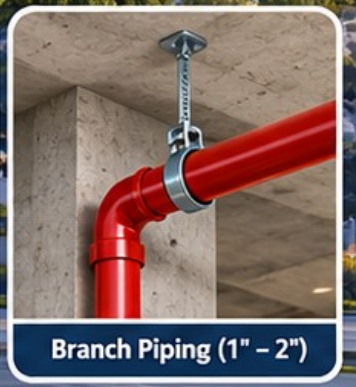
Branch Piping to Units
Smaller diameter piping to individual units (typically 1" – 2")

Occupied Building Approach
Phased, floor-by-floor or partial building work to reduce resident disruption

Targeted Abatement (When Required)
Localized, contained removal of asbestos-containing materials — not full building abatement

Minimized Displacement
With proper planning, most residents can potentially remain in their homes


Sprinkler Head (Typical)


Branch Piping (1" – 2")

Conceptual Illustration – Retrofit in an Occupied High-Rise

Conceptual illustration only. Final routing, pipe sizes, fire-rated assemblies, asbestos controls, and occupancy arrangements require project-specific engineering and regulatory approval.

CONSTRUCTION APPROACH

Potential strategies to reduce disruption

1 Investigate before opening walls

Survey existing conditions, likely routing and hazardous materials before choosing the installation sequence.

2 Sequence work by area

Consider floor-by-floor or zone-by-zone scheduling, coordinated with residents and building operations.

3 Limit unnecessary openings

Evaluate accessible paths and controlled work zones while maintaining required fire and life safety.

4 Communicate with residents

Provide clear notices, access windows, dust controls and plans for any temporary relocation needed.

ASBESTOS CONSIDERATIONS

Targeted abatement: an option to evaluate

Potential approach

Where surveys identify asbestos-containing materials in limited work areas, qualified professionals can evaluate whether localized containment and abatement are appropriate.

Non-negotiable safeguards

- Building-specific asbestos survey and scope
- Licensed/qualified abatement professionals
- Required containment and exposure controls
- Applicable notification, clearance and reoccupancy requirements
- Relocation where conditions require it

Targeted abatement is not suitable for every building or every work area.

RESIDENT PROTECTION

Minimizing tenant displacement

PLAN

Survey units and hazardous materials before construction; coordinate access and resident notices.

ISOLATE

Evaluate contained work areas, dust controls, and safe separation from occupied spaces.

SEQUENCE

Consider floor-by-floor or unit-by-unit work to limit the duration and footprint of disruption.

RELOCATE WHEN REQUIRED

Temporary relocation may still be necessary based on exposure risks, access, utilities or safety conditions.

Principle: protect residents and workers first; minimize displacement where conditions safely allow.

CONTRACTOR PERSPECTIVE • IN-PERSON TESTIMONY

Jon Zang | Battalion One Fire Protection

CEO • Occupied-building sprinkler installation experience

PROJECT CONTEXT

Building type, occupancy, project scope and existing conditions

INSTALLATION APPROACH

Piping routes, access needs, phasing and work-zone controls

RESIDENT IMPACT

What was actually required; how access and disruption were managed

LESSONS FOR THE TAC

Which practices may transfer—and which depend on the building

Project-specific examples to be described by Jon; no general design or displacement outcome is presumed.

Battalion One | Corridor piping before concealment

Actual project photograph • CPVC perimeter routing



Photos provided for project discussion • Jon Zang, Battalion One Fire Protection

Deco Shield | Installation detail

Close-up of piping supports, perimeter routing, and enclosure transitions





CPVC is permitted under the retrofit mandate; installations remain subject to applicable listings and project approvals.

Finished corridor | Ceiling preserved

Deco Shield perimeter enclosure • Main corridor ceiling left intact





BATTALION ONE PROJECT RESULTS • Targeted asbestos abatement performed • Existing corridor ceiling intact • Residents out of rooms 7 AM–4 PM

INDUSTRY PARTICIPATION

Industry testimony and next steps

Battalion One Fire Protection — Jon Zang

In person today: Jon Zang, CEO. Hear firsthand about project conditions, installation sequencing, resident coordination, and lessons learned.

Mike Sharp | Asbestos contractor

Future contribution: written assessment and technical discussion of localized asbestos abatement, containment, and relocation criteria.

Contractor participation is being coordinated for a future TAC meeting. No technical conclusions are attributed to them today.

REQUESTED TAC NEXT STEPS

Move from assumptions to documented options

01 Continue contractor testimony

Hear further project details from Battalion One and schedule asbestos expertise from Mike Sharp, Janus Corporation.

02 **Request real project evidence**

Review photographs, project scope, work sequence and documented resident impacts where available.

03 **Evaluate building-specific options**

Identify when phased work or localized abatement is feasible—and when relocation is necessary.

Local 483 requests a practical, evidence-based discussion: protect life safety and residents while avoiding unnecessary displacement.