September 30, 2024

Chief Alan Cominsky

Miami-Dade Fire Rescue

9300 NW 41st Street

Miami, Florida 33178

Project Name: Oceanview A Condominium

Project Location: 19390 Collins Avenue; Sunny Isles Beach, FL 33160

Project Description: Engineered Life Safety System Report

Bleu Engineering, Inc. has been retained by Oceanview Building A Condominium Association, Inc. to develop an Engineered Life Safety System Report for the Oceanview A Condominium. While the original construction did not require the installation of an automatic fire sprinkler system, the current Florida Fire Prevention Code (FFPC) mandates that all high-rise buildings have an approved automatic fire sprinkler system by January 1, 2027. As an alternative, the FFPC allows the development of an engineered life safety system, which must be designed by a registered professional engineer and approved by relevant authorities.

It is the professional opinion of Bleu Engineering that the proposed remediation plan in this Engineered Life Safety System report provides a strategy that meets or exceeds the requirements for existing buildings in the FFPC. As such, Bleu respectfully requests that this report by approved by the Miami-Dade Fire Rescue.

Sincerely,

Bleu Engineering, Inc.

18040 SW 134th CT

Miami, FL 33177

Table of Contents

1. Executive Summary

Bleu Engineering, Inc. has been retained by Oceanview Building A Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high-rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high-rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

As an alternative to the fire sprinkler requirements, FFPC Section 31.3.5.9.4.1 allows for the development of an engineered life safety system. The engineered life safety system must be developed by a registered professional engineer, approved by the authority having jurisdiction, inspected for compliance by the authority having jurisdiction, and must include any of the following components:

- Partial automatic sprinkler protection
- Smoke detection systems
- Smoke control systems
- Compartmentation
- Other approved systems

As a framework for this assessment, Bleu recommends the application of the Fire Safety Evaluation Worksheet provided in NFPA 101A, *Guide on Alternative Approaches to Life Safety*. This framework was initial developed to provide apartment buildings with a fire protection and life safety approach to protect occupants who are incapable of self-preservation. While occupants within this condominium are expected to be fully capable of self-preservation, Blue recommends the use of this assessment to provide a conservative and comparable approach.

Based on the findings of the Fire Safety Evaluation Worksheet, Bleu recommends the following major action items as part of the ELSS remediation plan for the project, other minor recommendation are further detailed in section 4.3.

- Partial Fire Sprinklers Common areas & head in unit (Completed in 1995)
- Fire Alarm Replacement (Currently out for bid)
- Fire/Smoke Dampers for corridor A/C Shafts
- Elevator Shaft Smoke Relief Dampers
- The center stairway will be provided with pressurization to meet the requirements for a smokeproof enclosure.
- All sleeping rooms will be provided with non-system 10-year battery smoke alarms

Through this analysis, it is the professional opinion of Bleu that the proposed remediation plan results in an engineered life safety system that meets or exceeds the level of life safety and fire protection required by FFPC Section 31.3.5.9.1.1.

2. Project Description

2.1 Building Description

Oceanview A Condominium is a 16-story building located in Sunny Isles Beach, Florida. The building is classified by the Florida Fire Protection Code as an Existing Apartment Building. It is the understanding of Bleu Engineering, Inc. that the building was originally constructed in 1971 with Type I Construction.

2.2 Classification of Occupancy

The project is a residential condominium with mixed-use occupancy. A description of the occupancy classifications present on each floor is shown in Table 1 and an exhibit of a typical residential floor is shown in Figure 1.

TABLE 1: OCCUPANCY CLASSIFICATION		
LEVEL	USE	OCCUPANCY
Level 1	Offices, Café, Multi-Purpose Rooms, Lobby, Residential, Mechanical Room, Storage Rooms	Existing Assembly, Existing Apartment Building, Storage
Level 2-17	Residential, Storage Rooms	Existing Apartment Building, Storage

Figure 1A: Lobby Level Floor

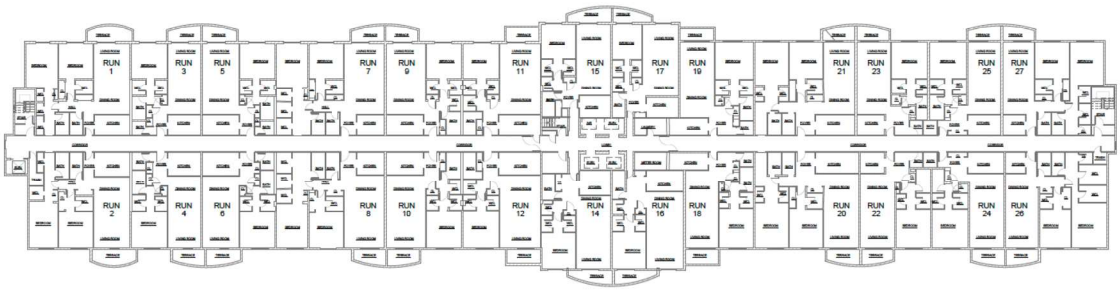

Figure 1B: Typical Residential Floor

2.3 Means of Egress

The means of egress for the building are outlined in Table 2.

TABLE 2: MEANS OF EGRESS			
	ITEM	RESULT	COMPLIANCE
EXIT STAIRWAYS	How many stories are provided for the building?	16	Compliant
	How many exit stairways are provided?	Three	Compliant
	Do the exit stairs serve all floors?	Yes	Compliant
	Are the exit stairways enclosed or open?	Enclosed	Compliant
	Are the exit stairways compliant with NFPA 101 Section 7.2.3 for smokeproof enclosures?	North & South have open air vestibule, center stair does not	Not Compliant: Center stair will be pressurized as part of ELSS
	Are handrails provided in the exit stairways?	Yes	Compliant
	Where do the exit stairs discharge?	Two stairs discharge at exterior; one stair discharges interior	Compliant
EXIT ARRANGEMENT	Is the maximum travel distance fro" wit'In the dwelling unit less than 75 feet?	Yes (62-foot maximum)	Compliant
	Is the maximum travel distance from the unit door to the exit less than 150 feet?	Yes (123-foot maximum)	Compliant
	Do all additional occupancy classifications comply with the travel distance limits?	Yes	Compliant
	Is the maximum common path of travel less than 35 feet?	Yes (11-foot maximum)	Compliant
	Is the maximum dead-end corridor distance less than 50 feet?	Yes (41-foot maximum)	Compliant
OTHER CONSIDERATIONS	Is each dwelling unit provided with a means of escape in accordance with NFPA 101 section 31.2.1.2 which references section 24.2?	Each unit has an open air patio that opens from living room. Bedrooms have window;, however, windows above 20' from ground level are non-compliant per FFPC Section 24.2.2.3.3(1).	Non-Compliant: Ref. FS 633.025(6) is further discussed in Section 4.3.5 of this report.
	Are all doors used in the means of egress in working condition?	Yes	Compliant
	Are all exit doors self-closing and self-latching?	Yes	Compliant
	What is fire rating of dwelling unit doors?	90-Minutes	Compliant
	What is the fire rating of exit doors?	90-Minutes	Compliant
	What is the rating of electrical, mechanical, trash chute & storage room doors?	45-Minutes	Compliant
	Is the building provided with exit signs?	Yes	Compliant

2.4 Features of Fire Protection

The features of fire protection for the building are outlined in Table 3.

TABLE 3: FEATURES OF FIRE PROTECTION			
	ITEM	RESULT	COMPLIANCE
FIRE ALARM & SMOKE ALARMS	Is the building provided with a fire alarm system?	Yes	Currently bidding fire alarm upgrade
	What type of audible notification is provided for the fire alarm system?	Voice Evacuation	Speakers
	Does the fire alarm system provide audible/visual notification in common areas?	Yes	Speakers & Strobes
	Are smoke alarm provided in outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the dwelling unit, including basements in accordance with NFPA 101 31.3.4.5.1?	Yes	Compliant

	Are smoke alarm installed in every sleeping area in accordance with 9.6.2.10, as modified by 31.3.4.5.4 which allows for battery operated smoke alarms within sleeping areas?	Renovated units have bedroom smoke alarms. As part of ELSS smoke alarms will be provided.	Partially Compliant
FIRE SUPPRESSION	Is the building provided with a partial fire sprinkler system in all interior common areas?	Yes, all common areas, corridors, and (1) head inside each dwelling unit door that opens to exit access corridor.	Compliant
	Is there a fire sprinkler head inside and above each dwelling unit door that opens onto the exit access corridor?	Yes	Compliant
	Are fire sprinklers provided in the chutes?	Yes	Compliant
	Are all sprinkler control valves indicating and supervised by fire alarm system?	Yes	Compliant
	Are all fire sprinkler systems provided with flow switches connected to the fire alarm system?	Yes	Compliant
	How many standpipes are provided for the building?	Three	Compliant
	How many hose cabinets are provided for the building?	Five	Compliant
	Is the building provided with a fire pump?	Yes	Compliant
	What type of fire pump is provided?	Electric, 750GPM	Compliant
	Where is the fire pump located?	The existing Mechanical Room on the west exterior wall	Compliant
	Is the building provided with a fire department connection?	Yes	Compliant
	Is the building provided with a backflow prevention or check valve device?	Yes	Compliant
	Is the building provided with fire extinguishers?	Yes	Compliant
PASSIFVE FIRE PROTECTION	What is the fire-resistance rating of the residential corridor?	1-Hour (Concrete Block)	Compliant
	What is the fire-resistance rating of the dwelling unit doors?	90-Minutes	Compliant
	What is the fire-resistance rating provided between dwelling units?	1-Hour	Compliant
	As required by 31.7.3 have the door openings shall be inspected in accordance with 7.2.1.14.	Yes	Compliant
	Are there any unprotected opening between the dwelling unit and the corridor?	No	Compliant
	Is the building provided with an unenclosed vertical opening?	No	Compliant
	What is the fire-resistance rating of the shafts?	Two-Hours	Compliant
	Does the interior finish materials in exit enclosures appear to comply with prescriptive requirements?	Yes	Compliant
	Does the interior finish materials in lobbies and corridors appear to comply with prescriptive requirements?	Yes	Compliant
	Are all hazardous rooms enclosed with a fire-resistance rating?	Yes	Compliant

2.5 Building Service Equipment

The building services equipment is outlined in Table 4.

