

## Summary of Sprinkler System Installation

1. Meeting at Firehouse  
1st Notification that we had to Sprinkler the Building was on Jan.25,2018.
2. John Corlito met with James Warman, Acting Asst. Fire Marshall, on March 23, 2018. We walked the building. The Fire Marshall had some suggestions on which direction we should go re: Fully sprinklering the Building or opting for an Energy Life Safety system.
3. In July we had a meeting with the Fire Marshal , 8 Fire Sprinkler Contractors and 2 Engineering Firms re: Sprinkler Installations or Energy Life Saving Systems Installations. John Corlito, Russell Judge, and Scott Vignery from Ameritech were at this meeting. The results were that we needed to do more research on what the other 15 high rise buildings in the area are doing re: sprinklerization of their building and what would be best for us. Since the information that we have received from the Fire Dept seems to be ambiguous at best, most everyone we have spoken to in the area (e.g.Board Presidents, Managers, Maintenance people etc.) - seems to be unclear on the issues.
4. In October -John Campion and John Corlito met again with Sprinklermatic and SLS Consulting & also with Lori and Scott from Ameritech. Results of that meeting were that 700 Island Way was tentatively approved with Fire Modeling ,pending an evaluation drill in a live scenario at the building. The Fire dept. wanted to verify Evacuation methods and times before approving the report. 400 Island Way has not been reviewed or approved by the Fire Dept. at this time. The conclusion at this meeting was to continue our research and investigate if there are going to be any changes made thru the legislative process.
5. On January 18, 2019, John Corlito, John Campion and Russell Judge met with the Prelude 80 Attorney to discuss the situation with the Fire Sprinkler system. The Attorney verified that Prelude 80 did opt out in 2004 but he also stated that even though we opted out, we were still going to have to do some upgrading to our Systems. However, we still must explore all possibilities and options.

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Going forward:

Our main objective is to continue working with the Sprinkler companies and Engineers. We are leaning toward proceeding with the Engineered Life safety systems, in order to avoid having to bring the sprinkler piping inside the units. There may be a plan where we could put a few heads inside the units in which the piping could be hidden.

We also plan on continuing to get updates from the Attorney.

## The Condominium Fire Sprinkler Retrofit and Engineered Life Safety System Requirements

Monday, September, 10th 2018 in *Condo, Health, Legal, Management, Safety, Technology* by admin



There appears to be some confusion surrounding the compliance date of the Engineered Life Safety System for those condominium associations that previously voted to opt out of the requirement to install condominium fire sprinkler retrofit. What is not confusing is that the safety of all occupants living in high-rise condominiums is paramount. No one wants to be responsible for death or injury caused by an incident that can be minimized with necessary precautions. How should the board of directors of a "high-rise" condominium balance the needs for fire safety against the considerable expense incurred in the implementation and installation of fire safety systems?

A high-rise building is a building where an occupiable floor is greater than seventy-five feet (75') above the lowest level of fire department vehicle access. Pursuant to Florida law, condominiums that are considered high-rise buildings are required to have, or otherwise install, a fire sprinkler system, unless the condominium association had previously opted out, or is otherwise exempt, as further addressed below, by following the proper statutory protocol for which the deadline to do so has long since passed. However, for those high-rise condominiums that did successfully opt out, the association is still responsible for the installation of an Engineered Life Safety System (the "ELSS").

A caveat, and for some condominium associations, a blessing, is that the fire sprinkler system (or ELSS) is not required if every unit in the condominium has exterior walkway access. Therefore, if the only access into the condominium unit is through an interior hallway, the condominium association would need to install a fire sprinkler system (or have already opted out and thereby need to comply with the requirements of the ELSS).

Section 718.112(2)(l), Florida Statutes, is quite clear on the requirements to install a fire sprinkler system, but the statute does not address the condominium association's requirements for the implementation of the ELSS – that comes from the Florida Fire Prevention Code (the "FFPC"). The FFPC defines an ELSS as a system which contains any or all of the following systems:

- 1) partial automatic sprinkler protection,
- 2) smoke detection alarms,
- 3) smoke control,
- 4) compartmentation, and/or
- 5) other approved lifesaving systems.

An ELSS must be developed by a registered professional engineer experienced in fire and life safety system design and authorized by the local compliance authority. Typical examples of ELSS within a high-rise condominium building could be a partial fire sprinkler system that serves the common areas, fire and smoke alarms that are in compliance with the local fire authority standards, and fire proof walls, floors and corridors designed to prevent the flow of the fire and smoke throughout the condominium building.

As to any high-rise building required to install the automatic fire sprinkler system that did not opt out, the FFPC requires that any condominium that meets the definition of a high-rise building, must, by December 31, 2019, have