



Miami Beach Fire Department
FIRE PREVENTION DIVISION
STANDARDS



TOPIC: Transient Lodging Facilities – Sprinkler System STANDARD NO: EXINSP-S13
Page 1 of 3 Revision 1

The previous version of this FPS (*EXINSP-S13 Revision 0*) was based on the Declaratory Statement No. 105114-09-FM issued by the State Fire Marshal's Office. The State Fire Marshal's Office has indicated that Dec Statements issued on the FFPC 2007 would not be valid today since the FFPC has changed substantially on this subject. Therefore, Revision 0 of EXINSP-S13 is no longer valid and it is replaced with this Revision 1. Please follow Revision 1 from herein.

The major change between the 2007 edition and 2010 edition of FFPC is that FFPC-2010 edition, Chapter 28 now allows an exception from the sprinkler system requirement for new hotel occupancies. If the new building is one story with a door directly to the outside at ground level, or 2-3 stories with exterior exit access per NFPA 101, Section 7.5.3, then the sprinkler system is not required. The previous edition 2007 did not provide for this exception.

FFPC-2010 edition, Chapter 29 did not change the sprinkler requirements for existing hotels but 29.3.5 is superseded by the Florida Statutes. Please see existing occupancies below.

New Construction:

During plan review, the sprinkler requirement for new hotels is based on FFPC-2010, Section 28.3.5. It states that all new hotels must be provided with sprinkler system protection. There is an exception for some buildings of 1-3 stories. Please see Section 28.3.5.2 for exact details.

Rule 69A-43 does not make a distinction between the number of persons as NFPA 101 does. Therefore, buildings accommodating 3 persons and up to 15 persons are treated as hotel occupancies and must comply with Chapter 28.

If there is a renovation of existing hotel occupancy, then you have to go to Chapter 43 to determine the sprinkler requirement. If Chapter 43 sends you to Chapter 28, then follow requirement in Section 28.3.5. If Chapter 43 sends you to Chapter 29, then follow the requirements for existing hotels in this FPS.

Change of Occupancy:

An existing building converted to a transient lodging facility must comply with FFPC-2010 Chapter 43, which refers the designer to Chapter 28 for sprinkler system requirements.

Please note a change of occupancy from a single family dwelling.

- A house converted to a resort dwelling (*or vacation rental*) as licensed by DBPR (*rented to one party*) must comply with the sprinkler requirements for one/two family dwellings (NFPA 101, Chapter 24). However, the State law Chapter 2010-99 became effective on 7/1/2010 and provides for exemption of sprinkler requirement for resort dwellings. Please note that 69A-43 has additional requirements not stated in NFPA 101-Chapter 24 (*e.g., smoke detectors in sleeping rooms, maximum occupant load, emergency lighting, etc.*)
- A house converted to a Bed and Breakfast as licensed by DBPR (*rented to different parties*) must comply with the sprinkler requirements in NFPA 101-Chapter 26.



Miami Beach Fire Department
FIRE PREVENTION DIVISION
STANDARDS

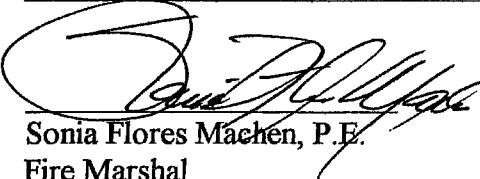


TOPIC: **Transient Lodging Facilities – Sprinkler System**
Page 3 of 3

STANDARD NO: EXINSP-S13
Revision 1

SPECIAL CONDITIONS:

- Apartment Buildings must obtain a non-transient public lodging license from DBPR. This agency will issue a license for transient rentals when the number of transient units consists of 25% or more of the total units. When the transient license is required (25%), then we will apply the requirements in this FPS.
- A condo unit owner can apply for a resort condominium license issued by DBPR if the condo documents allow transient use. The building will be evaluated as transient use when 25% of the units have a resort condominium license. When the threshold is met, the entire building must comply with the sprinkler requirements in this FPS and not just the individual units.
- High-rise buildings must comply with the sprinkler requirements regardless of the percentage of units held for transient use.
- **The Florida Building Code may still require sprinkler system protection based on a change of occupancy requirements. This requirement will be handled by the Building Department. The Building Official does not follow the requirements of this FPS.**


Sonia Flores Machen, P.E.
Fire Marshal

10/8/12
Date Issued