	TABLE 4: BUILDING SERVICES EQUIPMENT		
EQUIPMENT	ITEM	RESULT	COMPLIANCE
	How many elevator shafts are provided within the building?	Four	Compliant
	Are the elevator provided with emergency power?	Yes	Compliant
	Are the elevators pressurized?	No, passive relief to be provided as part of ELSS	Compliant
	Are the exit stairways pressurized?	No, center stair to be pressurized as part of ELSS	Compliant
	Is the building provided with an emergency generator?	Yes, 240KW	Compliant

3. Code Analysis

3.1 Codes and Standards

The scope of this analysis includes the followings codes and standards:

- Florida Fire Prevention Code (FFPC) – 8th Edition
- NFPA 10, Standard for Portable Fire Extinguishers (2018 Edition)
- NFPA 13, Standard for the Installation of Sprinkler Systems (2019 Edition)
- NFPA 14, Standard for the Installation of Standpipe and Hose Systems (2019 Edition)
- NFPA 20, Standard for the Installation of Stationary Fire Pumps for Fire Protection (2019 Edition)
- NFPA 70, National Electrical Code (2020 Edition)
- NFPA 72, National Fire Alarm and Signaling Code (2019 Edition)
- NFPA 80, Standard for Fire Doors and Other Opening Protectives (2019 Edition)
- NFPA 92, Standard for Smoke Control System (2018 Edition)
- NFPA 105, Standard for Smoke Door Assemblies and Other Opening Protectives (2019 Edition)
- NFPA 110, Standard for Emergency and Standby Power (2019 Edition)

3.2 Life Safety in Existing Buildings

The Florida Legislature has ratified this approach for existing structures in Florida Statute 633.025(6) with the following:

> *"With regard to existing buildings, the Legislature recognizes that it is not always practical to apply any or all of the provisions of the minimum fire safety code and that physical limitations may require disproportionate effort or expense with little increase in life safety. Prior to applying the minimum fire safety code to an existing building, the local fire official shall determine that a threat to life safety or property exists. If a threat to life safety or property exists, the fire official shall apply the applicable fire safety code for existing buildings to the extent practical to assure a reasonable degree of life safety and safety of property or the fire official shall fashion a reasonable alternative which affords an equivalent degree of life safety and safety of property. The decision of the local fire official may be appealed to the local administrative board described in s. 553.73."*

This is consistent with the requirement for existing building noted in FFPC Section A.4.6.5, as shown below:

> *"In existing buildings, it is not always practical to strictly apply the provisions of this Code. Physical limitations can cause the need for disproportionate*

effort or expense with little increase in life safety. In such cases, the authority having jurisdiction needs to be satisfied that reasonable life safety is ensured."

3.3 Engineered Life Safety System Approach

FFPC Section 31.3.5.9.1 requires all high-rise buildings to be provided with an automatic fire sprinkler system by January 1, 2027; however, FFPC Section 31.3.5.9.1.1 clarifies that an Engineered Life Safety System can be completed by a Professional Engineer as an alternative approach. This approach is further detailed in FFPC Section 31.3.5.9.4, shown below:

"The Engineered Life Safety System shall have been developed by a registered professional engineer experienced in fire and life safety system design, approved by the authority having jurisdiction, and inspected for compliance by the authority having jurisdiction, and shall include any or all of the following: (1) Partial automatic sprinkler protection, (2) Smoke detection systems, (3) Smoke control systems, (4) Compartmentation, (5) Other approved systems"

FFPC Section 31.3.5.9.1.1.1 requires all condominiums that choose to install an engineered life safety system must comply with the phasing schedule show in Figure 1.

Figure 1: ELSS Deadlines

4. Engineered Life Safety System

4.1 Methodology

As a residential occupancy, the building will be evaluated by NFPA 101A, *Guide on Alternative Approaches to Life Safety*. The Fire Safety Evaluation Worksheet in NFPA 101A Section 7.7 provides a seven-step process to be followed when evaluating fire safety in an apartment building with board and care occupancies. It is important to note that this approach is used to develop a life safety strategy for Residential Board

and Care occupancies, where occupants are typical incapable of self-preservation. Per FFPC Section A.6.1.9.1, examples of residential board and care occupancies include the following:

- Group housing arrangement for physically or mentally handicapped persons who normally attend school in the community, attend worship in the community, or otherwise use community facilities.
- Group housing arrangements for physically or mentally handicapped persons who are undergoing training in preparation for independent living, for paid employment, or for other normal community activities.
- Group housing arrangement for the elderly that provides personal care services but that does not provide nursing care.
- Facilities for social rehabilitation, alcoholism, drug abuse, or mental health problems that contain a group housing arrangement and that provide personal care services but do not provide acute care.
- Assisted living facilities
- Other group housing arrangements that provide personal care services but not nursing care.

As noted above, the framework provided in NFPA 101A Section 7.7 is intended to provide a life safety approach for occupants in an apartment building who are incapable of self-preservation. As such, it is the professional opinion of Bleu that Fire Safety Evaluation Worksheet can be used as a framework to create a conservative and comparable life safety approach for occupants in an apartment building who are capable of self-preservation.

4.2 Evaluation

A detailed summary of the framework provided in NFPA 101A Section 7.7 is included in Appendix A of this report. This framework provides a detailed evaluation for each of the following building components: (1) Construction, (2) Hazardous Areas, (3) Manual Fire Alarm, (4) Smoke Detection and Alarm, (5) Automatic Sprinklers, (6) Separation of Residential Unit and Its Exit Route from Other Spaces, (7) Exit System, (8) Exit Access, (9) Interior Finish, (10) Vertical Openings, (11) Smoke Control.

The individual safety worksheets are shown below:

TABLE 5: WORKSHEET 7.7.2 SAFETY PARAMETER VALUES – APARTMENT BUILDING

SAFETY PARAMETERS	PARAMETER VALUES							
1. Construction	Combustible					Noncombustible		
Stories in Height	Type V (000)	Type V (111)	Type III (200)	Type III (211)	Type IV (2HH)	Type III (200)	Type II (111)	Type II (222) & Type I
Over 6 Stories	-10	-4	-10	-2(0)[k]	-4(0)[k]	-8	0	2
2. Hazardous Areas	Double Deficiency			Single Deficiency		None or No Deficiency		
	-4(-7)[b,g]			0(-4)[g]		0		
3. Manual Fire Alarm	None or Incomplete			Manual Alarm				
				W/O F.D. Notification		W/ F.D. Notification		

	(2) [i]			2		3	
4. Smoke Detection & Alarm	None or Incomplete	Interconnected Systems					Total Building
		Corrs. & Common Spaces		Corrs. & Common Spaces, & Living Units			
	-4(0)[j]	3(0)[e]		4			6
5. Automatic Sprinklers	None or Incomplete	Corrs. & Public Spaces		Residential Units Only		Corrs., Hab.,& Public Spaces	Total Building
	0	2(0) [c]		4(0) [c]		6	8
6. Separation of Residential Units and Exit Route from Other Spaces	None or Incomplete	Walls <30min		Walls ≥ 30min to < 1hr		Walls ≥ 1hr	
		Doors < 20 Min W/O Closer	Doors ≥ 20 Min W/O Closer	Doors < 20 Min W/ Closer	Doors ≥ 20 Min W/ Closer	Doors < 20 Min W/ Closer	Doors ≥ 20 Min W/ Closer
	-6	-2	0(-2) [b]	1(-2) [b]	2(-2) [b]	1(-2) [b]	4(-2) [b]
7. Exit System (Serving Residential Units)	None or Incomplete	Multiple Routes					
		Deficient	W/O Horiz. Exit	W/ Horiz. Exit	Smokeproof Enclosure		Direct Exit
	-6	-2	0	2	2		4
8. Exit Access (Serving Residential Units)	Max Dead End Is	No Dead End > 50ft and Travel					
	>100ft	>50 ft. or corridor common path >35 ft.	>200ft	>150 ft. to ≤ 200ft	>100 ft. to ≤ 150ft	>50 ft. to ≤ 100ft	≤ 50ft
	-6(0) [d]	-4(0) [d]	-2	-1	0	1	2
9. Interior Finish (egress routes serving residential units)	Flame-Spread Ratings						
	> 75 to ≤200		> 25 to ≤75		≤25		
	-3		-1		0		
10. Vertical Openings	Open or Incomplete Enclosure				Enclosed [h]		
	Thru 5 or More Floors	3-4 Floors	2 Floors		<1hr [f]		≥1hr [f]
	-10	-7	-2		0		1(0) [b]
11. Smoke Control (serving floors having residential units)	None	Smoke Barriers	Mechanically Assisted Systems				
			By Zone		By Unit		By Corridor
	0(2) [1]	2	3		3		4

[a] Use (-1 x height in stories) if building is fully sheathed with plaster, gypsum board, or similar materials but not <-2 if Parameter 5 is 8
[b] Use () if Parameter 1 is based on Type V (000), Type III (200), or Type II (000), if Note [a] does not apply, and if Parameter 5 is building is ≤ 4
[c] Use () if Parameter 1 is based on Type V (000), Type III (200), or Type II (000).
[d] Use () if Parameter 7 is -6
[e] Use () if Parameter 6 is based on "None or Incomplete", or "Walls or Doors" are ½-hr walls/20-min doors and Parameter 5 is building is ≤ 4
[f] ≥30 min in existing building
[g] Use () if hazardous area is on exit route or in refuge area serving group home unit.
[h] Use () if Parameter 5 is ≥ 6
[i] Use () if Parameter 5 is 8
[j] Use () where exemptions of 31.3.7.1 through 31.3.7.5 (NFPA 101) apply

For SI units: 1ft = 0.3048

TABLE 6: FFPC WORKSHEET 7.7.3

Safety Parameter	Fire Control Provided (S1)	Egress Provided (S2)	Refuge Provided (S3)	General Fire Safety Provided (S4)
Construction	2	X	2	2
Hazardous Areas	0	0/ 2 =0	0	0

