



Inspection Report

Town of Highland Beach
3614 S. Ocean Boulevard
Highland Beach FL 33487
Phone: (561) 278-4548
mwelhaf@highlandbeach.us



Inspection Result

Inspection Status

Completed with fail

Inspected by

Joseph Brooks

Completed at

11/12/2025 12:48:26

Address	Suite	City	State	Zip
2921 S OCEAN BLVD	--	HIGHLAND BEACH FL		33487
		Business Name	Building Type	
		Highland towers	consolidated-building	

Building Access & Outdoor Premesis:

✓ Resolved

ITEM: Are fire lanes marked & unobstructed?

REMARK:

No parking fire lane will possibly be needed in front of fire department connection Southeast corner of building.

Contact Fire Marshall Welhaf on this matter

1-2-2025 item has not been resolved.

3-7-2025 item has been resolved. No parking fire lane has been installed.

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-21 (5) - (5) All fire lane signs required by and installed pursuant to this section shall have red lettering, not less than 2 inches or more than 3 inches in height, on a white background. Each sign shall be 12 inches wide by 18 inches in height, and shall be consistent with the manual on uniform traffic control devices of the state department of transportation and Exhibit 18.5 of NFPA 1 (2009 edition).

Town of Highland Beach Code of Ordinances - 002, Sec 9-21 (4) - (4) Approval by the fire chief, or a designee, of the fire lanes shall constitute authorization for the required installation of official signs prohibiting the stopping, standing or parking of motor vehicles within the fire lanes, and posting the lanes

as tow-away zones. Such signs and necessary pavement marking and striping shall be furnished and installed by, and at the cost of, the owner or person in possession and control of the property, who shall thereafter be responsible for the maintenance of the signs, markings and striping of the required fire lanes.

✓ Resolved

ITEM: Is the Knox Box accessible and contains all necessary keys?

REMARK:

Knox box is corroded and difficult to open. I gave them documentation to get the box covered under under warranty through Knox.

Fob will need to be added to Knox box keys for us to gain access

Keys for both roof access doors north stairwell needed to be added to Knox box keys

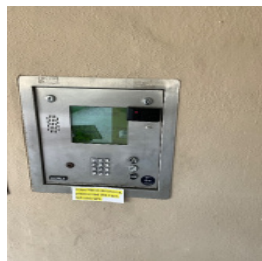
1-2-2025 item has not been resolved. Knox box has been replaced. Key to the document storage room in dungeon needs to be added to fire department keys inside Knox box.

3-7-2025 item has been resolved. All locks throughout the building now have a master key and master key is in Knox box.

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-76 (1)(f) - (f) The door shall be labeled with a sign that reads "Fire Protection Closet." The closet shall be kept locked at all times. A key box approved by the fire and life safety division shall be installed on the outside wall, within 3 feet of the closet. The key box shall be installed 42 inches to 48 inches above grade. The key box shall contain a key to access the closet and all the keys necessary to control the fire alarm system. The property owner may provide additional keys for access to the interior of the building.



Knox box



Front door fob access

✓ Resolved

ITEM: Are all keys in Knox Box clearly marked and current?

REMARK:

Fob and keys missing see above section

1-2-2025 item has not been resolved. Key to the document storage room in dungeon needs to be added to fire department keys inside Knox box.

3-7-2025 item has been resolved.

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-76 (1)(f) - (f) The door shall be labeled with a sign that reads "Fire Protection Closet." The closet shall be kept locked at all times. A key box approved by the fire and life safety division shall be installed on the outside wall, within 3 feet of the closet. The key box shall be installed 42 inches to 48 inches above grade. The key box shall contain a key to access the closet and all the keys necessary to control the fire alarm system. The property owner may provide additional keys for access to the interior of the building.

✓ Resolved

ITEM: Is the FACP Room properly labeled?

REMARK:

Sign will have to say FACP/main electrical room no storage

1-2-2025 item has been resolved

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-76 (1)(f) - (f) The door shall be labeled with a sign that reads "Fire Protection Closet." The closet shall be kept locked at all times. A key box approved by the fire and life safety division shall be installed on the outside wall, within 3 feet of the closet. The key box shall be installed 42 inches to 48 inches above grade. The key box shall contain a key to access the closet and all the keys necessary to control the fire alarm system. The property owner may provide additional keys for access to the interior of the building.

✓ Resolved

ITEM: Are interior/exterior apartment unit ID numbers a minimum of 2"?

REMARK:

All apartment numbers must be located on the door or next to the door. The numbers have to be minimum of 2 inches in height

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 10.11.1.2 - Address numbers shall be a minimum of 6 in. (152.4 mm) high with a minimum stroke width of 1 / 2 in. (13 mm).

Florida Fire Prevention Code (NFPA 1 FL) - 10.11.1.1 - None - New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. If the building is addressed on another street, sometimes referred to as a vanity address, the street name shall also be included in letters with the same dimensions as the address

number requirements of 10.11.1.2.



Apartment 704

✓ Resolved

ITEM: Are interior/exterior apartment unit ID numbers a minimum of 2"? 2nd Instance

REMARK:

1-2-2025 item has not been resolved. Temporary signs must be installed immediately until permanent signs are available.

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 10.11.1.2 - Address numbers shall be a minimum of 6 in. (152.4 mm) high with a minimum stroke width of 1 / 2 in. (13 mm).

Florida Fire Prevention Code (NFPA 1 FL) - 10.11.1.1 - None - New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. If the building is addressed on another street, sometimes referred to as a vanity address, the street name shall also be included in letters with the same dimensions as the address number requirements of 10.11.1.2.



Apartment 204

✓ Resolved

ITEM: Are interior/exterior apartment unit ID numbers a minimum of 2"? 3rd Instance

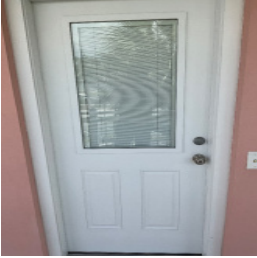
REMARK:

1-2-2025 item has not been resolved. Temporary signs must be installed immediately until permanent signs are available.

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 10.11.1.2 - Address numbers shall be a minimum of 6 in. (152.4 mm) high with a minimum stroke width of 1 / 2 in. (13 mm).

Florida Fire Prevention Code (NFPA 1 FL) - 10.11.1.1 - None - New and existing buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. If the building is addressed on another street, sometimes referred to as a vanity address, the street name shall also be included in letters with the same dimensions as the address number requirements of 10.11.1.2.



Apartment 202

Elevators:

✓ Resolved

ITEM: Does elevator recall appropriately upon activation of the fire alarm?

REMARK:

No annual fire alarm inspection document

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 9.4.3.1 - All new elevators shall conform to the fire fighters' emergency operations requirements of ASME A17.1/CSA B44, Safety Code for Elevators and Escalators.



3-7-2025



3-7-2025

✓ Resolved

ITEM: Is there storage in the elevator room?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 10.18.5.1 - Combustible material shall not be stored in boiler rooms, mechanical rooms, or electrical equipment rooms.



No
storage must be added to
elevator machine room
sign

Sprinkler & Standpipe:

✓ Resolved

ITEM: Are sprinkler heads in good condition?

REMARK:

No annual inspection document

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Sprinkler company is in the process of repairing and installing required sprinklers.

8-4-2025 item has not been resolved. Annual inspection is scheduled for this week.

11-11-2025 item has been resolved.

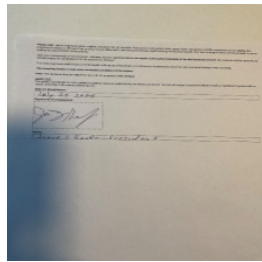
CODE: NFPA 25 - 5.2.1.1.1 * - Any sprinkler that shows signs of any of the following shall be replaced: (1) Leakage (2) Corrosion detrimental to sprinkler performance (3) Physical damage (4) Loss of fluid in the glass bulb heat-responsive element (5) Loading detrimental to sprinkler performance (6) Paint, other than that applied by the sprinkler manufacturer, detrimental to sprinkler performance.

NFPA 25 - 5.2.1.1 * - Sprinklers shall be inspected from the floor level annually.

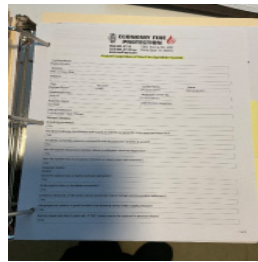
NFPA 25 - 5.2.1.1.2 - Any sprinkler that has been installed in the incorrect orientation shall be corrected by repositioning the branch line, drop, or sprig, or shall be replaced.



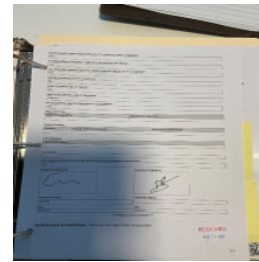
8-4-2025



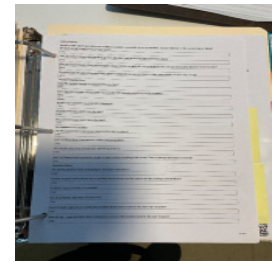
8-4-2025



11-11-2025



11-11-2025



11-11-2025

✓ Resolved

ITEM: Is the fire sprinkler system's piping in good condition?

REMARK:

Fire pump supply piping needs to be painted red for identification and to prevent corrosion from salt air

1-2-2025 item has been resolved

CODE: NFPA 25 - 5.2.2.2 - Sprinkler piping shall not be used to support nonsystem components.
NFPA 25 - 5.2.2.1 * - Pipe and fittings shall be free of mechanical damage, leakage, and corrosion.



