



Miami Beach Fire Department
FIRE PREVENTION DIVISION
STANDARDS



TOPIC: **High-Rise Building-Sprinkler System**

STANDARD NO: EXINSP -S19
Revision 1

The State of Florida has adopted the Florida Fire Prevention Code-2010 as of 12/31/2011, which is based on the 2009 edition of NFPA 1 and NFPA 101. In this code, all existing high-rise buildings must be retrofitted with an automatic sprinkler system or develop an Engineered Life Safety System (ELSS).

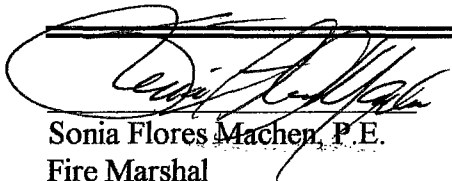
NFPA 1, Section 13.3.2.24. The entire high-rise building shall be required to be protected by an approved automatic sprinkler system by **December 31, 2019**.

NFPA 101, each occupancy chapters indicates the sprinkler requirement for high-rise buildings. However, occupancies such as hotels, health care, and residential board and care should already be protected based on Florida Statutes.

The State Legislature has adopted certain modifications for buildings that fall under Condominium or Cooperative regulations as documented in FS 718 and FS 719. The last modification to FS 718 and 719 became effective 7/1/2010 and is described below.

- Automatic sprinkler system is not required for condominium association, if unit owners have voted to forego such retrofitting by affirmative vote of a majority of all voting interest in the affected condominium. Specific rules pertaining to the voting process are listed in FS 718.
- If the condominium association has not voted for exemption and has not implemented an ELSS, then they must initiate an application for a building (fire) permit for the required sprinkler system installation by **December 31, 2016**. The sprinkler system or ELSS must be completed by **December 31, 2019**.

The exemption in the two bullets above does not apply to apartment rentals; it is only granted to apartment occupancies with a condominium form of ownership. The exemption **does not apply** to any other occupancy type listed in NFPA 101. All other occupancies **must install** an automatic sprinkler system or ELSS by December 2019.


Sonia Flores Machen, P.E.
Fire Marshal

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