Manual Fire Alarm	3/ 2 =1.5	3	X	3
Smoke Detection and Alarm	3	3	X	3
Automatic Sprinklers	2	2/ 2 =1	2/ 2 =1	2
Separation of Living Units	4	4/ 2 =2	4	4
Exit System	X	2	2/ 2 =1	2
Exit Access	X	2	X	2
Interior Finish	X	0	X	0
Vertical Openings	1/ 2 =.5	1	1	1
Smoke Control	X	2	2	2
Total	S1 =13	S2 =16	S3 =11	S4 =21

TABLE 7: FFPC WORKSHEET 7.7.4A

Building Height	Control Requirements (Sa)	Egress Requirements (Sb)	Refuge Requirements (Sc)	General Fire Safety Requirements (Sd)
1 Story (Prompt/Slow)	N/A	N/A	N/A	N/A
2-6 Story (Prompt/Slow)	N/A	N/A	N/A	N/A
>6 Story (Prompt/Slow)	10.5	3.5	6	12

TABLE 8: FFPC WORKSHEET 7.7.5

						Pass	Fail
Fire Control Provided (S1) – Required Control (S2) ≥ 0	S1		Sa			X	
	13	-	10.5	=	2.5		
Egress Provided (S2) – Required Egress (Sb) ≥ 0	S2		Sb			X	
	16	-	3.5	=	12.5		
Refuge Provided (S3) – Required Refuge (Sc) ≥ 0	S3		Sc			X	
	11	-	6	=	5		
General Fire Safety Provided (S4) – Required General Fire Safety (Sd) ≥ 0	S4		Sd			X	
	21	-	12	=	9		

TABLE 9: FFPC WORKSHEET 7.7.6

Considerations			
Systems conform to the requirements of the applicable section of NFPA 101	Met	Not Met	Not Applicable
A. Building utilities, Section 9.1	X		
B. Air conditioning, heating and ventilation, Section 9.2	X		
C. Elevators, Section 9.4	X		
D. Rubbish chutes, incinerators and laundry chutes, Section 9.5	X		
E. Emergency plans and fire drills, Section 33.7		X	

Note* The emergency plans and fire drills section applies to board and care occupancies. However, since this is an apartment occupancy, it should adhere to the requirements of Section 31.7.1, which states, "Emergency instructions shall be provided annually to each dwelling unit to indicate the location of alarms, egress paths, and actions to be taken both in response to a fire in the dwelling unit and in response to the sounding of the alarm system."

4.3 Remedial Action Plan: Required ELSS Implementation Items

Based on the results of the Fire Safety Evaluation Worksheet noted in NFPA 101A, Bleu recommends the following items be included in the ELSS remediation plan:

4.3.1 Fire Alarm Replacement

The fire alarm system will be upgraded as part of the ELSS project. Occupant notification shall be provided automatically in accordance with Section 9.6

4.3.2 Common Area Smoke Detection System

As part of the ongoing fire alarm upgrade project, smoke detection will be installed throughout all common areas and corridors.

4.3.3 Dwelling Unit Fire Alarm System

As part of the ongoing fire alarm upgrade project, a fire alarm speaker will be installed in every sleeping and living room.

4.3.4 Dwelling Unit *Non-System Smoke Alarm* System

The existing dwelling units are equipped with non-system hardwired smoke detectors located outside the bedrooms. In accordance with FFPC Section 31.3.4.5.1, the existing smoke alarms must be installed per FFPC Section 9.6.2.10, as modified by FFPC Section 31.3.4.5.2, outside each sleeping area, in the immediate vicinity of the bedrooms, and on all levels of the dwelling unit. However, units that have not been renovated do not have smoke alarms in the bedrooms as required by FFPC Section 31.3.4.5.3, which mandates that smoke alarms be installed in each sleeping area in accordance with FFPC Section 9.6.2.10, as modified by FFPC Section 31.3.4.5.4. This section allows bedroom smoke alarms to be battery-powered, utilizing 10-year batteries as required by Florida legislation. As per section 9.6.2.10.4 The interconnection of smoke alarms shall apply only to new construction as provided in 9.6.2.10.10. When a dwelling unit is renovated all smoke alarms shall be hardwired and interconnected. The condominium association must ensure that every unit complies with this requirement, and an affidavit from the association will be required upon completion of this work.

4.3.5 Automatic Fire Sprinkler System

Automatic fire sprinkler protection is installed throughout all common areas and corridors. Additionally, a fire sprinkler is located inside each dwelling unit door that opens to the exit access corridor. Bleu does not recommend any additional considerations with respect to the automatic fire sprinkler system.

4.3.6 Fire Doors

All doors leading to the exit access corridors have been confirmed to be fire doors with the appropriate rating for the rooms they serve. However, per FFPC Section 31.7.3, door openings must be inspected in accordance with FFPC Section 7.2.1.14. This requires that door assemblies be inspected and tested at least annually by individuals who can demonstrate knowledge and understanding of the operating components of the specific door type being tested. A written record of the inspections and tests must be signed and retained for review by the authority having jurisdiction.

4.3.7 Common Area Vertical Openings

FFPC Section 31.3.1.1.1 requires vertical openings to be enclosed or protected in accordance with FFPC Section 8.6, which mandates that each floor be constructed as a smoke barrier per FFPC Section 8.5. FFPC Section 8.5.5 outlines the materials and construction methods for protecting ducts and air-transfer openings in smoke barriers. To comply with these requirements, the existing fire dampers in the HVAC shaft will be replaced with fire/smoke dampers.

4.3.8 Dwelling Unit Kitchen & Toilet Exhaust Risers

The kitchen and toilet exhaust shafts in the dwelling units are equipped with a two-hour fire-resistance rating, along with 22-inch subducts. Bleu does not recommend any additional considerations with respect to the kitchen and toilet exhaust risers.

4.3.9 Elevator Lobby Compartmentation (Smoke Relief For Shafts)

The elevators are not equipped with pressurization or lobby compartmentation. To address this, motorized dampers will be installed at the top of the elevator shaft to enable venting upon fire alarm activation.

4.3.10 Smokeproof Enclosures

The North and South stairs have open-air vestibules, while the center stair does not. The Center stair will be pressurized in accordance with FFPC Section 7.2.3 to address this concern.

4.3.11 Emergency Responder Radio Coverage

The building has undergone testing for emergency responder radio coverage with Miami-Dade. However, it is the understanding of Bleu that Miami-Dade has communicated with the building, indicating that additional radio towers are being installed in the area. As such, the building will be retested for compliance at a later date.

4.3.12 Emergency Action Plan

An Emergency Action Plan will be developed and provided as part of the ELSS.

4.3.13 Secondary Means of Escape

Units do not meet the requirements of FFPC Section 24.2.2.1.1. While each unit has an open-air patio accessible from the living room, the bedroom windows are non-compliant with FFPC Section 24.2.2.3.3(1) for being located more than 20 feet above ground level. No recommendations are being made for this condition in accordance with the provisions of Florida Statute 633.208(5), which states: "*With regard to existing buildings, the Legislature recognizes that it is not always practical to apply any or all of the provisions of the Florida Fire Prevention Code and that physical limitations may require disproportionate effort or expense with little increase in fire or life safety. Before applying the minimum firesafety code to an existing building, the local fire official shall determine whether a threat to lifesafety or property exists. If a threat to lifesafety or property exists, the fire official shall apply the applicable firesafety code for existing buildings to the extent practical to ensure a reasonable degree of lifesafety and safety of property or shall fashion a reasonable alternative that affords an equivalent degree of lifesafety and safety of property.*"

5. Conclusion

Bleu Engineering Inc. was retained by Oceanview Building A Condominium Association, Inc. to develop an engineered life safety system to ensure compliance with FFPC Section 31.3.5.12. The Fire Safety Evaluation Worksheet provided in NFPA 101A Section 7.7.1. The results of this analysis found that the available fire safety totals calculated for Fire Control (S1), Egress Provided (S2), Refuge Required (S3), and General Fire Safety provided were determined to be less than the required benchmark totals. As such, it is the professional opinion of Bleu that this project is provided with a level of fire protection and life safety equal or greater than that required for a building provided with an automatic fire sprinkler system.

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Principal

Appendix A: Miami-Dade County ELSS Checklist

MIAMI-DADE COUNTY
FIRE RESCUE DEPARTMENT

APARTMENT BUILDING
ENGINEERED LIFE SAFETY SYSTEM
CHECKLIST FOR REVIEW AND
APPROVAL OF SUBMITTALS

THIS FORM TO BE COMPLETED BY ENGINEER SUBMITTING ELSS

BUILDING NAME: Oceanview A Condominium

ADDRESS: 19390 Collins Avenue; Sunny Isles Beach, FL 33160

ENGINEERING COMPANY: Bleu Engineering, Inc.

