



Earthquake - Frequently Asked Questions:

1. In an earthquake, is it better to stay inside the building or run outside?

In an earthquake it is preferred to stay indoors, especially in the downtown area. To rush outside, can expose you to falling debris such as glass, bricks and mortar. Find a large sturdy table to protect yourself from falling objects. You may also find a load bearing wall or door way to stand in. In addition, there will most likely be severe aftershocks, which could prevent you from re-entering the building, where your medications, food and other essentials are located. If the building is safe to be in, this is the best place to be. So it is recommended you stay indoors, look for any structural damage to your unit or the building and tune into the emergency broadcast on local radio and TV stations. *See item 12 for how to maintain radio and phone capability if there is no power.*

2. Where do I stand inside my unit if there is an earthquake?

Most injuries during an earthquake come from falling objects. Try to anchor your bigger items such as bookcases, TV's etc... to the walls using commercially prepared wall anchors. You should stand or take cover under something sturdy as close to a load bearing wall as possible. The walls of glass in the units are not load bearing.

3. Where should you never stand?

On the balcony or near the windows.

4. Where do I go in the garage if there is an earthquake?

Make your way to the stairway located on each level. There will soon be marking to guide you to the stairway. Take a moment and familiarize yourself with the stairwells in each building so that you feel comfortable finding your way out in an emergency. *Please reference # 8 under Fire in the Building for stairwell locations.*

5. Can I use the elevators if there is an earthquake?

Do not use the elevators during or after an earthquake until advised it is safe to do so. Remember there will be aftershocks and you don't want to get stuck in an elevator. The elevators in Breeza will automatically stop working and open to the next available floor in the event of an earthquake. Rescue may be delayed quite a while due to other emergencies

6. Who do we call if there is an earthquake and the elevators do not work?

If you are stuck in the elevator, you can press the elevator "Call" button and it will directly contact Otis Elevator so that you may advise them that the elevator is not working. Homeowners can contact Action Property Management at 800-400-2284 if they have a cell phone with them.



7. What can a homeowner expect to occur in the building and your unit if there is an earthquake?

The building will sway and this is normal and planned for. Modern building codes for multi-story, multi-tenant buildings call for the building to withstand serious earthquakes and move with the motion of the earth to help prevent building collapse. The elevators will not work, so use the stairs to exit or go to your unit in the building if you have to. Power may be disrupted as well as gas, water and phones. The building has an emergency lighting system that will activate in the event of a power failure.

As far what could occur in your unit, there could be glass broken on the ground and it could be very dark. We suggest storing a pair of hard soled shoes near your bed with a flashlight with good batteries.

We suggest not installing shelves or pictures over the top of your bed where items, including the shelves could fall. In an extreme earthquake expect any large furniture such as bookcases, grandfather clocks and knickknacks to fall, which could obstruct your escape path. Try to ensure these items will not fall near doorway ways.

8. If there is a catastrophic earthquake and the building is destroyed or the units are unlivable, where do all the homeowners go?

There are many variables in an earthquake that can and will ultimately drive your actions. If the doors to the garage areas are working, you can use your car, if the streets are passable. Given the scenario above this will most likely not be the case. In any event the best place to go if you can get there is a relative or friend outside of the impact area. If that is not possible, the fire and police department will be taking steps to set up shelters for evacuees. These places of refuge are typically located in pre-designated sites, such as PetCo and Qualcomm Stadium, schools, parks, etc... Information will be provided via local radio and TV. *See item 12 below on important pre-event preparations.*

9. What if someone is disabled and cannot go down the stairwell after an earthquake?

You should make your situation known *now* to management and your neighbors, who can let the emergency responders know of your location. If you have communication capability let the 9-1-1 dispatcher know of your location and disability. Please remember during a significant event it is most likely cell phones will not work for a while due to high volume and/or cell tower compromise. In addition the 9-1-1 call takers will be overwhelmed. Please be patient, but keep trying.

10. What if I am in my car in the garage and an earthquake occurs?

Stay in your car. Be advised the car may move or bounce, sometimes going 3-5 feet upwards or to the side, depending on the severity of the earthquake. As soon as the shaking has stopped make



your way to the stairs and exit the parking structure. Do not stand between vehicles as they will bounce and you could be in danger of getting crushed between vehicles.

11. What if I am in the pool or spa and an earthquake occurs?

Take refuge as close or inside the building as possible. Remember, your most serious exposure will be from falling debris. Do not stand in the courtyard.

12. What type of items should I buy to prepare or store for an earthquake?

There are many commercially prepared “Earthquake Kits” that cost about \$100.00 and will contain all of the essential items. One such company is www.quakekare.com Their 4 Person Deluxe Survival Kit” has the following items and is all contained in a five gallon bucket that can be easily stored in a closet.