Fire pump water supply piping

✓ Resolved

ITEM: Are the fire department connections easily accessible?

REMARK:

Hedges will have to be removed to give access to fire department connection

Spot BNR number eight may need to be marked as a no parking fire lane to give access to the fire department connection.

Contact Fire Marshall Welhaf on this matter

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-77 (3)(a) - Two double (Siamese)

2½-inch freestanding fire rescue services department connections, each located within 50 feet of a fire hydrant shall be provided on all the following fire sprinkler systems:(a) Light hazard and ordinary hazard NFPA 13 fire sprinkler systems with 400 or more fire sprinkler heads.

Town of Highland Beach Code of Ordinances - 002, Sec 9-77 (3)(d) - Two double (Siamese) 2½-inch freestanding fire rescue services department connections, each located within 50 feet of a fire hydrant shall be provided on all the following fire sprinkler systems:(d) Multiple fire rescue services department connections shall be installed in locations as remote as possible from each other.

Town of Highland Beach Code of Ordinances - 002, Sec 9-77 (3)(b) - Two double (Siamese) 2½-inch freestanding fire rescue services department connections, each located within 50 feet of a fire hydrant shall be provided on all the following fire sprinkler systems:(b) Extra hazard NFPA 13 fire sprinkler systems with 200 or more fire sprinkler heads.

Town of Highland Beach Code of Ordinances - 002, Sec 9-77 (3)(c) - Two double (Siamese) 2½-inch freestanding fire rescue services department connections, each located within 50 feet of a fire hydrant shall be provided on all the following fire sprinkler systems:(c) On special fire protection systems or situations as designated by the fire chief or designee.

Town of Highland Beach Code of Ordinances - 002, Sec 9-77 (1) - (1) A single 2½-inch freestanding fire rescue services department connection, located within 50 feet of a fire hydrant shall be provided on all NFPA 13R fire sprinkler systems with 20 or more fire sprinkler heads.

Town of Highland Beach Code of Ordinances - 002, Sec 9-77 (2) - (2) A double (Siamese) 2½-inch freestanding fire rescue services department connection, located within 50 feet of fire hydrant shall be provided on all NFPA 13 fire sprinkler systems with 20 or more fire sprinkler heads.



FDC



Fire department connection
access

✓ Resolved

ITEM: Are fire sprinkler water flow & tamper switches connected to a central station fire alarm system?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Sprinkler/fire pump company is in the process of completing all repairs and installation.

8-4-2025 item has not been resolved. Fire pump has been installed and they are waiting for final sign off.

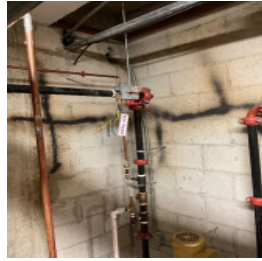
11-11-2025 item has been resolved.

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-57 (1) - Any automatic or manual fire alarm signal system and automatic fire-extinguishing or automatic fire detection system hereafter

installed, in addition to complying with the Florida Fire Prevention Code, the Florida Building Code, and the state fire marshal's rules and regulations, shall be listed by a Nationally Recognized Testing Laboratory (NRTL) approved in accordance with the provisions of F.S. § 633.334, and shall conform to the following requirements: (1) Any fire alarm system, automatic fire sprinkler system, smoke, ionization or heat detection system, clean agent extinguishing system, automatic fire-extinguishing devices, (except stand-alone automatic extinguishing systems in hoods and ducts), installed in any occupancy, which may be required by applicable provisions of these regulations, shall be so arranged that the normal operation of any required alarm-initiating device or the operation of any automatic fire-extinguishing system shall automatically transmit an alarm to a NRTL central station inspected and approved by the fire and life safety division. The fire and life safety division shall maintain a listing of all approved NRTL central station companies.



Fire pump room



Fire pump room



Fire pump room

✓ Resolved

ITEM: Is the fire sprinkler riser room & fire pump room labeled?

REMARK:

Sign on room needs to say fire pump/domestic water pumps no storage

1-2-2025 item has been resolved

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-76 (1)(f) - (f) The door shall be labeled with a sign that reads "Fire Protection Closet." The closet shall be kept locked at all times. A key box approved by the fire and life safety division shall be installed on the outside wall, within 3 feet of the closet. The key box shall be installed 42 inches to 48 inches above grade. The key box shall contain a key to access the closet and all the keys necessary to control the fire alarm system. The property owner may provide additional keys for access to the interior of the building.

✓ Resolved

ITEM: Is the fire sprinkler system inspected annually? (record company & date)

REMARK:

No annual inspection paperwork

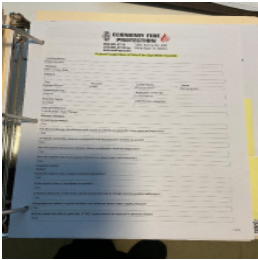
1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Sprinkler/fire pump company is in the process of completing all repairs and installation.

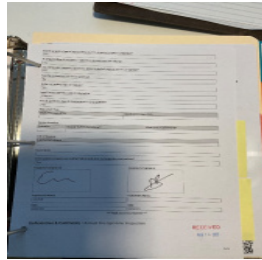
8-4-2025 item has not been resolved. Annual inspection is scheduled for this week.

11-11-2025 item has been resolved.

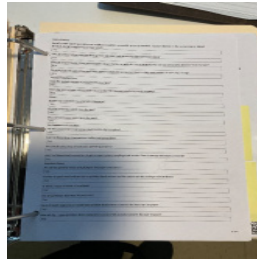
CODE: NFPA 25 - 5.1.1.1 - This chapter shall provide the minimum requirements for the routine inspection, testing, and maintenance of sprinkler systems installed in accordance with NFPA 13 and NFPA 13R or other approved installation standard.



11-11-2025



11-11-2025



11-11-2025

✓ Resolved

ITEM: Has the fire sprinkler system been through a 5 year inspection? (record company and date)

REMARK:

No current inspection paperwork

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Sprinkler/fire pump company is in the process of completing all repairs and installation.

8-4-2025 item has not been resolved. Annual inspection is scheduled for this week.

11-11-2025 item has been resolved.

CODE: NFPA 25 - 5.3.1.1.2 * - Where sprinklers exposed to harsh environments, including corrosive atmospheres, have been installed for 5 years, one of the following shall occur: (1) The sprinklers shall be replaced. (2) Representative samples of the sprinklers shall be tested and then retested every 5 years.
NFPA 25 - 5.3.1.1.3 - Listed corrosion-resistant sprinklers installed in harsh environments shall be permitted to be tested every 10 years and then retested every 5 years.
NFPA 25 - 6.3.1.1 * - A flow test shall be conducted every 5 years on all automatic standpipe systems to verify that the required flow and pressure are available at the hydraulically most remote hose valve outlet(s) while flowing the standpipe system demand.

✓ Resolved

ITEM: Are hose connection cabinets labeled according to what's inside? such as Hose connection? fire extinguisher?

REMARK:

Multiple hose cabinets are difficult to open. They will need to be repaired so they open and close easily. If the glass is difficult to see-through, you will need to replace the glass to see equipment located inside cabinet.

1-2-2025 item has not been resolved. Hose cabinets doors need to be repaired or replaced immediately.

3-7-2025 item has been resolved.



Hose cabinet



Fourth floor west side

✓ Resolved

ITEM: Is the fire pump exercised regularly?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Sprinkler/fire pump company is in the process of completing all repairs and installation.

8-4-2025 item has not been resolved. New fire pump has been installed and they are waiting for final permit sign off.

11-11-2025 item has been resolved.

CODE: NFPA 25 - 8.1.1.2.1 - Shaft movement or end play shall be inspected annually with the pump operating.

NFPA 25 - 8.1.1.2 * - The minimum frequency of inspection, testing, and maintenance shall be in accordance with the manufacturer's recommendations and Table 8.1.1.2.

✓ Resolved

ITEM: Has the fire pump been inspected within the last 12 months? (record company & date)

REMARK:

No annual inspection paperwork

Due to installing a new fire pump in the building recently, you will need to confirm with the Fire Marshall if a back up generator will be needed to supply the electric fire pump and elevators when there is a loss of electricity from FP&L

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Sprinkler/fire pump company is in the process of completing all repairs and installation.

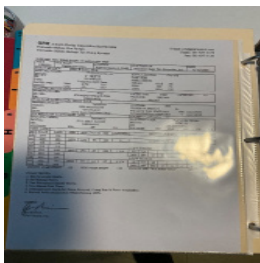
8-4-2025 item has not been resolved. New fire pump has been installed and they are waiting for final permit sign off.

11-11-2025 item has been resolved.

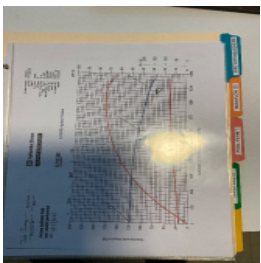
CODE: NFPA 25 - 8.3.3.1 * - Except as permitted in 8.3.3.4, an annual test of each constant speed pump assembly shall be conducted by qualified personnel under no-flow (churn), rated flow, and 150 percent of the pump rated capacity flow of the fire pump by controlling the quantity of water discharged through approved test devices.

NFPA 25 - 8.3.3.3 - Except as permitted in 8.3.3.4, an annual test of each variable speed pump assembly shall be conducted by qualified personnel under constant speed control under no-flow (churn), 100 percent rate, and 150 percent of the pump rated capacity flow of the fire pump by controlling the quantity of water discharged through approved test devices.