ENGINEER'S NAME: Alieni Hernandez **DATE PLAN SUBMITTED:** 09/17/24

IF BUILDING IS A MIXED OCCUPANCY, LIST OTHER OCCUPANCY CLASSIFICATIONS IN BUILDING:

- ☑ Storage Parking Structure
- ☑ Assembly Including Meeting Rooms and Pool Decks
- ☐ Educational
- ☐ Health Care
- ☐ Hotel/Transient Public Lodging
- ☐ Ambulatory Health Care
- ☐ Other _____
- ☐ Mercantile
- ☑ Business
- ☐ Day Care
- ☐ Detention and Correction
- ☐ Industrial
- ☐ Residential Board and Care

CURRENT BUILDING CONDITIONS

MEANS OF EGRESS

Number of Stories 16 Number of Exits 3 ☐ Atrium Present

Exit Access is via: ☑ Interior Corridors ☐ Exterior Exit Access ways

Stairs Discharge to ☑ Exterior ☐ Separated or Protected Interior Area ☑ Unprotected Interior Area

Maximum Travel Distance from Dwelling Unit Door to Exit 123 Feet

Maximum Travel Distance within Dwelling Unit 62 Feet

Maximum Travel Distance for other Occupancy Classifications to Exit 85 Feet

Maximum Common Path of Travel 11 Feet Maximum Dead-end Corridor Length 41 Feet

☐ Emergency Lighting battery packs ☑ Generator for Emergency Power

FIRE PROTECTION

Fire Alarm System: ☐ Local ☐ Remote Station ☑ Central Station ☐ Proprietary

Fire Sprinklers: ☑ for Chutes ☑ in Corridors ☑ other Limited Areas

☑ All Sprinkler Control Valves are Indicating and Supervised by the Fire Alarm System

☑ All Sprinkler Systems are Have Flow Switches Connected to The Fire Alarm System

☑ Standpipe ☑ Hose Stations

☑ Fire Pump ☑ Fire Department Connection ☑ Back-Flow Prevention Device

☑ Corridor Smoke Barriers ☑ Smoke proof Enclosures

Smoke Barrier Doors are ☑ Automatic-Closing ☑ Self-Closing

BUILDING SERVICES

☑ Elevators ☑ Fire Fighter's Emergency Controls Provided ☑ Rubbish/Laundry Chutes

FOR MDFR USE ONLY:

LSP #: _____

MINIMUM REQUIRED DOCUMENTS TO BE SUBMITTED AS PART OF THE ENGINEERED LIFE SAFETY SYSTEM

- ☐ Copy of contract or other document authorizing engineer to represent building (HOA letter)
- ☑ Floor plans of all stories. Typical floor plan may be used for identical stories.
- ☑ Dwelling unit floor plans. Typical floor plans may be used for each model dwelling unit originally constructed. Primary and secondary means of escape must be identified. Secondary means of escape opening dimensions must be specified. Smoke alarm locations must be specified.
- ☑ Site plan showing location of the building, fire access lanes, set-up sites, hydrants, fire protection equipment, etc.
- ☑ Evaluation of elevator lobby compartmentation
- ☑ Results of fire department radio enhancement communications pre-acceptance test

CODE COMPLIANCE QUESTIONS (All NO answers must be explained below or on a separate sheet)

Yes	*No*	
☐	☑	Are all fire exit stairs constructed or protected as smoke proof enclosures in accordance with section 7.2.3? (NFPA 101:31.2.11.1)
☑	☐	Is common path limited to no more than 35'? (NFPA 101: 31.2.5.3.1)
☑	☐	Does the ELSS plan provide the fire suppression or detection needed to keep the maximum travel distance to exits within the limits for the compliance Option selected? (NFPA 101: 31.2.6)
☑	☐	Does the ELSS plan provide partial fire sprinkler protection which covers all common areas (i.e. lobbies, atriums, corridors, MEP spaces, storage rooms opening to corridors, laundry rooms, etc.) and provides protection inside each dwelling unit above any door opening onto an exit access corridor? The sprinkler system design shall be such that individual unit owners have the option to extend the protection throughout the living unit
☑	☐	Are all hazardous areas separated or protected in accordance with section 8.7? (NFPA 101:31.3.2.1)
☐	☑	Does the fire alarm system meet all requirements of NFPA 101:31.3.4?
☑	☐	Are all existing fire sprinkler valves for isolated hazards such as rubbish chutes approved indicating valves supervised by the fire alarm system? (NFPA 101:9.7.1.2)
☑	☐	Where changes to the location or design of standpipe hose stations are part of ELSS plan, has the number and distribution of the building's portable fire extinguishers been reviewed to ensure compliance with NFPA 10?
☑	☐	Do all doors that open onto exit access corridors have a 20-minute or greater rating in accordance with section 8.3?
☑	☐	Are all doors opening into exit access corridors self-closing and positive-latching? (NFPA 101: 31.3.6.2.3)
☑	☐	Has a door inspection report been submitted in accordance with NFPA 101: 31.7.3? (In addition to the doors listed in NFPA 101: 7.2.1.15.1, for approval of an ELSS, inspections shall include all doors that open onto fire exit access corridors).
☑	☐	Have all transfer grills, transoms, or louvers been sealed or protected in accordance with code requirements? (NFPA 101: 31.3.6.4)

Yes	*No*	
☐	☑	Have emergency instructions been provided to each dwelling unit which indicate the location of alarms, egress paths, and actions to be taken in response to a fire in the dwelling unit and in response to the sounding of the alarm system? (NFPA 101: 31.7.1). Emergency instructions shall incorporate the provisions of the Emergency Action Plan as described in NFPA 101: 4.8.2
☑	☐	Are exit access corridors subdivided in accordance with NFPA 101: 31.3.7? For approval of an ELSS, doors shall be automatic closing in accordance with NFPA 101: 7.2.1.8
☐	☑	Is the building free of any other violations of the Florida Fire Prevention Code? If not, describe violations and methods of correction.

Explanation of 'NO' answers:

1) Smoke-Proof Enclosures - Center Stair not smoke-proof and will be pressurized.
2) Fire Alarm- Fire Alarm is out for bid to undergo full replacement.
3) Emergency Instructions- Will be provided as part of ELSS,
4) Violation Action Plan - Included as part of Appendix F of ELSS report, has already been
Submitted to fire inspector Hernandez for review.

SIGNATURE

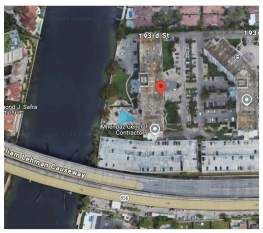
SEAL

Appendix B: Life Safety Plans

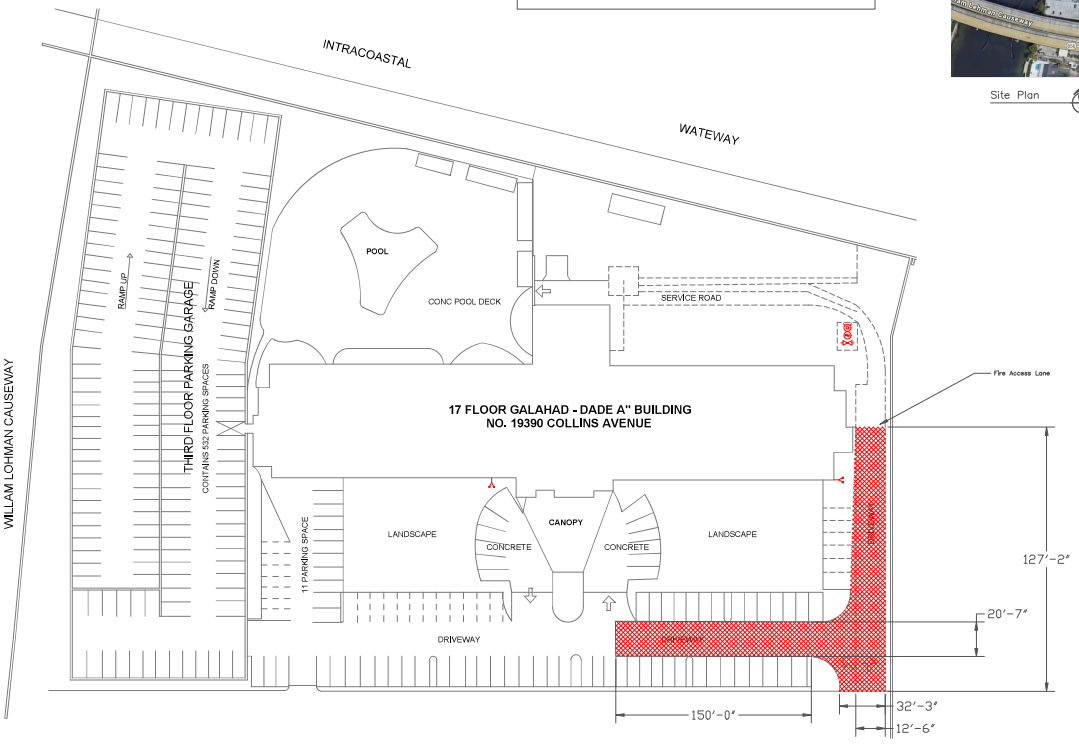
Site Plan Legend

Site Plan

- Travel Distance
- Post Indicator Valve
- Fire Hydrant
- Fire Hydrant
- Backflow Preventer



Site Plan



Life Safety Plan – Site Plan

Scale: NTS

General Notes

Bleu Engineering, Inc. has been retained by Oceanview Reserve Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high-rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high-rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

As an alternative to the fire sprinkler requirements, FFPC Section 31.3.5.8.4.1 allows for the development of an engineered life safety system. The engineered life safety system must be developed by a registered professional engineer, approved by the authority having jurisdiction, inspected for compliance by the authority having jurisdiction, and must include any of the following components:

- Partial automatic sprinkler protection
- Smoke detection systems
- Smoke control systems
- Compartmentation
- Other approved systems

These floor plans intend to demonstrate prescriptive compliance with the means of egress required for this project. This focuses primarily on verifying the occupant loads, egress capacities, travel distances, common paths of travels, dead-end corridors, and other life safety calculations. These calculations have been determined in accordance with the Florida Fire Prevention Code and the Apartment Building Engineered Life Safety System Checklist provided by the Miami-Dade County Fire-Rescue Department.