FOOD & WATER

- [\(4\) ER™ Food Bars](#)
- [\(12\) ER™ Water Boxes w/ Straws](#)
- [\(50\) ER™ Water Purification Tablets](#)
- [\(1\) Can Opener](#)

SHELTER

- [\(4\) ER™ Emergency Blankets](#)
- [\(4\) ER™ Ponchos With Hood](#)
- [\(1\) ER™ Emergency Tent](#)
- [\(1\) ER™ Plastic Sheeting](#)
- [\(1\) Roll Duct Tape](#)

LIGHTING & COMMUNICATION

- [\(1\) ER™ Solar / Hand-Crank Powered Light, Radio, & Cell Phone Charger](#)
- [\(4\) ER™ Out-of-State Contact Card](#)
- [\(3\) ER™ Green Lightsticks](#)

- [\(1\) ER™ Yellow Lightstick](#)
- [\(5\) ER™ Emergency Candles](#)
- [\(50\) Waterproof Matches](#)

FIRST AID

- [\(1\) ER™ 68-piece First Aid Kit](#)

SEARCH & RESCUE

- [\(1\) Safety Whistle](#)
- [\(4\) Dust Masks](#)
- [\(1\) Pair Vinyl Gloves](#)



- [\(1\) Pair Work Gloves](#)
- [\(1\) Swiss Army Style Knife](#)
- [\(1\) ER™ Multi-function Utility Tool](#)
- [\(1\) ER™ Nylon Utility Cord](#)
- [\(1\) ER™ Survival Guide](#)

SANITATION

- [\(12\) Sanitation/Toilet Bags](#)
- [\(1\) Package Toilet Chemicals](#)
- [\(4\) Tissue Packs](#)
- [\(1\) Snap-on Toilet Seat \(optional\)](#)

PACKAGING

- [\(1\) ER™ 5 Gallon Bucket Container](#)

If you are taking prescription medications, make sure you keep enough medications on hand to last you several days. If you have pets, keep them in mind as well and keep enough food stocked for them.

Fire In the Building - Frequently Asked Questions:

- 1. What do we do if the front door to our unit is hot and were trapped inside?**
Stay indoors and let the fire department know of your location via phone.
- 2. What if someone is disabled and cannot evacuate down the stairwell?**
You should make your situation known *now* to management and your neighbors, who can let the emergency responders know of your location. If you have communication capability let the 9-1-1 dispatcher know of your location and disability.
- 3. What if you are trapped inside your unit and there is a fire inside your unit?**
Let the fire department know of your location. This is the situation where you will want to take refuge on the balcony or patio. Stay low to the ground as this is where most of the tenable air will be. When firefighters enter into a room where there is significant fire and/or smoke they will normally make a right hand sweep of the room looking for people. This means they will normally enter the room, low to the ground, and start to their right, following the walls, searching into the center of the room.
- 4. What happens in the building in the event of a fire alarm?**
Emergency lighting will illuminate, the elevators will return to the closest floor and open, the emergency stairwells will be pressurized to prevent smoke from entering into them, there will



be an announcement advising you to evacuate the building using the closest stairwell if reachable and not blocked by fire. In that case go to the stairwell at the opposite end of the floor and go down, until you reach the ground floor. Then proceed to the north towards Beech, exiting the property and proceed to the parking lot to the east across the railroad tracks where the Wyland Whale painting on the exterior wall is located.

5. Are there pull stations in the building?

Yes, but they are very few due to the high number of false alarms caused by people activating them maliciously. They are located:

1. Townhomes: Near the exterior electrical closet on ground floor.
2. Midrise: In the fire control room near the lobby.
3. Historical: In the north side lobby entrance.

6. How do I notify the rest of the homeowners that there is a fire in the building if there are no pull stations?

After calling 9-1-1 and reporting the fire, notify building Management during business hours at 619-696-7304 or 800-400-2284 after hours.

7. Should I always leave if the building's alarm goes off or should I stay in my unit?

You should always error on the side of caution and leave the building until told it is safe to re-enter. Listen for the automated announcement. If the Association is performing annual or quarterly testing, you will be notified at least 24 hours in advance via email or paper notice under your door. Management also notifies homeowners via loud speaker prior to testing.

8. How many stairwells are there in the building?

There are seven (7) stairwells in the building:

1. Townhomes (3): Located near unit 104 on ground level, and two exterior stairwells.
2. Midrise (2): Located on the northwest side of the building near the 10 tier units and the other is on the southeast side of the building near the 03, 04 and 05 tier units.
3. Historical (2): Located on the east side of the building.

Always exit to ground level in the event of an emergency.

9. Are fire pits, heat lamps, barbecues allowed on balconies?

Yes and no. The adopted Fire Code contains regulations for the use and storage of barbecues on specified balconies, patios and decks of residential structures having more than two dwelling units. These include apartments, condominiums, and townhouses (Except for townhouses located on individual parcels separated by recorded property lines).



The following are the applicable sections from the Fire Code:

308.3.1 Open-flame cooking devices. Charcoal burners and other open-flame cooking devices shall not be operated on combustible balconies or within 10 feet of combustible construction. (This applies to Breeza's balcony and patio areas).