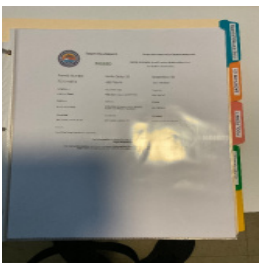
NFPA 25 - 8.3.3.2 * - Except as permitted in 8.3.3.4, an annual test of each variable-speed pump assembly shall be conducted by qualified personnel under variable-speed control under no-flow (churn), 25 percent, 50 percent, 75 percent, 100 percent, 125 percent, and 150 percent of the rated pump capacity flow of the fire pump by controlling the quantity of water discharge through approved test devices.



11-11-2025



11-11-2025



11-11-2025

✓ Resolved

ITEM: Are standpipes in good condition?

REMARK:

Wheel is missing to open up standpipe on East side of roof

1-2-2025 item has been resolved

CODE: NFPA 25 - 6.1.3 - Common components and valves shall be inspected, tested, and maintained in accordance with Chapter 13.

NFPA 25 - 6.1.2 - Inspection, testing, and maintenance activities required by this chapter shall be followed to determine that components are free of corrosion, foreign material, physical damage, tampering, or other conditions that adversely affect system operation.



Standpipe on East side of roof

✓ Resolved

ITEM: Does the building have adequate fire sprinkler coverage?

REMARK:

Rooms are being used for storage without sprinkler coverage

1-2-2025 item has not been resolved.

During the meeting with Fire Marshall Welhaf discuss with him about the rooms in question throughout the building without sprinkler coverage and being used for storage

3-7-2025 item has not been resolved. Sprinkler/fire pump company is in the process of completing all repairs and installation.

8-4-2025 item has not been resolved. Annual inspection is scheduled for this week.

11-11-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 13.3.3.1 - A sprinkler system installed in accordance with this Code shall be properly maintained to provide at least the same level of performance and protection as designed. The owner shall be responsible for maintaining the system and keeping it in good working condition.

✓ Resolved

ITEM: Do the fire department connections have appropriate signage?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Sprinkler/fire pump company is in the process of completing all repairs and installation.

8-4-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 13.3.3.6.3.2* - The tag shall be posted at each fire department connection and the system control valve, and other locations required by the AHJ indicating which system, or part thereof, has been removed from service. [25: 15.3.2]



North side of building next to maintenance shop

✓ Resolved

ITEM: No storage in fire pump room - (sign posted)?

REMARK:

No storage sign needs to be added to fire pump room

Sign needs to say fire pump/domestic water pumps rooms

no storage

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 13.4.2.1.1.5* - Except as permitted in 13.4.2.1.1.6, rooms containing fire pumps shall be free from storage, equipment, and penetrations not essential to the operation of the pump and related components. [20: 4.13.1.1.4]



Fire pump rooms

✓ Resolved

ITEM: No storage in fire pump room - (sign posted)? 2nd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved. Fire rated doors and sprinklers have been installed in this location.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 13.4.2.1.1.5* - Except as permitted in 13.4.2.1.1.6, rooms containing fire pumps shall be free from storage, equipment, and penetrations not essential to the operation of the pump and related components. [20: 4.13.1.1.4]



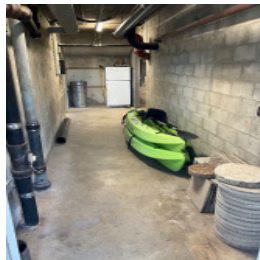
Fire pump room



Storage and fire pump room



Storage and fire pump room



Fire pump room

✓ Resolved

ITEM: Record current fire sprinkler company name & contact phone number

REMARK:

No annual inspection paperwork

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 13.3.3.4.1.1.2 - Inspection, testing, and maintenance shall be performed by qualified personnel. [25: 4.1.1.2]

Fire Alarm & Detection System:

✗ Fail

ITEM: Is the fire alarm system tested & inspected annually? (record company & date)

REMARK:

No annual inspection paperwork

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

8-4-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

11-11-2025 item has not been resolved. Fire alarm acceptance test was performed 11-6-2025 and receive a partial completion.

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-57 (4) - Any automatic or manual fire alarm signal system and automatic fire-extinguishing or automatic fire detection system hereafter installed, in addition to complying with the Florida Fire Prevention Code, the Florida Building Code, and the state fire marshal's rules and regulations, shall be listed by a Nationally Recognized Testing Laboratory (NRTL) approved in accordance with the provisions of F.S. § 633.334, and shall conform to the following requirements: (4) The service company performing the maintenance and tests shall forward a written report to the fire and life safety division indicating the nature of any deficiencies, impairments, repairs, modifications, and/or corrections completed by the service company, the date and time of such tests and inspections, and any other information, which may be required by the fire and life safety division. In addition, a copy of the service report must be maintained on the premises and it shall be subject to inspection by the fire and life safety division at any time.

Town of Highland Beach Code of Ordinances - 002, Sec 9-57 (3) - Any automatic or manual fire alarm signal system and automatic fire-extinguishing or automatic fire detection system hereafter installed, in addition to complying with the Florida Fire Prevention Code, the Florida Building Code, and the state fire marshal's rules and regulations, shall be listed by a Nationally Recognized Testing Laboratory (NRTL) approved in accordance with the provisions of F.S. § 633.334, and shall conform to the following requirements: (3) All fire alarm signal systems, and automatic extinguishing and detection systems, installed in accordance with this section shall be maintained under a written service contract providing for regular maintenance and testing of the system in accordance with the state fire marshal's rules and regulations.

✓ Resolved

ITEM: Is fire alarm registered with the Town of Highland Beach? (confirm building point of contact information)

REMARK:

No annual inspection paperwork

3-7-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

8-4-2025 item has been resolved.

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-58 - All required fire alarm systems must comply with the requirements of the chapter 9, Code of Ordinances.

✖ Fail

ITEM: Are all pull station boxes in good condition?

REMARK:

No annual inspection paperwork

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

8-4-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

11-11-2025 item has not been resolved. Fire alarm acceptance test was performed 11-6-2025 and receive a partial completion.

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-57 (3) - Any automatic or manual fire alarm signal system and automatic fire-extinguishing or automatic fire detection system hereafter installed, in addition to complying with the Florida Fire Prevention Code, the Florida Building Code, and the state fire marshal's rules and regulations, shall be listed by a Nationally Recognized Testing Laboratory (NRTL) approved in accordance with the provisions of F.S. § 633.334, and shall conform to the following requirements: (3) All fire alarm signal systems, and automatic extinguishing and detection systems, installed in accordance with this section shall be maintained under a written service contract providing for regular maintenance and testing of the system in accordance with the state fire marshal's rules and regulations.

✖ Fail

ITEM: Are all smoke/heat detectors in good working condition?

REMARK:

1-2-2025 item has not been resolved

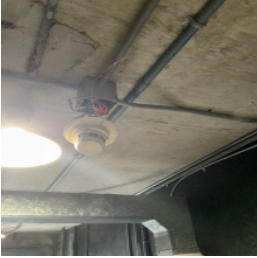
3-7-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

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FACP room

✓ Resolved

ITEM: Is the fire alarm battery back-up present, connected, & in good working condition?

REMARK:

No annual inspection paperwork

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

8-4-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

11-11-2025 item has been resolved.

CODE: Town of Highland Beach Code of Ordinances - 002, Sec 9-57 (3) - Any automatic or manual fire alarm signal system and automatic fire-extinguishing or automatic fire detection system hereafter installed, in addition to complying with the Florida Fire Prevention Code, the Florida Building Code, and the state fire marshal's rules and regulations, shall be listed by a Nationally Recognized Testing Laboratory (NRTL) approved in accordance with the provisions of F.S. § 633.334, and shall conform to the following requirements: (3) All fire alarm signal systems, and automatic extinguishing and detection systems, installed in accordance with this section shall be maintained under a written service contract providing for regular maintenance and testing of the system in accordance with the state fire marshal's rules and regulations.

✗ Fail

ITEM: Are alarm notification devices located throughout the building and in good working condition?

REMARK:

No annual inspection paperwork

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

8-4-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

11-11-2025 item has not been resolved. Fire alarm acceptance test was performed 11-6-2025 and receive a partial completion.

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✗ Fail

ITEM: If building is UL listed, is UL certification posted in FACP room?

REMARK:

No current paperwork

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

8-4-2025 item has not been resolved. Fire alarm company is in the process of replacing the fire alarm system.

11-11-2025 item has not been resolved. Fire alarm acceptance test was performed 11-6-2025 and receive a partial completion.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 13.7.1.1 - Where building fire alarm systems or automatic fire detectors are required by other sections of this Code, they shall be provided and installed in accordance with NFPA 70, NFPA 72, and Section 13.7.

✓ Resolved

ITEM: "No Storage" in fire alarm room - (sign posted)?

REMARK:

FACP sign needs to be replaced and no storage added to the new sign

Sign needs to say FACP/main electrical room no storage

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 13.7.1.1 - Where building fire alarm systems or automatic fire detectors are required by other sections of this Code, they shall be provided and installed in accordance with NFPA 70, NFPA 72, and Section 13.7.



FACP room

Exits & Means of Escape:

✓ Resolved

ITEM: Are combustibles being stored in exit egress path?

REMARK:

Storage in center stairwell

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 10.19.4 - Means of Egress - Combustible material shall not be stored in exits.