No.	Revision/Issue	Date
1	100% CD	08/24

Firm Name and Address

Bleu Engineering Inc
18040 SW 134th CT
Miami, Florida 33177

Project Name and Address

Oceanview A Condominium
19390 Collins Avenue
Sunny Isles Beach, FL 33160

Project: Oceanview A	Sheet: LS-100
Date: September 6, 2024	
Scale: NTS	

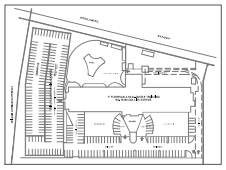
Occupant Load Calculations – FFPC (8th Edition)

Pattern	Function	Area (SF)	OLF (0/SF)	OLF (Gross or Net)	Occupants
	Assembly	4162	15	Net	278
	Business	2511	150	Gross	17
	Residential	13084	200	Gross	66
	Storage	5435	500	Gross	12
Total Occupant Load					295

Egress Capacity – FFPC (8th Edition)

Exit	Door Width (in)	Capacity	Stair Width	Capacity	Maximum	Actual
Exit 1	34	170	N/A	N/A	170	32
Exit 2	34	170	N/A	N/A	170	32
Exit 3	34	170	N/A	N/A	170	32
Exit 4	34	170	N/A	N/A	170	32
Exit 5	34	170	N/A	N/A	170	5
Exit 6	34	170	N/A	N/A	170	1
Exit 7	34	170	N/A	N/A	170	1
Exit 8	34	170	N/A	N/A	170	1
Exit 9	34	170	N/A	N/A	170	1
Exit 10	34	170	N/A	N/A	170	31
Exit 11	34	170	N/A	N/A	170	31
Exit 12	34	170	N/A	N/A	170	31
Exit 13	34	170	N/A	N/A	170	2
Exit 14	34	170	N/A	N/A	170	31
Exit 15	34	170	N/A	N/A	170	32
Total Capacity					2550	295

* Per FBC–E Section 805.2(1), the means of egress in an existing building are acceptable where the work area meets the requirements of NFPA 101. The means of egress for this space comply with NFPA 101 (2021 Edition), and the associated FFPC (8th Edition). It should be noted that all travel distance, common paths of travel, and dead–end corridor limits have been evaluated for compliance with FFPC (8th Edition) and NFPA 101 (2021 Edition).



Site Plan

Life Safety Plan – Level 1

Scale: 1/16" = 1'-0"

Codes and Standards

Florida Fire Prevention Code (8th Edition)
Florida Building Code (8th Edition)
Florida Building Code – Existing (8th Edition)
NFPA 10 (2018 Edition)
NFPA 13 (2019 Edition)
NFPA 20 (2019 Edition)
NFPA 30 (2021 Edition)
NFPA 72 (2019 Edition)
NFPA 80 (2019 Edition)
NFPA 110 (2019 Edition)

Code Plan Legend

Means of Egress

- Travel Distance
- Common Path of Travel
- Dead–End Corridor
- Egress Capacity Tag (Exit | Width | Max Occupants)

Fire–Resistance–Rated Assemblies

- 1/2–Hour Fire–Resistance Rating
- 1–Hour Fire–Resistance Rating
- 2–Hour Fire–Resistance Rating

General Notes

Bleu Engineering, Inc. has been retained by Oceanview Reserve Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high–rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high–rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

As an alternative to the fire sprinkler requirements, FFPC Section 31.3.5.9.4.1 allows for the development of an engineered life safety system. The engineered life safety system must be developed by a registered professional engineer, approved by the authority having jurisdiction, inspected for compliance by the authority having jurisdiction, and must include any of the following components:

- Partial automatic sprinkler protection
- Smoke detection systems
- Smoke control systems
- Compartmentation
- Other approved systems

These floor plans intend to demonstrate perscriptive compliance with the means of egress required for this project. This focuses primarily on verifying the occupant loads, egress capacities, travel distances, common paths of travels, dead–end corridors, and other life safety calculations. These calculations have been determined in accordance with the Florida Fire Prevention Code and the Apartment Building Engineered Life Safety System Checklist provided by the Miami–Dade County Fire–Rescue Department.

No.	Revision/Issue	Date
1	100% CD	08/24

Firm Name and Address

Bleu Engineering Inc
18040 SW 134th CT
Miami, Florida 33177

Project Name and Address

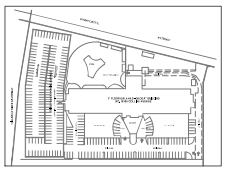
Oceanview A Condominium
19390 Collins Avenue
Sunny Isles Beach, FL 33160

Project	Oceanview A
Date	September 6, 2024
Scale	1/16" = 1'-0"
Sheet	LS–101

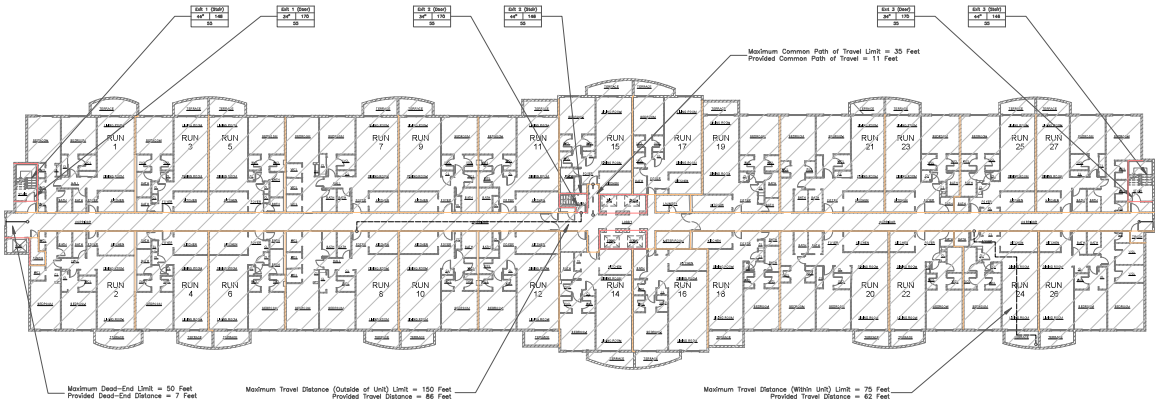
Occupant Load Calculations – FFPC (8th Edition)					
Pattern	Function	Area (SF)	OLF (O/SF)	OLF (Gross or Net)	Occupants
	Residential	32973	200	Gross	165
Total Occupant Load					165

Egress Capacity – FFPC (8th Edition)						
Exit	Door Width (in)	Capacity	Stair Width	Capacity	Maximum	Actual
Exit 1	34	170	44	146	146	55
Exit 2	34	170	44	146	146	55
Exit 3	34	170	44	146	146	55
Total Capacity					438	165

* Per FBC–E Section 805.2(1), the means of egress in an existing building are acceptable where the work area meets the requirements of NFPA 101. The means of egress for this space comply with NFPA 101 (2021 Edition), and the associated FFPC (8th Edition). It should be noted that all travel distance, common paths of travel, and dead–end corridor limits have been evaluated for compliance with FFPC (8th Edition) and NFPA 101 (2021 Edition).



Site Plan



Life Safety Plan – Levels 2–3

Scale: 1/16" = 1'–0"

Codes and Standards

Florida Fire Prevention Code (8th Edition)
Florida Building Code (8th Edition)
Florida Building Code – Existing (8th Edition)
NFPA 10 (2018 Edition)
NFPA 13 (2019 Edition)
NFPA 20 (2019 Edition)
NFPA 30 (2021 Edition)
NFPA 72 (2019 Edition)
NFPA 80 (2019 Edition)
NFPA 110 (2019 Edition)

Code Plan Legend

Means of Egress

- Travel Distance
- Common Path of Travel
- Dead–End Corridor
- Egress Capacity Tag (Exit / Width | Max Occupants)

Fire–Resistance–Rated Assemblies

- 1/2–Hour Fire–Resistance Rating
- 1–Hour Fire–Resistance Rating
- 2–Hour Fire–Resistance Rating

General Notes

Bleu Engineering, Inc. has been retained by Oceanview Reserve Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high–rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high–rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

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- Smoke detection systems
- Smoke control systems
- Compartmentation
- Other approved systems

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No.	Revision/Issue	Date
1	100% CD	08/24

Firm Name and Address

Bleu Engineering Inc
18040 SW 134th CT
Miami, Florida 33177

Project Name and Address

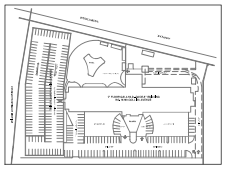
Oceanview A Condominium
19390 Collins Avenue
Sunny Isles Beach, FL 33160

Project: Oceanview A	Sheet: LS–102
Date: September 6, 2024	
Scale: 1/16" = 1'–0"	

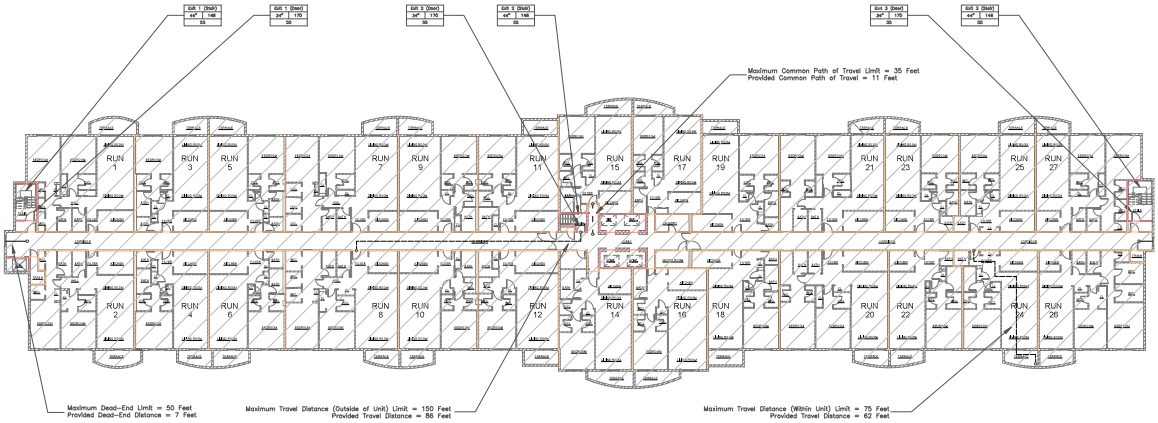
Occupant Load Calculations – FFPC (8th Edition)					
Pattern	Function	Area (SF)	OLF (0/SF)	OLF (Gross or Net)	Occupants
	Residential	32973	200	Gross	165
Total Occupant Load					165

Egress Capacity – FFPC (8th Edition)						
Exit	Door Width (in)	Capacity	Stair Width	Capacity	Maximum	Actual
Exit 1	34	170	44	146	146	55
Exit 2	34	170	44	146	146	55
Exit 3	34	170	44	146	146	55
Total Capacity					438	165

* Per FBC–E Section 805.2(1), the means of egress in an existing building are acceptable where the work area meets the requirements of NFPA 101. The means of egress for this space comply with NFPA 101 (2021 Edition), and the associated FFPC (8th Edition). It should be noted that all travel distance, common paths of travel, and dead–end corridor limits have been evaluated for compliance with FFPC (8th Edition) and NFPA 101 (2021 Edition).



