



CITY OF  
**FORT LAUDERDALE**

*Venice of America*

December 30, 2009

**PLAYA DEL MAR**  
**Mr. Chris Palms/ General Manager**  
3900 Galt Ocean Dr.  
Ft. Lauderdale, Fl 33308

Dear Mr. Palms:

On December 31, 2008 the State of Florida adopted the 2007 Florida Fire Prevention Code. There are a number of referenced publications within this code that are considered requirements of the document. The National Fire Protection Association (NFPA) Life Safety Code 101, edition 2006 is one of those publications.

Chapter 31 of the aforementioned Life Safety Code 101 provides the requirements for existing apartment buildings. Specifically, 31.3.5.12 requires all high-rise buildings (a building where the floor of an occupiable story is greater than 75 feet above the lowest level of fire department vehicle access) to be protected throughout by an approved, supervised automatic sprinkler system or an engineered life safety system approved by the local fire official no later than December 31, 2014.

The City of Fort Lauderdale Fire Prevention Bureau is aware of the financial impact of this fire code requirement. However, we are obligated to enforce it. I urge you to begin immediately to take the necessary steps to comply with this requirement. The process to accumulate funding, design your system, hire contractors, obtain permits, and pass inspections will take time.

We understand that this requirement will present you with many challenges. The Fort Lauderdale Fire Department is available to you to discuss this requirement and address your concerns. You can reach us regarding this matter at (954) 828-5080.

Sincerely,

**David Raincs**  
**Fire Marshal**

DR/gt

C: Captain Patrick Gillis

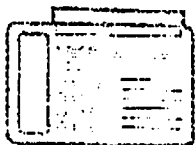
**FORT LAUDERDALE FIRE-RESCUE DEPARTMENT**  
**FIRE PREVENTION BUREAU**  
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**F A X**

**Playa del Mar**

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To: *P10 + etca*  
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From: *Rosie Bowers*

Date:

Regarding:

Pages including cover sheet:

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**Comments:**