Florida Fire Prevention Code (NFPA 1 FL) - 10.18.4.1 - Combustible Trash in Means of Egress - Combustible trash or recyclable materials in containers meeting the subsections below that stand upright on their own and do not leak liquids shall not be placed in exits, exit passageways, in enclosures for stairways or ramps, in corridors, in elevator lobbies or on egress balconies except as permitted by the following: (1) The maximum doorstep refuse and recycling collection container size does not exceed 15 gallons. (2) Waste, which is in a doorstep refuse and recycling collection container, is not placed in the

exit access corridors for single periods exceeding 5 hours. (3) Doorstep refuse and recycling collection containers, with or without refuse or recycling materials, do not occupy the exit access corridors for single periods exceeding 15 hours. (4) Trash or recyclable materials in containers awaiting collection shall not obstruct the minimum egress width required by Section 14.7.4. (5) Management staff have written policies and procedures in place and enforce them to ensure compliance with 10.18.4.1, and upon request, provide a copy of such policies and procedures to the AHJ. (6) Trash or recyclable materials awaiting doorstep refuse collection shall be placed completely inside one or more containers with a closed lid that complies with 10.18.4.1.1. Additional trash or recyclable material placed outside of compliant containers are prohibited in exits, exit passageways, corridors, or egress balconies.

✓ Resolved

ITEM: Are the exit doors are easy to identify, access, and operate normally?

REMARK:

Door is missing ground level center stairwell east hand side

1-2-2025 item has not been resolved. This item must be addressed immediately.

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.10.1.2.1 - Exits - Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.

✓ Resolved

ITEM: Are all fire doors self closing and latching?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.2.12.3.4.3 - Door assemblies in the barriers specified in 7.2.12.3.4 shall have not less than a 20-minute fire protection rating, unless a greater rating is required in other provisions of this Code, and shall be either self-closing or automatic -closing in accordance with 7.2.1.8.

Florida Fire Prevention Code (NFPA 101 FL) - 31.3.6.2.3 - Doors that open onto exit access corridors shall be self-closing and self-latching.

Florida Fire Prevention Code (NFPA 101 FL) - 29.3.6.2.3 - Doors that open onto exit access corridors shall be self-closing and self-latching.



Apartment 307

✓ Resolved

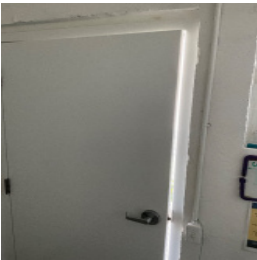
ITEM: Are all fire doors self closing and latching? 2nd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 31.3.6.2.3 - Doors that open onto exit access corridors shall be self-closing and self-latching.
Florida Fire Prevention Code (NFPA 101 FL) - 29.3.6.2.3 - Doors that open onto exit access corridors shall be self-closing and self-latching.
Florida Fire Prevention Code (NFPA 101 FL) - 7.2.12.3.4.3 - Door assemblies in the barriers specified in 7.2.12.3.4 shall have not less than a 20-minute fire protection rating, unless a greater rating is required in other provisions of this Code, and shall be either self-closing or automatic -closing in accordance with 7.2.1.8.



Third floor laundry room

✓ Resolved

ITEM: Are all fire doors self closing and latching? 3rd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 29.3.6.2.3 - Doors that open onto exit access corridors shall be self-closing and self-latching.

Florida Fire Prevention Code (NFPA 101 FL) - 31.3.6.2.3 - Doors that open onto exit access corridors shall be self-closing and self-latching.

Florida Fire Prevention Code (NFPA 101 FL) - 7.2.12.3.4.3 - Door assemblies in the barriers specified in 7.2.12.3.4 shall have not less than a 20-minute fire protection rating, unless a greater rating is required in other provisions of this Code, and shall be either self-closing or automatic -closing in accordance with 7.2.1.8.



Third-floor elevator lobby,
north hand side door

✓ Resolved

ITEM: Are all fire doors self closing and latching? 4th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.2.12.3.4.3 - Door assemblies in the barriers specified in 7.2.12.3.4 shall have not less than a 20-minute fire protection rating, unless a greater rating is required in other provisions of this Code, and shall be either self-closing or automatic -closing in accordance with 7.2.1.8.

Florida Fire Prevention Code (NFPA 101 FL) - 31.3.6.2.3 - Doors that open onto exit access corridors shall be self-closing and self-latching.

Florida Fire Prevention Code (NFPA 101 FL) - 29.3.6.2.3 - Doors that open onto exit access corridors shall be self-closing and self-latching.



First floor elevator lobby
door to north side of
building

✓ Resolved

ITEM: Are all exits, isles, & corridors free of obstructions?

REMARK:

Storage found in center stairwell

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.1.3.2.3 - Exits - An exit enclosure shall not be used for any purpose that has the potential to interfere with its use as an exit and, if so designated, as an area of refuge. (See also 7.2.2.5.3.)

Florida Fire Prevention Code (NFPA 101 FL) - 7.1.3.2.2 - An exit enclosure shall provide a continuous protected path of travel to an exit discharge.

Florida Fire Prevention Code (NFPA 101 FL) - 7.1.10.2.12 - Furnishings and Decorations in Means of Egress - No obstruction by railings, barriers, or gates shall divide the means of egress into sections appurtenant to individual rooms, apartments, or other occupied spaces. Where the authority having jurisdiction finds the required path of travel to be obstructed by furniture or other movable objects, the authority shall be permitted to require that such objects be secured out of the way or shall be permitted to require that railings or other permanent barriers be installed to protect the path of travel against encroachment.

Florida Fire Prevention Code (NFPA 101 FL) - 7.1.10.2.1 - Furnishings and Decorations in Means of Egress - No furnishings, decorations, or other objects shall obstruct exits or their access thereto, egress therefrom, or visibility thereof.

✓ Resolved

ITEM: Are exit corridors fire rated?

REMARK:

Ground level center stairwell door missing

1-2-2025 item has not been resolved. This item must be addressed immediately.

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.1.3.1 - Exit Access Corridors - Corridors used as exit access and serving an area having an occupant load exceeding 30 shall be separated from other parts of the building by walls having not less than a 1-hour fire resistance rating in accordance with Section 8.3, unless otherwise permitted by one of the following: (1) This requirement shall not apply to existing buildings, provided that the occupancy classification does not change. (2) This requirement shall not apply where otherwise provided in Chapters 11 through 43.

✓ Resolved

ITEM: Are improper locking devices being utilized?

REMARK:

Doors in center stairwell leading to elevator lobby and pool are being propped open

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.2.1.5.3 - Locks, if provided, shall not require the use of a key, a tool, or special knowledge or effort for operation from the egress side.

Electrical Systems:

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?)

REMARK:

1-2-2025 item has been resolved

CODE: FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.

FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.

FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

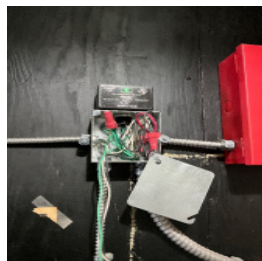
FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.

FFPC NFPA 1 - 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.



FACP room



FACP room

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?) 2nd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

8-4-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

11-11-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as “Abandoned in Place” or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.

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FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.

FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.



FACP room



FACP room

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?) 3rd

Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

8-4-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

11-11-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.

FFPC NFPA 1 - 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.

FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.

FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.



FACP room



FACP room

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?) 4th Instance

REMARK:

1-2-2025 item has been resolved

CODE: FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

FFPC NFPA 1 - 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.

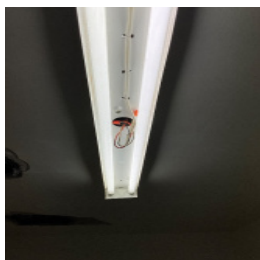
FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.

FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.

FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.

FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.



Dungeon storage room

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?) 5th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

8-4-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.

FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices,

deterioration, or damage.

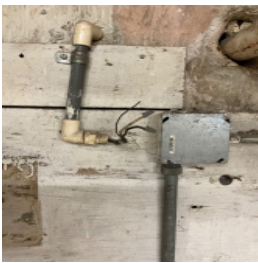
FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.

FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

FFPC NFPA 1 - 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.



Fire pump room



Fire pump room

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?) 6th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.

FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

FFPC NFPA 1 - 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.

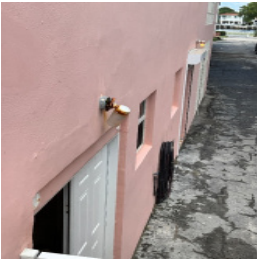
FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.

FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring,

fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.



Light above pool pump room

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?) 7th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.

FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

FFPC NFPA 1 - 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.

FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.

FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.



Maintenance shop

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?) 8th Instance

REMARK:

Electrical conduit cannot be used for storage

1-2-2025 item has been resolved

CODE: FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.

FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.

FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.

FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

FFPC NFPA 1 - 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.



Maintenance shop



Maintenance shop

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?) 9th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

8-4-2025 item has not been resolved.

11-11-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.

FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.

FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.

FFPC NFPA 1 - 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.

FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.



Elevator machine room

✓ Resolved

ITEM: Are all electrical cords, wires, appliances, junction boxes, circuit breaker boxes & fixtures in good

condition? (not frayed, no exposed wiring, are doors and covers in normal working condition?) 10th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.1 - General. - Section 11.1 shall apply to permanent and temporary electrical appliances, equipment, fixtures, and wiring.