Site Plan



Life Safety Plan – Levels 4–16

Scale: 1/16" = 1'–0"

Codes and Standards

Florida Fire Prevention Code (8th Edition)
Florida Building Code (8th Edition)
Florida Building Code – Existing (8th Edition)
NFPA 10 (2018 Edition)
NFPA 13 (2019 Edition)
NFPA 20 (2019 Edition)
NFPA 30 (2021 Edition)
NFPA 72 (2019 Edition)
NFPA 80 (2019 Edition)
NFPA 110 (2019 Edition)

Code Plan Legend

Means of Egress

- Travel Distance
- Common Path of Travel
- Dead–End Corridor
- Egress Capacity Tag (Exit / Width | Max Occupants)

Fire–Resistance–Rated Assemblies

- 1/2–Hour Fire–Resistance Rating
- 1–Hour Fire–Resistance Rating
- 2–Hour Fire–Resistance Rating

General Notes

Bleu Engineering, Inc. has been retained by Oceanview Reserve Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high–rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high–rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

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- Smoke detection systems
- Smoke control systems
- Compartmentation
- Other approved systems

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No.	Revision/Issue	Date
1	100% CD	08/24

Firm Name and Address

Bleu Engineering Inc
18040 SW 134th CT
Miami, Florida 33177

Project Name and Address

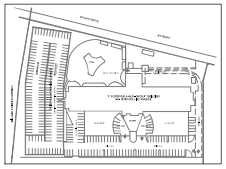
Oceanview A Condominium
19390 Collins Avenue
Sunny Isles Beach, FL 33160

Project	Sheet
Oceanview A	LS–103
Date: September 6, 2024	
Scale: 1/16" = 1'–0"	

Occupant Load Calculations – FFPC (8th Edition)					
Pattern	Function	Area (SF)	OLF (O/SF)	OLF (Gross or Net)	Occupants
	Residential	32973	200	Gross	165
Total Occupant Load					165

Egress Capacity – FFPC (8th Edition)						
Exit	Door Width (in)	Capacity	Stair Width	Capacity	Maximum	Actual
Exit 1	34	170	44	146	146	55
Exit 2	34	170	44	146	146	55
Exit 3	34	170	44	146	146	55
Total Capacity					438	165

* Per FBC–E Section 805.2(1), the means of egress in an existing building are acceptable where the work area meets the requirements of NFPA 101. The means of egress for this space comply with NFPA 101 (2021 Edition), and the associated FFPC (8th Edition). It should be noted that all travel distance, common paths of travel, and dead–end corridor limits have been evaluated for compliance with FFPC (8th Edition) and NFPA 101 (2021 Edition).



Site Plan

Life Safety Plan – Level 17

Scale: 1/16" = 1'–0"

Code Plan Legend

Means of Egress

- Travel Distance
- Common Path of Travel
- Dead–End Corridor
- Egress Capacity Tag (Exit / Width | Min / Occupants)

Fire–Resistance–Rated Assemblies

- 1/2–Hour Fire–Resistance Rating
- 1–Hour Fire–Resistance Rating
- 2–Hour Fire–Resistance Rating

Codes and Standards

Florida Fire Prevention Code (8th Edition)
Florida Building Code (8th Edition)
Florida Building Code – Existing (8th Edition)
NFPA 10 (2018 Edition)
NFPA 13 (2019 Edition)
NFPA 20 (2019 Edition)
NFPA 30 (2021 Edition)
NFPA 72 (2019 Edition)
NFPA 80 (2019 Edition)
NFPA 110 (2019 Edition)

General Notes

Bleu Engineering, Inc. has been retained by Oceanview Reserve Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high–rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high–rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

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- Smoke detection systems
- Smoke control systems
- Compartmentation
- Other approved systems

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No.	Revision/Issue	Date
1	100% CD	08/24

Firm Name and Address

Bleu Engineering Inc
18040 SW 134th CT
Miami, Florida 33177

Project Name and Address

Oceanview A Condominium
19390 Collins Avenue
Sunny Isles Beach, FL 33160

Project: Oceanview A	Sheet: LS–104
Date: September 6, 2024	
Scale: 1/16" = 1'–0"	

Appendix C: Dwelling Unit Floor Plans

SECONDARY MEANS OF ESCAPE - EXISTING CONDITIONS		
LIVING ROOM W/ BALCONY SLIDING DOOR	2ND FLOOR UNITS ALL HAVE BEDROOM WITH ESCAPE WINDOW	3RD-PH FLOOR UNITS ALL HAVE BEDROOM WITH WINDOW BUT REQUIRE FIRE RESCUE APPARATUS
Complies with NFPA 101 24.2.2.3.3(3) The window or door shall open onto an exterior balcony.	Complies with NFPA 101 24.2.2.3.3(1) The window shall be within 20 ft (6100 mm) of the finished ground level.	Does not Comply with NFPA 101 24.2.2.3.3(1) The window shall be within 20 ft (6100 mm) of the finished ground level. Could comply with NFPA 101 24.2.2.3.3(2) "The window shall be directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction."

PHYSICAL LIMITATION - STATE STATUTE 633.208(5)

Units do not meet the requirements of FFPC Section 24.2.2.1.1. While each unit has an open-air patio accessible from the living room, the bedroom windows are non-compliant with FFPC Section 24.2.2.3.3(1) for being located more than 20 feet above ground level. No recommendations are being made for this condition in accordance with the provisions of Florida Statute 633.208(5), which states: "With regard to existing buildings, the Legislature recognizes that it is not always practical to apply any or all of the provisions of the Florida Fire Prevention Code and that physical limitations may require disproportionate effort or expense with little increase in fire or life safety. Before applying the minimum firesafety code to an existing building, the local fire official shall determine whether a threat to lifesafety or property exists. If a threat to lifesafety or property exists, the fire official shall apply the applicable firesafety code for existing buildings to the extent practical to ensure a reasonable degree of lifesafety and safety of property or shall fashion a reasonable alternative that affords an equivalent degree of lifesafety and safety of property."

ZONE 7 = +72.2/-161.4
ZONE 6 = +72.2/-120.4
ZONE 5 = +72.2/-79.3

WEST ELEVATION

80'-0" = BUILDING WIDTH
ASCE 7-93: 5% OF WIDTH = ZONE AREA

ZONE 7 = 4'-0"
ZONE 6 = 4'-0" FROM ZONE 7
ZONE 5 = CENTER ZONE

revision

draftsman JG

date 11/14/00

PROJECT: OCEANVIEW AT AVENTURA, AVENTURA, FLORIDA

CUSTOMER: SUFFOLK CONSTRUCTION CO.

miami wall systems incorporated
po box 8109 hialeah, florida 33012

dwg. no. 10580

sht. no. 4 of 7

	RUN 1	
FL	MO(H)	USE(H)
2	101 3/4	101 3/4
3	101 3/4	101 3/4

	RUN 3	
FL	MO(H)	USE(H)
2	101 5/8	101 3/4
3	102	101 3/4

	RUN 5	
FL	MO(H)	USE(H)
2	101	101
3	102	101 3/4

	RUN 7	
FL	MO(H)	USE(H)
2	101	101
3	102	101 3/4

	RUN 9	
FL	MO(H)	USE(H)
2	101	101
3	102	101 3/4

	RUN 11	
FL	MO(H)	USE(H)
2	102	101 3/4
3	101 3/8	101 3/4

	RUN 15	
FL	MO(H)	USE(H)
2	101	101
3	102	101 3/4

	RUN 17	
FL	MO(H)	USE(H)
2	101"	101"
3	101 5/8	101 3/4

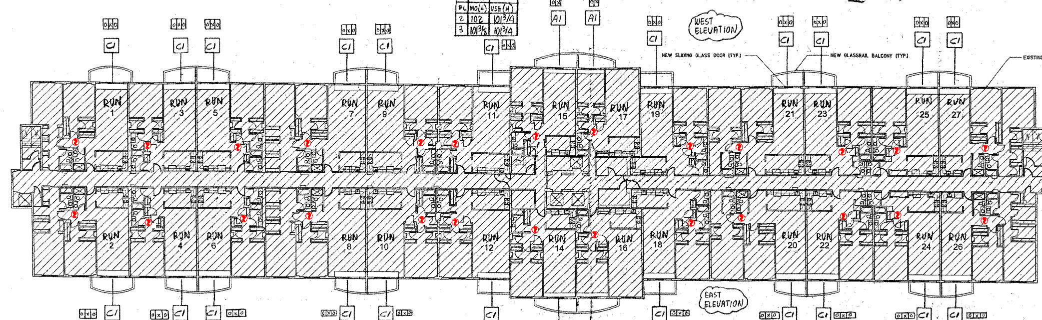
	RUN 19	
FL	MO(H)	USE(H)
2	102	101 3/4
3	101 1/2"	101 3/4

	RUN 21	
FL	MO(H)	USE(H)
2	101 1/2"	101 3/4"
3	101 1/2	101 3/4"

	RUN 23	
FL	MO(H)	USE(H)
2	101"	101"
3	101"	101"

	RUN 25	
FL	MO(H)	USE(H)
2	101"	101"
3	101"	101"

	RUN 27	
FL	MO(H)	USE(H)
2	101 1/2"	101 3/4"
3	101 1/2"	101 3/4"



	RUN 2	
FL	MO(H)	USE(H)
2	101 3/8"	101 3/4"
3	101 3/4"	101 3/4"

	RUN 4	
FL	MO(H)	USE(H)
2	101 3/8"	101 3/4"
3	102"	101 3/4

	RUN 6	
FL	MO(H)	USE(H)
2	101"	101"
3	102"	101 3/4

	RUN 8	
FL	MO(H)	USE(H)
2	101"	101"
3	101 5/8"	101 3/4

	RUN 10	
FL	MO(H)	USE(H)
2	101 1/2"	101 3/4"
3	102"	101 3/4"

