



Standard Operating Guideline

Multi-Tenant Residential



Scope: Sacramento Regional Fire Departments

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References:

The participating Sacramento Regional Fire Department current resource packaging and staffing models, and the references below were used to help construct this guideline.

- FIRESCOPE, Field Operations Guide, 2017
<http://demo.epageview.com/FOG2017/viewer/desktop/#page/6>
- Incident Command System Publication: Structure Fire Operations, ICS-500, 10-14-2015-
<https://firescope.caloes.ca.gov/ICS%20Documents/ICS%20500.pdf>
- Firefighter Incident Safety and Accountability Guidelines, ICS 910-
<http://firescope.caloes.ca.gov/ics-guides-and-terms/ICS%20910.pdf>
- NFPA 1561, Standard on Emergency Services Incident Management System and Command safety (2014)

01. Guideline:

To provide guidance for operating at Multi-tenant residential structure fires. There are a variety of building construction features and occupancy types covered in this guideline, such as:

- Apartments
 - Alcove
 - Balcony style
 - Breezeway
 - Center Hallway
 - Courtyard
- Health Care Facilities
- Hotels, Motels



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- Center Hallway
- Balcony Style
- McCuen
- Taxpayer
- Victorian

02. Definition

2.1 Multi-Tenant Residential

Is a classification of housing where multiple separate housing units for residential inhabitants are contained within a complex. Units can be next to each other (side by side) or stacked on top of each other (top and bottom units).

Examples of these types of buildings include Apartments, Healthcare Facilities, Hotels, Motels, McCuens, Taxpayers and Victorians. For residential duplex refer to the Residential SOG and for buildings seven floors or greater refer to the High rise SOG. Refer to Appendix for examples.

- Apartments
 - Alcove
 - A multi-story, multi-unit apartment building, in which 2-4 apartment units are accessed from consolidated, dead-end landing
 - Balcony Style
 - A multi-story apartment building, where each unit is accessed from a ground level sidewalk and upper floors from an exterior balcony that runs the length of the building. Stairs are typically provided at the ends of the balcony.
 - Breezeway
 - A multi-floor apartment building, with exterior hallway/breezeway that runs from one side to other (i.e., A to C) with stairs on each end of the breezeway, often with individual patios (1st floor) or balconies (upper floors).
 - Center Hallway
 - An apartment building where access to an individual apartment is made through common interior hallways, enclosed inside the building, in which the front doors of individual apartments do not open to the exterior of the building.



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- Courtyard
 - An apartment building in which each unit opens directly into an open-air assembly area. Access to each unit is from the interior of a courtyard via an open-air sidewalk or balcony, and the living space is confined to one floor.
- Residential Health Care Facilities
 - A long-term care alternative that provides health care services or assisted living. Examples include memory care, rehabilitation, assisted living, convalescent facilities etc. For residential board and care homes refer to the Residential SOG.
- Hotels, Motels
 - Center Hallway
 - A hotel/motel building where access to an individual unit is made through common interior hallways, enclosed inside the building, in which the front doors of individual units do not open to the exterior of the building.
 - Balcony Style
 - A hotel/motel building where each unit is accessed from a ground level sidewalk and on upper floors from an exterior balcony that runs the length of the building. Stairs are typically provided at the ends of the balcony.
- McCuen
 - Traditionally a two-story, four-unit multi-family building, with a common attic, hip roof, all utilities located opposite the exterior staircase and the garage on the Charlie side. The individual units have a unique orientation; single level units are typically located on the Alpha and Charlie sides, and two-story units are typically located on the Bravo and Delta sides.
 - Newer units have evolved to include 3 to 5 units with no garages. These could be renovations as well as new construction.
 - The term “McCuen” should only be used in reference to the traditional style.
- Taxpayer
 - These are also identified as residential over commercial. These house residential occupancies (traditionally from the second floor and higher) with commercial occupancies on the first floor. Refer to Appendix C for examples.
- Victorian
 - Victorian era houses that have been converted to multi-unit residential occupancies. Typically, two to three stories with a basement. Often range from two to six units with ally access.



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03. Resources

3.1 First Alarm Assignment

- Five Engines
- Three Trucks
- Two Battalion Chiefs
- One Medic

3.2 Second Alarm Assignment

- Five Engines
- Three Trucks
- Two Battalion Chiefs
- One Medic

04. Procedure

4.1 Initial Radio Report/Size-up

The first arriving resource activates the command process by giving an initial radio report

- Unit designation of the unit arriving on the scene
- Confirmation of the incident location/~~conditions~~
- Establish incident orientation ("A" side)
- A brief description of the building
 - Size (small (less than 10 units), medium (10-30 units), large (greater than 30 units))
 - Number of floors
 - Structure type (i.e., Alcove, Breezeway, Center Hallway, Courtyard)
- Conditions
 - Nothing showing
 - Smoke showing (amount, location, color, pressure)
 - Fire showing (amount and location)
- Life hazard and exposures (examples – Life hazard- report of victims trapped from civilians on scene. Exposures- bravo exposure has heavy smoke from front door)
- Announce mode of operation (investigation, fire attack or command)
- Declaration of strategy (offensive or defensive)