FFPC NFPA 1 - 11.1.2.2 - Unless determined to present an imminent danger, existing electrical wiring, fixtures, appliances, and equipment shall be permitted to be maintained in accordance with the edition of NFPA 70 in effect at the time of the installation.

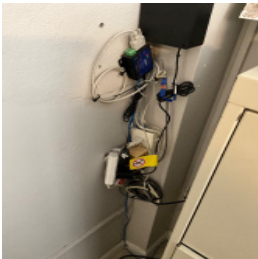
FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.

FFPC NFPA 1 - 11.1.2.3 - Permanent wiring abandoned in place shall be tagged or otherwise identified at its termination and junction points as "Abandoned in Place" or removed from all accessible areas and insulated from contact with other live electrical wiring or devices.

FFPC NFPA 1 - 11.1.2.1 - All new electrical wiring, fixtures, appliances and equipment shall be installed in accordance with NFPA 70.

FFPC NFPA 1 - 11.1.5.1 - Extension cords shall be plugged directly into an approved receptacle, power tap, or multiplug adapter and shall, except for approved multiplug extension cords, serve only one portable appliance.

FFPC NFPA 1 - 11.1.5.5 - Extension cords and flexible cords shall not be affixed to structures; extend through walls, ceilings, or floors, or under doors or floor coverings; or be subject to environmental or physical damage.



Managers office

✓ Resolved

ITEM: Extension cords are not in use for permanent fixtures?

REMARK:

1-2-2025 item has been resolved

CODE: FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.



Ground level gym

✓ Resolved

ITEM: Extension cords are not in use for permanent fixtures? 2nd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.5.3 - The extension cords shall be maintained in good condition without splices, deterioration, or damage.



Ground level lobby

✓ Resolved

ITEM: Are all extension cords grounded?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 11.1.5.4 - Extension cords shall be grounded when servicing grounded portable appliances.

✓ Resolved

ITEM: Do electrical power strips all have built in circuit breakers?

REMARK:

1-2-2025 all items have not been resolved.

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 11.1.3.1 - Multiplug adapters, such as multiplug extension cords, cube adapters, strip plugs, and other devices, shall be listed and used in accordance with their listing.



Ground level gym



Ground level kitchen south side of building

✓ Resolved

ITEM: Do electrical power strips all have built in circuit breakers? 2nd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 11.1.3.1 - Multiplug adapters, such as multiplug extension cords, cube adapters, strip plugs, and other devices, shall be listed and used in accordance with their listing.



Ground level kitchen south side of building

✓ Resolved

ITEM: Do electrical power strips all have built in circuit breakers? 3rd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 11.1.3.1 - Multiplug adapters, such as multiplug extension cords, cube adapters, strip plugs, and other devices, shall be listed and used in accordance with their listing.



Managers office



Managers office

✓ Resolved

ITEM: Is there storage in apartment interior and exterior hallway water heater/ air handler closets?

REMARK:

No sprinklers in trash room

1-2-2025 item has not been resolved. Temporary signs need to be installed until permanent signs are available.

3-7-2025 item has been resolved.

CODE: FFPC NFPA 101 - 9.1.2 - Electrical Systems. - Electrical wiring and equipment shall be in accordance with NFPA 70 unless such installations are approved existing installations, which shall be permitted to be continued in service.
Florida Fire Prevention Code (NFPA 1 FL) - 10.18.5.1 - Combustible material shall not be stored in boiler rooms, mechanical rooms, or electrical equipment rooms.



Fifth floor trash room

✓ Resolved

ITEM: Is there storage in the buildings utility closets?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 10.18.5.1 - Combustible material shall not be stored in boiler rooms, mechanical rooms, or electrical equipment rooms.

Florida Fire Prevention Code (NFPA 1 FL) - 10.18.5.2 - Materials and supplies for the operation and maintenance of the equipment in the room shall be permitted.

✓ Resolved

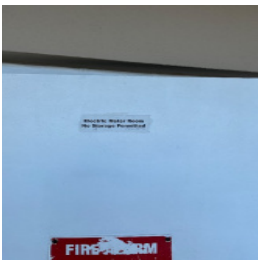
ITEM: Is a "no storage" sign posted at electrical rooms?

REMARK:

Sign for main electrical room needs to be larger

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 10.18.5.1 - Combustible material shall not be stored in boiler rooms, mechanical rooms, or electrical equipment rooms.



FACP/main electrical room

✓ Resolved

ITEM: Are the electrical circuits properly labeled on all panels?

REMARK:

1-2-2025 item has not been resolved

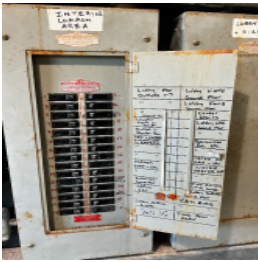
3-7-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

8-4-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

11-11-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 9.1.2 - Electrical Systems - Electrical wiring and equipment shall be in accordance with NFPA 70 unless such installations are approved existing

installations, which shall be permitted to be continued in service.



FACP/main electrical room

✓ Resolved

ITEM: Are the electrical circuits properly labeled on all panels? 2nd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

8-4-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

11-11-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 9.1.2 - Electrical Systems - Electrical wiring and equipment shall be in accordance with NFPA 70 unless such installations are approved existing installations, which shall be permitted to be continued in service.



Fire pump room

✓ Resolved

ITEM: Is there 30 inches of access in front of each electrical panel?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 9.1.2 - Electrical Systems - Electrical wiring and equipment shall be in accordance with NFPA 70 unless such installations are approved existing installations, which shall be permitted to be continued in service.



Maintenance shop

✓ Resolved

ITEM: Are breaker blanks needed for open spaces in breaker panel?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

8-4-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

11-11-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 9.1.2 - Electrical Systems - Electrical wiring and equipment shall be in accordance with NFPA 70 unless such installations are approved existing installations, which shall be permitted to be continued in service.



FACP/main electrical room

✓ Resolved

ITEM: Is overcurrent protection present for all electrical equipment / appliances? (fuses or circuit breakers)

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

8-4-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

11-11-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 9.1.2 - Electrical Systems - Electrical wiring and equipment shall be in accordance with NFPA 70 unless such installations are approved existing installations, which shall be permitted to be continued in service.



FACP/main electrical room

✓ Resolved

ITEM: Is overcurrent protection present for all electrical equipment / appliances? (fuses or circuit breakers) 2nd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

8-4-2025 item has not been resolved. Electrical contractor is in the process of replacing or upgrading electrical system throughout the building.

11-11-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 9.1.2 - Electrical Systems - Electrical wiring and equipment shall be in accordance with NFPA 70 unless such installations are approved existing installations, which shall be permitted to be continued in service.



FACP/main electrical room

✓ Resolved

ITEM: Are refrigerators, microwaves, washer machines on its own dedicated circuit with a single receptacle outlet?

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.2.2.1 - Where the AHJ determines that there is sufficient evidence that existing electrical wiring, fixtures, appliances, or equipment is potentially unsafe, the AHJ is authorized to require an evaluation of the existing electrical wiring, fixtures, appliances, or equipment, or portion thereof, by a qualified person.



Fire pump room

✓ Resolved

ITEM: Are refrigerators, microwaves, washer machines on its own dedicated circuit with a single receptacle outlet? 2nd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: FFPC NFPA 1 - 11.1.2.2.1 - Where the AHJ determines that there is sufficient evidence that existing electrical wiring, fixtures, appliances, or equipment is potentially unsafe, the AHJ is authorized to require an evaluation of the existing electrical wiring, fixtures, appliances, or equipment, or portion thereof, by a qualified person.



Ground level kitchen south side of building



Ground level kitchen south side Building

✓ Resolved

ITEM: Is there storage in pool pump rooms?

REMARK:

No sprinklers in pool pump room

Pool pump room must be marked with a sign saying pool pump room no storage

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 10.18.5.1 - Combustible material shall not be stored in boiler rooms, mechanical rooms, or electrical equipment rooms.

Florida Fire Prevention Code (NFPA 1 FL) - 10.18.5.2 - Materials and supplies for the operation and maintenance of the equipment in the room shall be permitted.



Pool pump room



Pool pump room

Emergency Lighting:

✓ Resolved

ITEM: Is emergency lighting present and operational?

REMARK:

Exit sign in center stairwell ground level needs to be repaired

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 14.13.1.1* - Emergency lighting facilities for means of egress shall be provided in accordance with Section 14.13 for the following: (1) Buildings or structures where required in Chapters 11 through 43 of NFPA 101 (2) Underground and limited access structures as addressed in Section 11.7 of NFPA 101 (3) High-rise buildings as required by NFPA 101 (4) Doors equipped with delayed-egress locks (5) Stair shafts and vestibules of smokeproof enclosures, for which the following also apply: (a) The stair shaft and vestibule shall be permitted to include a standby generator that is installed for the smokeproof enclosure mechanical ventilation equipment. (b) The standby generator shall be permitted to be used for the stair shaft and vestibule emergency lighting power supply. (6) New sensor-release of electrical locking systems in accordance with 14.5.3.2 [101 : 7.9.1.1]

Florida Fire Prevention Code (NFPA 101 FL) - 7.9.1.1* - Emergency lighting facilities for means of egress shall be provided in accordance with Section 7.9 for the following: (1) Buildings or structures where required in Chapters 11 through 43 (2) Underground and limited access structures as addressed in Section 11.7 (3) High-rise buildings as required by other sections of this Code (4) Doors equipped with delayed-egress locks (5) Stair shafts and vestibules of smokeproof enclosures, for which the following also apply: (a) The stair shaft and vestibule shall be permitted to include a standby generator that is installed for the smokeproof enclosure mechanical ventilation equipment. (b) The standby generator shall be permitted to be used for the stair shaft and vestibule emergency lighting power supply. (6) New sensor-release of electrical locking systems in accordance with 7.2.1.6.2.