	RUN 18	
FL	MO(H)	USE(H)
2	101 3/8"	101 3/4"
3	101 1/2"	101 3/4"

	RUN 20	
FL	MO(H)	USE(H)
2	101 1/2"	101 3/4"
3	101 3/4"	101 3/4"

	RUN 22	
FL	MO(H)	USE(H)
2	101"	101"
3	101"	101"

	RUN 24	
FL	MO(H)	USE(H)
2	101	101
3	101	101

	RUN 26	
FL	MO(H)	USE(H)
2	101 1/4"	101
3	101 1/4"	101

2ND & 3RD FLOOR PLANS

LARGE MISSILE

	RUN 12	
FL	MO(H)	USE(H)
2	102"	101 3/4
3	102"	101 3/4"

	RUN 14	
FL	MO(H)	USE(H)
2	100 1/2	100 1/4
3	102	101 3/4

	RUN 16	
FL	MO(H)	USE(H)
2	101"	101"
3	102"	101 3/4"

SMOKE ALARM LEGEND

② EXISTING HARDWIRED SMOKE ALARM

FL.= FLOOR
CUSTOMERS M.O. HEIGHT
MWS USED THIS M.O. HEIGHT

	RUN 19	
FL	MO(H)	USE(H)
1	101	101

	RUN 21	
FL	MO(H)	USE(H)
1	100 3/8	100 1/4"

	RUN 23	
FL	MO(H)	USE(H)
1	101 7/8	101 3/4

	RUN 25	
FL	MO(H)	USE(H)
1	101 3/4	101 3/4

	RUN 27	
FL	MO(H)	USE (H)
1	102"	101 3/4"

	RUN 18	
FL	MO(H)	USE(H)
1	101	101

	RUN 20	
FL	MO(H)	USE(H)
1	100 1/2	100 1/4

	RUN 22	
FL	MO(H)	USE(H)
1	101 3/4	101 3/4

	RUN 24	
FL	MO(H)	USE(H)
1	101	101

	RUN 26	
FL	MO(H)	USE (H)
1	101	101

1ST FLOOR PLAN

LARGE MISSILE

N

PROJECT: OCEAN VIEW AT AVENTURA AVENTURA, FLORIDA

CUSTOMER: SUFFOLK CONSTRUCTION CO.

draftsman JG

date 11/14/00

miami wall systems incorporated
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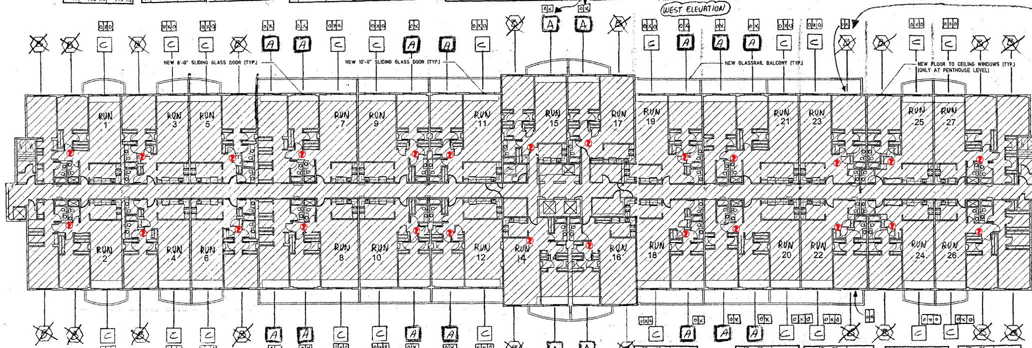
dwg. no. 10580

sht. no. 2 of 7

△2 4/23/01 PER DAN GARTMAN, SLIDERS MUST FIT 6'-0" WIDE MO (ORIGINALLY "C" TYPE OPENING)

Run	Floor	MO (H)	Use (H)
Run 1	17	113 1/4	113 1/2
Run 3	17	113 1/4	113 1/2
Run 5	17	113	113 1/2
Run 7	17	114	113 1/2
Run 9	17	113 1/2	113 1/2
Run 11	17	113 1/4	113 1/2
Run 15	17	113 3/4	113 1/2
Run 17	17	113 1/2	113 1/2
Run 19	17	113 1/2	113 1/2
Run 21	17	113 1/2	113 1/2
Run 23	17	113 1/2	113 1/2
Run 25	17	113 1/2	113 1/2
Run 27	17	113 5/8	113 1/2

WEST ELEVATION



△2 4/26/01 ADD (1) AT 1723 (FL/RUN) 6'-0" WIDE MO, USE 113 1/2" (H)
ADD (1) AT 1722 6'-0" WIDE MO, USE 113 1/2" (H)
(2) TOTAL

△2 3-7-01 PER DAN GARTMAN TELE-CON WITH M.W.S TYPE "B" (20) OPENINGS ARE ELIMINATED.

SMOKE ALARM LEGEND

② EXISTING HARDWIRED SMOKE ALARM

Run	Floor	MO (H)	Use (H)
Run 2	17	113 1/2	113 1/2
Run 4	17	111 1/2"	111 1/2
Run 6	17	113 1/4	113 1/2
Run 8	17	113 1/2	113 1/2
Run 10	17	113 1/4	113 1/2
Run 12	17	113 3/4	113 1/2
Run 18	17	113 1/2	113 1/2
Run 20	17	113 1/4	113 1/2
Run 22	17	113 1/4	113 1/2
Run 24	17	113 3/4	113 1/2
Run 26	17	113 1/2	113 1/2

EAST ELEVATION

17TH FLOOR PLAN - PENTHOUSE

SMALL MISSILE

△2 4/23/01 PER DAN GARTMAN, SLIDERS MUST FIT 6'-0" WIDE M.O. (ORIGINALLY "C" TYPE OPENING)

Run	FL	MO (H)	Use (H)
Run 14	17	114	113 1/2
Run 16	17	114 1/2	114 1/2"

△2 A (18) @ 17TH FLOOR.

TYPICAL: USE (H) COLUMN FOR M.O. HEIGHT

Run 1		
Floor	MO (H)	Use (H)
8	100 3/4	101
4	102"	101 3/4"
5	101 1/2"	101 3/4"
6	100 1/4"	100 1/4
7	101 1/4	101
9	101 1/2"	101 3/4"
10	101 1/2	101 3/4
11	101 3/4	101 3/4
12	101 1/2	101 3/4
14	101 1/2	101 3/4
15	101 1/2	101 3/4
16	101 1/4	101

Run 3		
FL	MO (H)	Use (H)
8	102	101 3/4
4	102"	101 3/4"
5	101 3/8"	101 3/4"
6	101 1/2"	101 3/4"
7	101 1/2	101 3/4
9	101	101
10	101 1/4	101
11	101 3/4	101 3/4
12	101 1/2	101 3/4
14	102	101 3/4
15	101 1/2	101 3/4
16	101 1/2	101 3/4

Run 5		
	MO (H)	Use (H)
8	101	101
4	102"	101 3/4"
5	101 5/8"	101 3/4"
6	101 1/4"	101"
7	101 1/4	101
9	100 3/4	101
10	101 1/2	101 3/4
11	101 1/2	101 3/4
12	101 1/2	101 3/4
14	101 3/4	101 3/4
15	102	101 3/4
16	101 1/4	101

Run 7		
FL	MO (H)	Use (H)
8	101 1/2	101 3/4
4	102"	101 3/4"
5	101	101
6	101	101
7	101 1/2	101 3/4
9	101 1/2	101 3/4
10	101 1/4	101
11	102 1/4	101 3/4
12	101 1/4	101
14	101 3/4	101 3/4
15	101 1/2	101 3/4
16	101 1/2	101 3/4

Run 9		
FL	MO (H)	Use (H)
8	101	101
4	101 3/4"	101 3/4"
5	102	101 3/4"
6	101	101
7	101 1/2	101 3/4
9	102	101 3/4
10	101	101
11	102 1/4	101 3/4
12	101 1/2	101 3/4
14	101 1/2	101 3/4
15	101 1/8	101
16	101 1/4	101

Run 11		
Floor	MO (H)	Use (H)
8	101	101
4	102"	101 3/4"
5	102"	101 3/4"
6	101	101
7	101 1/2	101 3/4
9	102	101 3/4
10	101 1/2	101 3/4
11	101 1/2	101 3/4
12	101	101
14	101 1/2	101 3/4
15	101 1/2	101 3/4
16	101 1/8	101

Run 15		
FL	MO (H)	Use (H)
8	101	101
4	101 1/4"	101
5	101 7/8"	101 3/4"
6	101	101
7	102	101 3/4
9	101 1/4"	101
10	101 1/2	101 3/4
11	101 1/2	101 3/4"
12	101 1/2	101 3/4
14	101 1/2	101 3/4
15	101	101
16	101 1/2	101 3/4

Run 17		
Floor	MO (H)	Use (H)
8	101 1/4	101
4	101 1/2"	101 3/4"
5	101 3/4"	101 3/4"
6	100 1/2"	100 1/4
7	101 1/2	101 3/4
9	101 1/2"	101 3/4"
10	101 7/8	101 3/4
11	101 1/2"	101 3/4"
12	101 1/2	101 3/4
14	101 1/4	101
15	101 1/2	101 3/4
16	101 3/4	101 3/4

Run 19		
FL	MO (H)	Use (H)
8	101 1/2	101 3/4
4	101"	101"
5	101 3/4	101 3/4"
6	101	101
7	102	101 3/4
9	101 1/2	101 3/4
10	101	101
11	102	101 3/4
12	101 1/2	101 3/4
14	102	101 3/4
15	101 1/4	101
16	101 1/4	101

