

FIRE, LIFE SAFETY, & SECURITY INSTITUTE, INC.

950 NE 171st Street, Suite 208
North Miami Beach, FL 33162
www.flsinstitute.com

Phone: (954) 822-5416
Fax: (305) 654-0046
Email: smaman@flsinstitute.com

December 10, 2018

Mr. Brad Miller
General Manager
Plaza South Condominium Association Inc.
4280 Galt Ocean Dr.
Fort Lauderdale, FL 33308

P: 954-565-0811 E: maintenance@plazasouth.net

Re: Sprinkler Requirement in Existing High-Rise Apartments

Dear Mr. Miller:

As you requested, I will explain in this letter the sprinkler requirement in high-rise apartment buildings and how it applies to the Plaza South Condominium.

NFPA 101, Life Safety Code, 2015, which is part of the Florida Fire Prevention Code, 2017 edition, contains the following requirement:

31.3.5.12 High-Rise Building Sprinklers.

31.3.5.12.1 All high-rise buildings that are condominiums, other than those meeting 31.3.5.12.2 or 31.3.5.12.3, shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with 31.3.5.2, not later than December 31, 2019.

31.3.5.12.2 An automatic sprinkler system shall not be required where every dwelling unit has exterior exit access in accordance with 7.5.3.

31.3.5.12.3 An automatic sprinkler system shall not be required in buildings having an approved, engineered life safety system in accordance with 31.3.5.12.4.*

31.3.5.12.4 Where required by 31.3.5.12.3, an engineered life safety system shall be developed by a registered professional engineer experienced in fire and life safety system design, shall be approved by the authority having jurisdiction, and shall include any or all of the following:

- (1) Partial automatic sprinkler protection*
- (2) Smoke detection systems*
- (3) Smoke control systems*
- (4) Compartmentation*
- (5) Other approved systems*

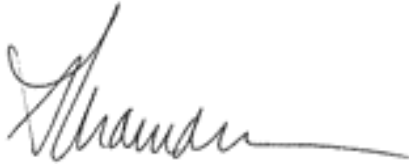
31.3.5.12.4.1 When used to satisfy the requirements of 31.3.5.12.3, the term "Engineered Life Safety System" shall only apply as an alternative to complete

automatic fire sprinkler protection in existing high-rise buildings.

Basically, Section 31.3.5.12 requires sprinkler protection throughout high-rise apartment buildings except under two conditions. The first exception is if each apartment can access an exit from an exterior catwalk and the second exception is when an engineered life safety system is approved for the building.

Each apartment in your building can reach an exit using the exterior catwalks. As a result, Section 31.3.5.12.2 does not require automatic sprinklers in your building.

Yours truly,

A handwritten signature in black ink, appearing to read 'Sarah Maman', with a long horizontal flourish extending to the right.

Sarah Maman P.E.
Fire Protection Engineer
Senior Vice President