✓ Resolved

ITEM: Are approved exit signs present and operational? (minimum 6" letters)

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.10.1.2.1 - Exits - Exits, other than main exterior exit doors that obviously and clearly are identifiable as exits, shall be marked by an approved sign that is readily visible from any direction of exit access.



Exit sign center stairwell
ground level

Fire Extinguishers:

✓ Resolved

ITEM: The extinguishers are visible, labeled, and readily accessible?

REMARK:

Multiple hose/fire extinguisher cabinets need to be repaired or replaced. They are difficult to open and some handles are corroded from the salt air.

1-2-2025 item has not been resolved. Hose cabinet doors need to be replaced or repair immediately.

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 13.6.3.1.3.1 - Fire extinguishers shall be conspicuously located where they are readily accessible and immediately available in the event of fire. [10: 6.1.3.1]

✓ Resolved

ITEM: The handle of the extinguishers will be mounted between 4 feet and 5 feet?

REMARK:

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 13.6.3.1.3.8.1 - Fire extinguishers having a gross weight not exceeding 40 lb (18.14 kg) shall be installed so that the top of the fire extinguisher is not more than 5 ft (1.53 m) above the floor. [10: 6.1.3.8.1]

Florida Fire Prevention Code (NFPA 1 FL) - 13.6.3.1.3.8.3 - In no case shall the clearance between the bottom of the hand portable fire extinguisher and the floor be less than 4 in. (102 mm). [10: 6.1.3.8.3]



Paint/storage room

Flammable & Hazardous Materials:

✓ Resolved

ITEM: Are combustible or flammable liquids stored in approved containers / cabinet?

REMARK:

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 66.9.5.2 - The total aggregate volume of Class I, Class II, and Class IIIA liquids in a group of storage cabinets shall not exceed the maximum allowable quantity of flammable and combustible liquids per control area based on the occupancy where the cabinets are located. [30: 9.5.2]

Florida Fire Prevention Code (NFPA 1 FL) - 66.9.5.3 - Storage cabinets that meet at least one of the following sets of requirements shall be acceptable for storage of liquids : (1) Storage cabinets designed and constructed to limit the internal temperature at the center of the cabinet and 1 in. (25 mm) from the top of the cabinet to not more than 325°F (163°C), when subjected to a 10-minute fire test that simulates the fire exposure of the standard time- temperature curve specified in NFPA 251, Standard Methods of Tests of Fire Resistance of Building and Construction and Materials, shall be acceptable. All joints and seams shall remain tight and the door shall remain securely closed during the test. (2) Metal storage cabinets constructed in the following manner shall be acceptable: (a) The bottom, top, door, and sides of the cabinet shall be at least No. 18 gauge sheet steel and shall be double-walled, with 1 1 / 2 in. (38 mm) air space. (b) Joints shall be riveted, welded, or made tight by some equally effective means. (c) The door shall be provided with a three-point latch arrangement, and the door sill shall be raised at least 2 in. (50 mm) above the bottom of the cabinet to retain spilled liquid within the cabinet. (3) Wooden cabinets constructed in the following manner shall be acceptable: (a) The bottom, sides, and top shall be constructed of exterior grade plywood that is at least 1 in. (25 mm) thick and of a type that will not break down or delaminate under fire conditions. (b) All joints shall be rabbetted and shall be fastened in two directions with wood screws. (c) Where more than one door is used, there shall be a rabbetted overlap of not less than 1 in. (25 mm). (d) Doors shall be equipped with a means of latching, and hinges shall be constructed and mounted in such a manner as to not lose their holding capacity when subjected to fire exposure. (e) A raised sill or pan capable of containing a 2 in. (50 mm) depth of liquid shall be provided at the bottom of the cabinet to retain spilled liquid within the cabinet. (4) Listed storage cabinets that have been constructed and tested in accordance with UL 1275, Standard for Flammable Liquid Storage Cabinets; FM Class Number 6050, Approval Standard for Storage Cabinets (Flammable and Combustible Liquids); or equivalent shall be acceptable. [30: 9.5.3]

Florida Fire Prevention Code (NFPA 1 FL) - 66.9.4.1* - Only the following approved containers, intermediate bulk containers, and portable tanks shall be used for Class I, Class II, and Class IIIA liquids : (1) Metal containers, metal intermediate bulk containers, and metal portable tanks meeting the requirements of and containing products authorized by the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN Recommendations on the Transport of Dangerous Goods (2) Plastic or metal consumer-use containers meeting the requirements of, and used within the scope of, one or more of the following specifications: (a) ASTM F852, Standard Specification for Portable Gasoline Containers for Consumer Use (b) ASTM F976, Standard Specification for Portable Kerosene and Diesel Containers for Consumer Use (3) Nonmetallic or metallic commercial/industrial safety cans meeting the requirements of, and used with the scope of, one or more of the following specifications: (a) ANSI/UL 30, Standard for Metal Safety Cans (b) ANSI/UL 1313, Standard for Nonmetallic Safety Cans for Petroleum Products (c) FM Global Approval Standard for Safety Containers and Filling, Supply, and Disposal Containers — Class Number 6051 and 6052 (4) Plastic containers that meet requirements set by and contain products authorized by the following: (a) The U. S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods (b) Items 256 or 258 of the National Motor Freight Classification (NMFC) for liquids that are not classified as hazardous by the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods (5) Fiber drums that meet the following: (a) Requirements of Items 294 and 296 of the National Motor Freight Classification (NMFC), or Rule 51 of the Uniform Freight Classification (UFC), for Types 2A, 3A, 3B-H, 3B-L, or 4A (b)

Requirements of, and containing liquid products authorized by, either the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR Chapter I, or by U.S. Department of Transportation exemption (6) * Rigid nonmetallic intermediate bulk containers that meet requirements set by and contain products authorized by the following: (a) The U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods, for Classes 31H1, 31H2, and 31HZ1 (b) The National Motor Freight Classification (NMFC), or the International Safe Transit Association for liquids that are not classified as hazardous by the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods (7) Glass containers up to the capacity limits stated in Table 66.9.4.3 and in accordance with U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199 (8) Other nonmetallic intermediate bulk containers that comply with 66.9.4.1.1 [30: 9.4.1] Florida Fire Prevention Code (NFPA 1 FL) - 66.9.5.1 - The volume of Class I, Class II, and Class IIIA liquids stored in an individual storage cabinet shall not exceed 120 gal (460 L). [30: 9.5.1]



Pool pump room

✓ Resolved

ITEM: Are combustible or flammable liquids stored in approved containers / cabinet? 2nd Instance

REMARK:

1-2-2025 item has been resolved

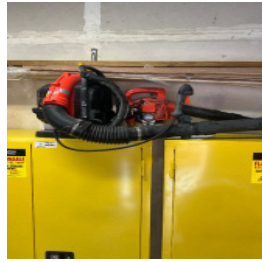
CODE: Florida Fire Prevention Code (NFPA 1 FL) - 66.9.5.2 - The total aggregate volume of Class I, Class II, and Class IIIA liquids in a group of storage cabinets shall not exceed the maximum allowable quantity of flammable and combustible liquids per control area based on the occupancy where the cabinets are located. [30: 9.5.2]

Florida Fire Prevention Code (NFPA 1 FL) - 66.9.4.1* - Only the following approved containers, intermediate bulk containers, and portable tanks shall be used for Class I, Class II, and Class IIIA liquids : (1) Metal containers, metal intermediate bulk containers, and metal portable tanks meeting the requirements of and containing products authorized by the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN Recommendations on the Transport of Dangerous Goods (2) Plastic or metal consumer-use containers meeting the requirements of, and used within the scope of, one or more of the following specifications: (a) ASTM F852, Standard Specification for Portable Gasoline Containers for Consumer Use (b) ASTM F976, Standard Specification for Portable Kerosene and Diesel Containers for Consumer Use (3) Nonmetallic or metallic commercial/industrial safety cans meeting the requirements of, and used with the scope of, one or more of the following specifications: (a) ANSI/UL 30, Standard for Metal Safety Cans (b) ANSI/UL 1313, Standard for Nonmetallic Safety Cans for Petroleum Products (c) FM Global Approval Standard for