Exceptions:

1. One- and two-family dwellings
2. Where buildings, balconies, and decks are protected by an automatic sprinkler system.

308.3.1.1 Liquefied-petroleum-gas fueled cooking devices. LP-gas burners having an LP-gas container with a water capacity greater than 2.5 pounds [nominal 1 pound LP-gas capacity] shall not be located on combustible balconies or within 10 feet of combustible construction.

Exception: One- and two-family dwellings.

CODE SUMMARY:

Charcoal Barbeques – It is acceptable to store the barbeque unit on a combustible balcony (i.e. wood) but it is not acceptable to operate it on a combustible balcony or within 10 feet of combustible construction (which includes the surrounding walls and overhangs above). It is acceptable to operate the barbeque on a balcony if the balcony, deck, overhangs and adjacent walls are of non-combustible construction or if the balcony is protected overhead by an automatic fire sprinkler system.

Liquefied Petroleum Gas (LPG/Propane) Barbeques – It is not acceptable to store or operate an LPG barbecue with a propane fuel container size greater than 2.5 pounds water capacity [nominal 1 pound LP-gas capacity] on a combustible balcony or within 10 feet of combustible construction (which includes the surrounding walls and overhangs above). There is no exception for automatic fire sprinklers.

The most serious and significant problem with LPG use on balconies and/or patios is leakage and explosion. There are numerous cited incidents where the tank had a leak, the owner lit the burners and leak caught fire, shooting flame over 10 feet into and through open windows and doors or up the side of the building.

****Breeza's balcony walls are constructed of stucco; which is flammable. Breeza's balconies do not provide a 10 ft clearance. Therefore, all homeowners are required to use only propane barbeques with a 1 lb propane tank and no larger.***



Fire pit, and heat lamps are not permitted on Breeza balcony or patios unless they are located on the 8th floor roof deck.

10. Is stucco flammable?

Stucco is less flammable than most other outside wall covering materials. However, it is still considered flammable. The walls at Breeza have been painted which makes the stucco even more flammable. The flammability will depend on the amount of heat directly applied to a stucco covered wall and the interior construction behind the stucco.

11. What happens if I accidentally hit a fire sprinkler head in the common area or my unit?

Be sure to contact Property Management and the Fire Department immediately to shut the water off. Try to remove anything from the area that can be damaged. Expect your unit to be flooded due to the amount of water that will be released from the fire sprinkler riser. Management and the Fire Department will turn off the riser as soon as possible and help with water evacuation or recommend a commercial company who will come out and deal with any water damage. You will need to contact your homeowner's insurance company immediately.

12. Can I use the elevators if there is a fire?

No, you should *always* use the stairs.

13. Where should I go outside the building if there is a fire?

Proceed towards Beech Ave. and across the railroad tracks to the parking lot by the Wyland whale painting on the exterior wall. Be advised there could be smoke impingement on the parking lot if there is enough smoke and wind to impact the parking lot. There should be enough vertical lift to the smoke that this should not be a major concern.

Flood Emergency - Frequently Asked Questions:

1. What if there is a pipe break in the wall of my unit? Who do I call?

Please contact Action Property Management 24/7 at 800-400-2284 to report this leak. Management will come and assess the leak and shut the water off. An emergency response contractor will be contacted to begin dryout. You will want to contact your homeowners insurance company as well.

2. What if an appliance overflows in my unit?

If possible, turn off the water supply to the appliance and contact Action Property Management 24/7 at 800-400-2284 to report the leak so that they are aware. You should contact your own plumber if it is a homeowner appliance. If there is significant flooding, you can call the fire department for water evacuation or a commercial company who will respond to assist. You can also contact Countywide Mechanical which is the Association's plumber at 619-449-9900.

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An ACTION Community*



3. Am I responsible if my toilet, bathtub or sink overflows?

Yes, as an owner you are responsible unless a certified plumber can provide proof of a mainline back up.

4. What if I break a sprinkler head accidentally and it floods my unit?

See question 12 above.

General Emergency - Frequently Asked Questions:

1. What if someone in the building falls down in the common area and gets hurt? What do you do?

Call 9-1-1 immediately. If you are by yourself and/or witness the event call out for help. Stay with the person, try to keep them calm and reassure them help is on the way. Do not pick up or move someone who has fallen as they may have a broken bone that you are unaware of. Picking them up may cause further damage and put yourself in a position of liability.

2. What if someone is trapped in the elevator?

There is an emergency call capability in the elevator. The “Call” button in the elevator will directly contact Otis Elevator Services to be notified. You may also call 9-1-1 and report it to the Fire Department.

3. What if someone has a heart attack, stroke, or collapses in the building?

If you are by yourself and/or witness the event call out for help. If you are trained in CPR start CPR and send someone to call 9-1-1. Stay with the person, try to keep them calm and reassure them help is on the way. We encourage you to call the American Heart Association and/or the fire department and inquire about taking CPR. Remember the life you save could be your loved ones.