Architecture – Interiors – Construction Management
AA26002467

March 31, 2016

Chief Juan Meizoso
City of Miami Beach Fire Department
1680 Meridian Avenue, Suite 201
Miami Beach, Florida 33139

Re: B1504591 - 241 77th Street
Fire Sprinkler Protection Equivalency Alternate

Dear Chief Meizoso:

In reference with the above and in conjunction with a plan review that was performed on March 4, 2016, for a change-of-use (apartment to short term rental), please accept this letter as an Alternative for the requirements of the Building Sprinkler System. The Change-of-use requires that a fire alarm system and a fire sprinkler system is required to be installed as per Florida Fire Prevention Code 101 5th Edition sections 43.7.2.3, 28.3.4.1 and 28.3.5.1, unless the exemption of 28.3.5.2 is met for the fire sprinkler system.

Florida Fire Prevention Code 101 5th Edition section 28.3.5.2 states the following:

Automatic sprinkler protection shall bot be required in buildings where all guests sleeping rooms or guest suites have door opening directly to either the following:
(1) Outside at the street or the finished ground level.
(2) Exterior exit access arranged in accordance with 7.5.3. in buildings three or fewer stories in height.

We understand that the new use of the building does not meet the exception as per the NFPA, however we are proposing Alternates for the existing three-unit, two-story building that is a Type III construction.

ALTERNATIVES

- The building will have an Automatic addressable fire alarm system, which is included in this permit set of drawings.
- The 2nd floor egress detention vestibule will be one-hour rated with one-hour minute rated doors/frames & hardware.
- The 2nd floor egress stairs at the North & South will be one-hour rated with self-closing doors that is at the exterior ground floor.
- The entire 2nd floor Detention Vestibule and egress stairs will be one-hour rated.
- The existing windows comply as egress windows.
- All exterior doors are self-closing.
- The ground floor unit exits immediately to the exterior.

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- The second floor two units have two enclosed stairwells that exit to the exterior ground floor.

As an alternative to provide the sprinkler system, it is my professional opinion that a project of this small scale that is two-story, three unit building, the above alternatives would provide adequate protection to meet life safety.

If you should have any questions or require any additional information, please do not hesitate to contact me at (786) 218-5335.

Sincerely,

Wesley Art Castellanos,
FL Registered Architect #96133
Principal Architect

Approved 4/8/16 FM

241 77 STREET

Issued for Permitting
241 77 street
Miami Beach, FL 33141

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No.	DATE	ISSUED / REVISED
1	17 FEB/15	PERMITTING
2	11NOV/15	PERMIT REV. 1
3	11MAR/16	PERMIT REV. 2

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SEAL :

WESLEY ART CASTELLANOS
FLORIDA ARCHITECT LICENSE AR 96133

PROJECT NO : 2014-32

LIFE SAFETY LETTER

CHECKED BY : WC
DRAWN BY : AA
SCALE: AS NOTED

SHEET NO.
LS-1.3

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