Safety Containers and Filling, Supply, and Disposal Containers — Class Number 6051 and 6052 (4) Plastic containers that meet requirements set by and contain products authorized by the following: (a) The U. S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods (b) Items 256 or 258 of the National Motor Freight Classification (NMFC) for liquids that are not classified as hazardous by the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods (5) Fiber drums that meet the following: (a) Requirements of Items 294 and 296 of the National Motor Freight Classification (NMFC), or Rule 51 of the Uniform Freight Classification (UFC), for Types 2A, 3A, 3B-H, 3B-L, or 4A (b) Requirements of, and containing liquid products authorized by, either the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR Chapter I, or by U.S. Department of Transportation exemption (6) * Rigid nonmetallic intermediate bulk containers that meet requirements set by and contain products authorized by the following: (a) The U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods, for Classes 31H1, 31H2, and 31HZ1 (b) The National Motor Freight Classification (NMFC), or the International Safe Transit Association for liquids that are not classified as hazardous by the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods (7) Glass containers up to the capacity limits stated in Table 66.9.4.3 and in accordance with U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199 (8) Other nonmetallic intermediate bulk containers that comply with 66.9.4.1.1 [30: 9.4.1] Florida Fire Prevention Code (NFPA 1 FL) - 66.9.5.1 - The volume of Class I, Class II, and Class IIIA liquids stored in an individual storage cabinet shall not exceed 120 gal (460 L). [30: 9.5.1] Florida Fire Prevention Code (NFPA 1 FL) - 66.9.5.3 - Storage cabinets that meet at least one of the following sets of requirements shall be acceptable for storage of liquids : (1) Storage cabinets designed and constructed to limit the internal temperature at the center of the cabinet and 1 in. (25 mm) from the top of the cabinet to not more than 325°F (163°C), when subjected to a 10-minute fire test that simulates the fire exposure of the standard time- temperature curve specified in NFPA 251, Standard Methods of Tests of Fire Resistance of Building and Construction and Materials, shall be acceptable. All joints and seams shall remain tight and the door shall remain securely closed during the test. (2) Metal storage cabinets constructed in the following manner shall be acceptable: (a) The bottom, top, door, and sides of the cabinet shall be at least No. 18 gauge sheet steel and shall be double-walled, with 1 1 / 2 in. (38 mm) air space. (b) Joints shall be riveted, welded, or made tight by some equally effective means. (c) The door shall be provided with a three-point latch arrangement, and the door sill shall be raised at least 2 in. (50 mm) above the bottom of the cabinet to retain spilled liquid within the cabinet. (3) Wooden cabinets constructed in the following manner shall be acceptable: (a) The bottom, sides, and top shall be constructed of exterior grade plywood that is at least 1 in. (25 mm) thick and of a type that will not break down or delaminate under fire conditions. (b) All joints shall be rabbetted and shall be fastened in two directions with wood screws. (c) Where more than one door is used, there shall be a rabbetted overlap of not less than 1 in. (25 mm). (d) Doors shall be equipped with a means of latching, and hinges shall be constructed and mounted in such a manner as to not lose their holding capacity when subjected to fire exposure. (e) A raised sill or pan capable of containing a 2 in. (50 mm) depth of liquid shall be provided at the bottom of the cabinet to retain spilled liquid within the cabinet. (4) Listed storage cabinets that have been constructed and tested in accordance with UL 1275, Standard for Flammable Liquid Storage Cabinets; FM Class Number 6050, Approval Standard for Storage Cabinets (Flammable and Combustible Liquids); or equivalent shall be acceptable. [30: 9.5.3]



Paint and storage room



Paint and storage room



Paint and storage room

✓ Resolved

ITEM: Are combustible or flammable liquids stored in approved containers / cabinet? 3rd Instance

REMARK:

1-2-2025 item has been resolved

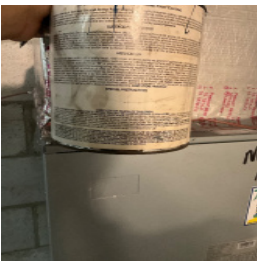
CODE: Florida Fire Prevention Code (NFPA 1 FL) - 66.9.5.1 - The volume of Class I, Class II, and Class IIIA liquids stored in an individual storage cabinet shall not exceed 120 gal (460 L). [30: 9.5.1]

Florida Fire Prevention Code (NFPA 1 FL) - 66.9.4.1* - Only the following approved containers, intermediate bulk containers, and portable tanks shall be used for Class I, Class II, and Class IIIA liquids :

- (1) Metal containers, metal intermediate bulk containers, and metal portable tanks meeting the requirements of and containing products authorized by the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN Recommendations on the Transport of Dangerous Goods
- (2) Plastic or metal consumer-use containers meeting the requirements of, and used within the scope of, one or more of the following specifications: (a) ASTM F852, Standard Specification for Portable Gasoline Containers for Consumer Use (b) ASTM F976, Standard Specification for Portable Kerosene and Diesel Containers for Consumer Use (3) Nonmetallic or metallic commercial/industrial safety cans meeting the requirements of, and used with the scope of, one or more of the following specifications: (a) ANSI/UL 30, Standard for Metal Safety Cans (b) ANSI/UL 1313, Standard for Nonmetallic Safety Cans for Petroleum Products (c) FM Global Approval Standard for Safety Containers and Filling, Supply, and Disposal Containers — Class Number 6051 and 6052
- (4) Plastic containers that meet requirements set by and contain products authorized by the following: (a) The U. S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods (b) Items 256 or 258 of the National Motor Freight Classification (NMFC) for liquids that are not classified as hazardous by the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods
- (5) Fiber drums that meet the following: (a) Requirements of Items 294 and 296 of the National Motor Freight Classification (NMFC), or Rule 51 of the Uniform Freight Classification (UFC), for Types 2A, 3A, 3B-H, 3B-L, or 4A (b) Requirements of, and containing liquid products authorized by, either the U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR Chapter I, or by U.S. Department of Transportation exemption
- (6) * Rigid nonmetallic intermediate bulk containers that meet requirements set by and contain products authorized by the following: (a) The U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods, for Classes 31H1, 31H2, and 31HZ1 (b) The National Motor Freight Classification (NMFC), or the International Safe Transit Association for liquids that are not classified as hazardous by the U.S. Department of Transportation Hazardous Materials

Regulations in 49 CFR 100-199, or by Part 6 of the UN publication Recommendations on the Transport of Dangerous Goods (7) Glass containers up to the capacity limits stated in Table 66.9.4.3 and in accordance with U.S. Department of Transportation Hazardous Materials Regulations in 49 CFR 100-199 (8) Other nonmetallic intermediate bulk containers that comply with 66.9.4.1.1 [30: 9.4.1] Florida Fire Prevention Code (NFPA 1 FL) - 66.9.5.2 - The total aggregate volume of Class I, Class II, and Class IIIA liquids in a group of storage cabinets shall not exceed the maximum allowable quantity of flammable and combustible liquids per control area based on the occupancy where the cabinets are located. [30: 9.5.2]

Florida Fire Prevention Code (NFPA 1 FL) - 66.9.5.3 - Storage cabinets that meet at least one of the following sets of requirements shall be acceptable for storage of liquids : (1) Storage cabinets designed and constructed to limit the internal temperature at the center of the cabinet and 1 in. (25 mm) from the top of the cabinet to not more than 325°F (163°C), when subjected to a 10-minute fire test that simulates the fire exposure of the standard time- temperature curve specified in NFPA 251, Standard Methods of Tests of Fire Resistance of Building and Construction and Materials, shall be acceptable. All joints and seams shall remain tight and the door shall remain securely closed during the test. (2) Metal storage cabinets constructed in the following manner shall be acceptable: (a) The bottom, top, door, and sides of the cabinet shall be at least No. 18 gauge sheet steel and shall be double-walled, with 1 1 / 2 in. (38 mm) air space. (b) Joints shall be riveted, welded, or made tight by some equally effective means. (c) The door shall be provided with a three-point latch arrangement, and the door sill shall be raised at least 2 in. (50 mm) above the bottom of the cabinet to retain spilled liquid within the cabinet. (3) Wooden cabinets constructed in the following manner shall be acceptable: (a) The bottom, sides, and top shall be constructed of exterior grade plywood that is at least 1 in. (25 mm) thick and of a type that will not break down or delaminate under fire conditions. (b) All joints shall be rabbetted and shall be fastened in two directions with wood screws. (c) Where more than one door is used, there shall be a rabbetted overlap of not less than 1 in. (25 mm). (d) Doors shall be equipped with a means of latching, and hinges shall be constructed and mounted in such a manner as to not lose their holding capacity when subjected to fire exposure. (e) A raised sill or pan capable of containing a 2 in. (50 mm) depth of liquid shall be provided at the bottom of the cabinet to retain spilled liquid within the cabinet. (4) Listed storage cabinets that have been constructed and tested in accordance with UL 1275, Standard for Flammable Liquid Storage Cabinets; FM Class Number 6050, Approval Standard for Storage Cabinets (Flammable and Combustible Liquids); or equivalent shall be acceptable. [30: 9.5.3]



Elevator machine room

General:

✖ Fail

ITEM: Are there any non permitted rooms or partitions built within the structure to create storage rooms, maintenance rooms, or any other related functions?

REMARK:

Confirm if the partition wall was built with a permit

1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Building management hired a building engineer to resolve non-permitted room items.

8-4-2025 item has not been resolved. Building management hired a building engineer to resolve non-permitted room items.

11-11-2025 item has not been resolved. Building management hired an architect to resolve non-permitted room items.



Paint/storage room



Paint/storage room

✓ Resolved

ITEM: Are trash chute doors operating properly with fusible link in place?

REMARK:

Trash shoot door will not close. It will need to be repaired or replaced. You cannot store anything on top of the trash chute to prevent it from closing.

1-2-2025 item has not been resolved. Building is in the process of having trash chute door replaced.

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 11.6.2 - Installation and Maintenance - Waste chutes, laundry chutes, and incinerators shall be installed and maintained in accordance with NFPA 82 unless such installations are approved existing installations, which shall be permitted to be continued in service. [101 : 9.5.2]



Trash room north side of building

✓ Resolved

ITEM: Are trash rooms doubling as a maintenance or storage rooms?

REMARK:

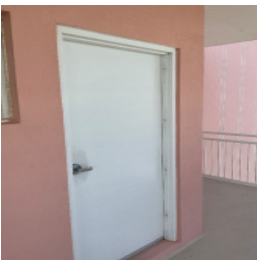
All trash/laundry rooms must be marked with signage and also say no storage

1-2-2025 item has not been resolved. Temporary signs need to be installed until permanent signs are available.