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- Any obvious safety hazards (power lines down, discovery of basement, etc.)
- Identification and location of incident command post (if taking command)
- Request additional resources if necessary

4.2 First Engine- First Alarm

Provide initial arrival report and communicate initial actions based on incident priorities; the first arriving company officer has three options:

4.2.1

Investigation

- No signs of smoke and/or fire
- Unknown fires with little or no smoke

4.2.2

Fire Attack

- Immediate actions work directly to mitigate incident threat
- Announce location of fire attack, (i.e., "Initiating Fire Attack on the second floor" or "Initiating Fire Attack on the alpha/bravo unit")

4.2.3

Command

- Incident size/complexity demands early command structure development
- Identify incident name and Incident Command Post (ICP) location
- Assign and track resources

4.2.4

Considerations

- Ensure the "Alpha" side of building is clearly identified
- Identify building layout (number of floors per unit)
- Consider requesting a second alarm
- Identify staging location when requesting second alarm
- Equipment placement based on construction/occupancy type

4.3 Second Engine- First Alarm

Establish command based on incident priorities

4.3.1



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Considerations

- Ensure and/or establish a water supply
- Initiate a primary search based on probable rescue
- Fire attack (assist with primary attack hose line or deploy additional attack hose line)
- Evacuation or shelter in place
- Exposure protection
- Establish Two-Out

4.4 Third Engine- First Alarm

Assume Command if not already completed

4.4.1

Considerations

- Fire attack (assist with primary attack hose line or deploy additional attack hose line)
- Evacuation or shelter in place
- Exposure protection
- Establish/support Two-Out

4.5 Fourth Engine- First Alarm

4.5.1

Considerations

- Fire attack (assist with primary attack hose line or deploy additional attack hose line)
- Evacuation or shelter in place
- Exposure protection
- Establish Two-Out
- Establish RIC
- Consider connecting into the FDC for sprinkler system and announce location
- Establish a water supply for other companies as needed
- Stage

- **4.6 Fifth Engine- First Alarm**

4.6.1



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Considerations

- Fire attack (assist with primary attack hose line or deploy additional attack hose line)
- Evacuation or shelter in place
- Exposure protection
- Establish Two-Out
- Establish RIC
- Consider connecting into the FDC for sprinkler system and announce location
- Establish a water supply for other companies as needed
- Stage

4.7 First Truck- First Alarm

Based on incident priorities: Split, All-In or All-out. When splitting, verbalize Captain location (i.e., "Truck I, splitting, Captain inside") and verbalize employed tactics (i.e., "Truck I, All-In, search" or "Truck I, All-Out, forcible entry"). Splitting is not recommended when staffed with three.

4.7.1

Primary Tactical Considerations

- Forcible Entry
- Search
- Evacuation / Fire Extension to Exposures
- Ventilation

4.7.2

Secondary Tactical Considerations

- Utilities
- Salvage
- Overhaul

4.8 Second Truck- First Alarm

Split, All-In, or All-Out, with consideration to first arriving truck's tactics. Ensure the primary tactical considerations have been addressed or do not need additional support prior to committing to the secondary tactical considerations. Consider laddering (window, balconies) for rescue.



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4.9 Third Truck- First Alarm

Split, All-In, or All-Out, with consideration to first arriving truck's tactics. Ensure the primary tactical considerations have been addressed or do not need additional support prior to committing to the secondary tactical considerations. Consider laddering (window, balconies) for rescue.

4.10 First Medic- First Alarm

Command may assign to victim and/or Firefighter support, assist with Firefighting operations and/or rehab.

4.11 Second Medic- First Alarm

Command may assign to victim and/or Firefighter support, assist with Firefighting operations and/or rehab.

- If this unit is not critical to the incident, command should release it as soon as possible.

4.12 First Chief Officer- First Alarm

Assume or establish command if not already established

4.12.1

Considerations

- Request additional resources, as needed
- Establish appropriate command structure
- Establish personnel accountability

4.13 Second Chief Officer- First Alarm

Report to the Command Post

4.13.1

Considerations

- Complete 360 if necessary
- Assigned as Division
- Assigned as Safety Officer

4.14 Greater Alarm Assignment

All resources respond on assigned staging channel (Refer to Incident Response SOG). Battalion Chiefs report directly to the ICP. Confirm staging channel with fire dispatch if it is not known or assigned.



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05. Appendix A Apartments

- Alcove



- Balcony Style





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- Breezeway



- Center Hallway





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- Courtyard



07. Appendix C Hotels, Motels

- Center Hallway





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- Balcony Style



08. Appendix D McCuen





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09. Appendix E Tax-Payer





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10. Appendix F Victorian





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