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 19.2.1.4.2 - The requirement of 19.2.1.4 shall not apply to structures meeting all of the following requirements: (1) Structures shall be Type I or Type II construction. (2) Structures shall be located not less than 10 ft (3050 mm) from other structures. (3) Structures shall be used only for storage of dumpsters and combustible waste containers.

FFPC NFPA 1 - 19.2.1.4.2 - The requirement of 19.2.1.4 shall not apply to structures meeting all of the following requirements: (1) Structures shall be Type I or Type II construction. (2) Structures shall be located not less than 10 ft (3050 mm) from other structures. (3) Structures shall be used only for storage of dumpsters and combustible waste containers.



Trash/laundry room seventh floor

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed?

REMARK:

3-7-2025 item has not been resolved. Fire alarm company is in the process of replacing the entire fire alarm system. Penetrations will be resolved when completed.

8-4-2025 item has not been resolved. Fire alarm company is in the process of replacing the entire fire alarm system. Penetrations will be resolved when completed.

11-11-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



FACP room

✓ Resolved

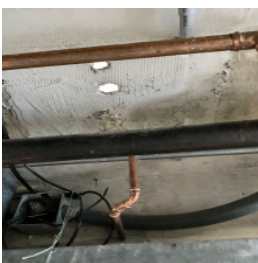
ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 2nd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



FACP room

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 3rd Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



FACP room

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 4th Instance

REMARK:

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



Dungeon storage room

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 5th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



Dungeon/fire pump room
office storage room

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 6th Instance

REMARK:

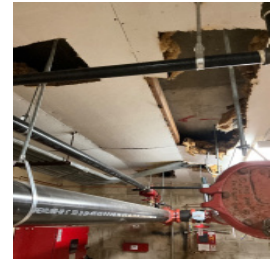
1-2-2025 item has not been resolved

3-7-2025 item has not been resolved. Sprinkler/fire pump company is in the process of completing all repairs and installation. Once all repairs are completed, penetrations will be repaired and drop ceiling inside fire pump room will be removed.

8-4-2025 all items have not been resolved. Drop ceiling has been removed. Once all construction and fire alarm replacement is complete. Penetrations will be repaired.

11-11-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



Fire pump room

Fire pump room

Fire pump room

Fire pump room



Fire pump room

Fire pump room

✓ Resolved

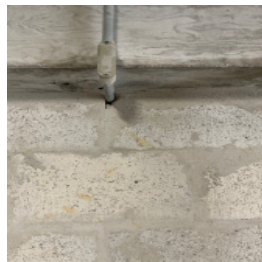
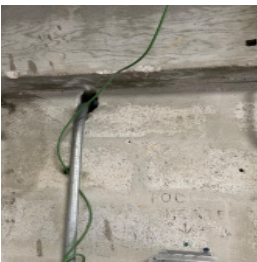
ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 7th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



Pool pump room

Pool pump room

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 8th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



Paint/storage room

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 9th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



Above elevator machine
room door

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 10th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



Outside elevator machine room

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 11th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



North stairwell roof level

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 12th Instance

REMARK:

Floor in apartment 104 must be protected from somebody falling into the fire alarm/main electrical room.

Directly below the apartment is fire alarm/main electrical room.

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



Apartment 104

✓ Resolved

ITEM: Are all fire penetrations in fire rated ceilings, walls, & doors properly sealed? 13th Instance

REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 1 FL) - 12.7.8.7.1 - Membrane penetrations for cables, cable trays, conduits, pipes, tubes, combustion vents and exhaust vents, wires, and similar items to accommodate electrical, mechanical, plumbing, and communications systems that pass through a membrane of a wall, floor, or floor/ceiling assembly constructed as a fire barrier shall be protected by a firestop system or device and shall comply with 12.7.8.2 through 12.7.8.6.2. [101 : 8.3.4.7.1]



Ground level kitchen south
side of building



Ground level kitchen south
side of building

Stairs/Stairwells:

✓ Resolved

ITEM: Is there storage in exit stairwells?

REMARK:

1-2-2025 item has been resolved

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.2.2.5.3 - Usable Space - Enclosed, usable spaces within exit enclosures shall be prohibited, including under stairs, unless otherwise permitted by 7.2.2.5.3.2.



Middle stairwell six floor

✓ Resolved

ITEM: Is there storage in exit stairwells? 2nd Instance

REMARK:

Room located under center stairwell ground level is being used for storage. There are no sprinklers located inside the room and it is directly underneath the means of egress stairwell.

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.2.2.5.3 - Usable Space - Enclosed, usable spaces within exit enclosures shall be prohibited, including under stairs, unless otherwise permitted by 7.2.2.5.3.2.



Ground level room under center means it aggress stairwell

✓ Resolved

ITEM: Are floor levels indicated on inside of stairwell doors for buildings higher than 3 stories?

REMARK:

All stairwells must be marked with proper signage.

1-2-2025 item has not been resolved. Temporary signs need to be installed until permanent signs are available.

3-7-2025 item has been resolved.

CODE: Florida Fire Prevention Code (NFPA 101 FL) - 7.2.2.5.4.1 - New enclosed stairs serving three or more stories and existing enclosed stairs, other than those addressed in 7.2.2.5.4.1(P), serving five or more stories shall comply with 7.2.2.5.4.1(A) through 7.2.2.5.4.1(O). (A) . The stairs shall be provided with special signage within the enclosure at each floor landing. (B) . The signage shall indicate the floor level. (C) . The signage shall indicate the terminus of the top and bottom of the stair enclosure. (D) . The signage shall indicate the identification of the stair enclosure. (E) . The signage shall indicate the floor level of, and the direction to, exit discharge. (F) . The signage shall be located inside the stair enclosure. (G) . The bottom of the signage shall be located a minimum of 48 in. (1220 mm) above the floor landing, and the top of the signage shall be located a maximum of 84 in. (2135 mm) above the floor landing. (H) . The signage shall be in a position that is visible from within the stair enclosure when the door is in the open or closed position. (I) . The signage shall comply with 7.10.8.1 and 7.10.8.2 of this Code. (J) . The floor level designation shall also be tactile in accordance with ICC/ANSI A117.1, Accessible and Usable Buildings and Facilities. (K) . The signage shall be painted or stenciled on the wall or on a separate sign securely attached to the wall. (L) . The stairway identification shall be located at the top of the sign in minimum 1 in. (25 mm) high lettering and shall be in accordance with 7.10.8.2. (M)* . Signage that reads NO ROOF ACCESS shall designate stairways that do not provide roof access. Lettering shall be a minimum of 1 in. (25 mm) high and shall be in accordance with 7.10.8.2. (N) . The floor level number shall be located below the stairway identifier in minimum 5 in. (125 mm) high numbers and shall be in accordance with 7.10.8.2. Mezzanine levels shall have the letter "M" or other appropriate identification letter preceding the floor number, while basement levels shall have the letter "B" or other appropriate identification letter preceding the floor level number. (O) . Identification of the lower and upper terminus of the stairway shall be on the sign in minimum 1 in. (25 mm) high letters or numbers and shall be in accordance with 7.10.8.2. (P) . Previously approved, existing signage shall not be required to comply with 7.2.2.5.4.1(L) through 7.2.2.5.4.1(O).

Notes:

ITEM: Notes

RESULT: In all elevator lobbies when you exit the elevator signs must be at eye level between 4 and 5 feet directing you to the apartment.

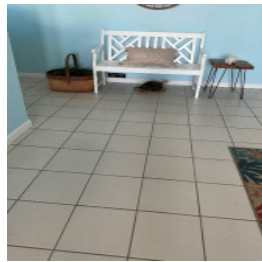
REMARK:

1-2-2025 item has been resolved. Temporary signs have been installed until permanent signs are available.

3-7-2025 item has been resolved.



Seventh floor elevator lobby



Seven floor elevator lobby



Six floor elevator lobby



Six floor elevator lobby

ITEM: Notes 2nd Instance

RESULT: First floor elevator lobby door entering into center stairwell cannot be propped open. The door must be closed at all times due to it being a means to egress.

REMARK:

1-2-2025 item has been resolved.

3-7-2025 item has been resolved.



Center stairwell doorway from elevator lobby

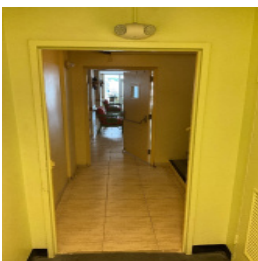
ITEM: Notes 3rd Instance

RESULT: Ground level center stairwell. The door on East hand side of the stairwell must be replaced to maintain fire rating of the stairwell. Door on the west hand side of the stairwell cannot be left open.

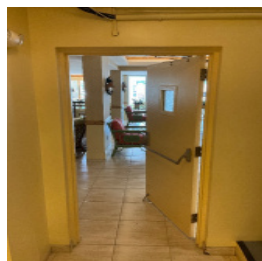
REMARK:

1-2-2025 item has not been resolved

3-7-2025 item has been resolved.



Ground level center stairwell east door



Ground level center stairwell west door

Re-Inspection scheduled to be conducted on or after Will Call

Inspection Signatures

Occupancy Contact Signature

Unable to sign:

Not on property

Roseane Souza
Building Management Company
561-577-6559
manager@highlandtowers.org

Inspector Signature



Joseph Brooks
Community Risk Reduction
--
561-239-2862
backgrounds@highlandbeach.us