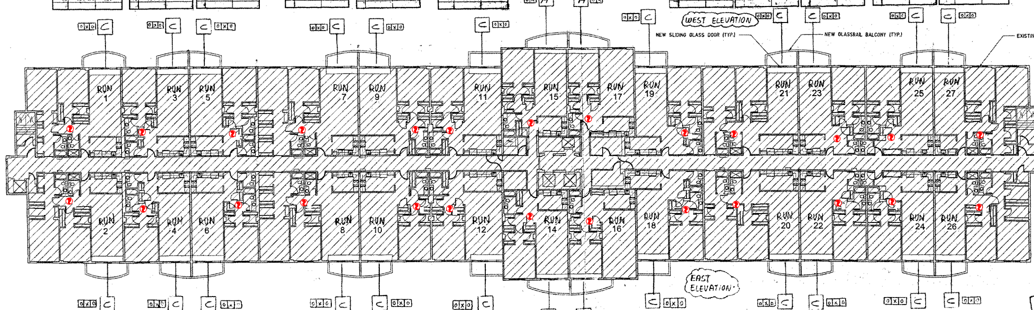
Run 21		
FL	MO (H)	Use (H)
8	101 1/2	101 3/4"
4	101 3/8"	101 3/4"
5	102	101 3/4"
6	101 1/2"	101 3/4"
7	101 1/4	101
9	101	101
10	101 5/8	101 3/4"
11	102	101 3/4
12	101 1/4	101
14	101 1/8	101
15	101 1/8	101
16	101 1/2	101 3/4

Run 23		
FL	MO (H)	Use (H)
8	101	101
4	101"	101"
5	102"	101 3/4"
6	101	101
7	101 1/2	101 3/4
9	100 7/8	101
10	101 1/2	101 3/4
11	101 1/2	101 3/4
12	101 3/4	101 3/4
14	101 1/2	101 3/4
15	101 1/2	101 3/4
16	101 1/2	101 3/4

Run 25		
FL	MO (H)	Use (H)
8	101	101
4	101 1/2	101 3/4"
5	101 1/2"	101 3/4"
6	101	101
7	101 1/4	101
9	101	101
10	101 1/2"	101 3/4
11	102"	101 3/4"
12	101	101
14	101 1/2	101 3/4
15	100 1/2	101
16	101 1/2	101 3/4

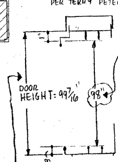
Run 27		
FL	MO (H)	Use (H)
8	101 1/4"	101"
4	101	101
5	102	101 3/4"
6	101 1/4"	101
7	101 1/2"	101 3/4
9	100 3/4"	101
10	101 5/8"	101 3/4"
11	101 1/2"	101 3/4"
12	101	101
14	101 1/2	101 3/4
15	101 1/8"	101
16	102 1/8	101 3/4

WEST ELEVATION



EAST ELEVATION

*11-30-01 PER TERRY PETERS #718 FL7 RUN 18



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Run 2		
FL	MO (H)	Use (H)
8	101 1/2"	101 3/4"
4	102	101 3/4"
5	101 1/2"	101 3/4"
6	101 1/4"	101
7	101 1/4"	101
9	101	101
10	101 1/2"	101 3/4
11	101 1/2"	101 3/4
12	101 1/2	101 3/4
14	101 1/4	101
15	101 1/4	101
16	101	101

Run 4		
FL	MO (H)	Use (H)
8	101 1/2"	101 3/4"
4	102"	101 3/4"
5	101 3/8"	101 3/4"
6	101 1/2"	101 3/4"
7	101 1/2"	101 3/4
9	101 1/4	101
10	101 1/2"	101 3/4
11	102	101 3/4
12	101 1/2	101 3/4
14	101 3/4	101 3/4
15	101 1/4	101
16	101	101

Run 6		
Floor	MO (H)	Use (H)
8	101 1/2"	101 3/4"
4	102"	101 3/4"
5	101 1/2"	101 3/4"
6	101	101"
7	100 3/4"	101
9	101 1/2	101 3/4
10	101 1/2"	101 3/4
11	101 1/2	101 3/4
12	101	101
14	101 1/2	101 3/4
15	101 1/2	101 3/4
16	101 1/2	101 3/4

Run 8		
FL	MO (H)	Use (H)
8	101	101
4	102"	101 3/4
5	101	101
6	101	101
7	102	101 3/4
9	101 1/2	101 3/4
10	101 1/4"	101
11	102	101 3/4
12	101 1/8	101
14	101 1/2	101 3/4
15	101 1/2	101 3/4
16	101 1/4	101

Run 10		
FL	MO (H)	Use (H)
8	101	101
4	102"	101 3/4"
5	102"	101 3/4"
6	101	101
7	101 1/2	101 3/4
9	101 1/2	101 3/4
10	101 1/2	101 3/4
11	102	101 3/4
12	101 1/4	101
14	101 1/2	101 3/4
15	101 1/4	101
16	101 1/4	101

4TH THRU 16TH FLOOR PLANS (12X)

SMALL MISSILE

Run 12		
FL	MO (H)	Use (H)
4	102"	101 3/4"
5	102"	101 3/4
6	100 1/2"	100 1/4
7	101 1/2	101 3/4
9	101 1/2	101 3/4
10	101 1/2	101 3/4
11	102	101 3/4
12	101 1/4"	101
14	101 1/4	101
15	101 1/4	101
16	101 1/4	101
8	101	101

Run 14		
FL	MO (H)	Use (H)
4	102"	101 3/4"
5	102"	101 3/4"
6	101"	101"
7	101 3/4	101 3/4
9	101 1/2	101 3/4
10	101 5/8	101 3/4
11	101 1/2	101 3/4
12	101 1/4	101
14	101 3/4	101 3/4
15	101	101
16	101 1/4	101
8	101 1/2	[illegible]

Run 16		
FL	MO (H)	Use (H)
4	102"	101 3/4
5	101 3/4"	101 3/4"
6	100 1/2"	100 1/4
7	101	101
9	101 1/2	101 3/4
10	101 1/2"	101 3/4
11	101 1/2	101 3/4
12	101 1/2	101 3/4
14	101 1/8	101
15	101 1/8	101
16	101 1/4	101
8	[illegible]	[illegible]

Run 18		
FL	MO (H)	Use (H)
4	101 1/2"	101 3/4
5	101 5/8"	101 3/4
6	100 1/2	100 1/4
7	~~101 1/4~~	~~101 3/4~~
9	101 1/4	101
10	101 1/2"	101 3/4
11	101 1/2	101 3/4
12	101	101
14	101 1/2	101 3/4
15	100 1/2	100 1/4
16	101	101
8	101 1/4"	101

Run 20		
FL	MO (H)	Use (H)
8	101 3/4	101 3/4
4	101 1/4"	101
5	101 3/4"	101 3/4"
6	101 1/2"	101 3/4
7	101 1/2	101 3/4
9	101 1/4	101
10	101 1/2	101 3/4
11	101 1/2	101 3/4
12	101 1/2	101 3/4
14	101 1/8	101
15	101	101
16	101 3/4	101 3/4

Run 22		
Floor	MO (H)	Use (H)
8	101 1/2"	101 3/4
4	101 1/2"	101 3/4
5	102 1/4	101 3/4"
6	101	101
7	101 1/4	101
9	101 1/4	101
10	101 3/4	101 3/4
11	101 1/2	101 3/4
12	101 1/4	101
14	101 1/2	101 3/4
15	101 1/8	101
16	101 1/2	101 3/4

Run 24		
FL	MO (H)	Use (H)
8	101 1/4"	101
4	102"	101 3/4"
5	101 3/8	101 3/4
6	101 1/2"	101 3/4
7	101 1/2	101 3/4
9	101 1/2	101 3/4
10	101 5/8	101 3/4
11	101 1/4	101
12	101	101
14	102	101 3/4
15	101 1/2	101 3/4
16	101 1/2	101 3/4

Run 26		
FL	MO (H)	Use (H)
8	101 1/4"	101
4	101	101
5	102	101 3/4
6	101	101
7	101	101
9	101	101
10	101 1/2	101 3/4
11	101 1/2	101 3/4
12	101	101
14	101 1/2	101 3/4
15	100 1/2	100 1/4
16	101 1/2	101 3/4

miami wall systems incorporated
po box 8109 hialeah, florida 33012
phone # 305-888-2300
fax # 305-888-3058

PROJECT: OCEAN VIEW AT AVENTURA AVENTURA, FLORIDA

CUSTOMER: SOFFOLK CONSTRUCTION CO.

draftsman JG

date 11/14/00

revision △2 VARIOUS REVISIONS PER TELE-CON & FAXES WITH CUSTOMER AND FILE & FIELD USE.

dwg. no. 10580

sht. no. 3 of 7

Appendix D: Door Survey Results

Code Plan Legend

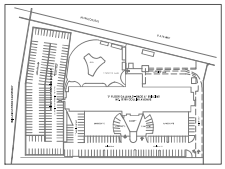
Fire Door Rating

No Symbol	Non-Rated Door
20	20-Minute Fire Door*
45	45-Minute Fire Door
90	90-Minute Fire Door

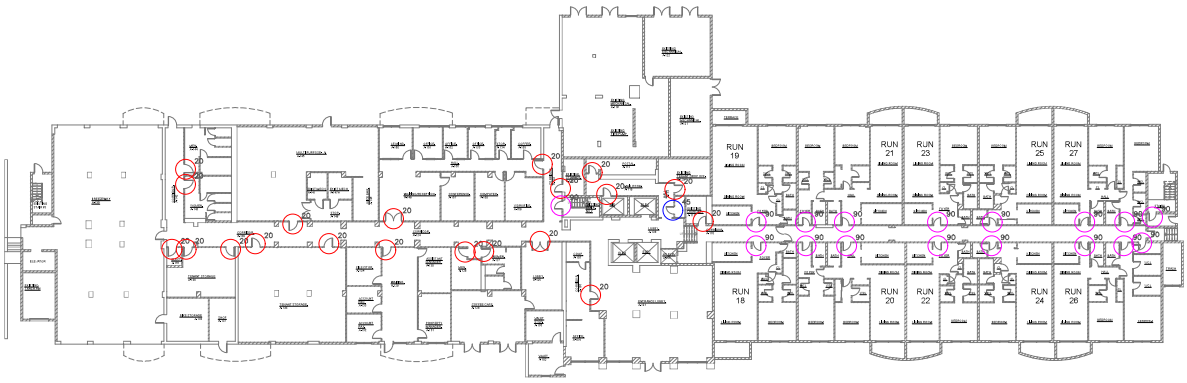
* In accordance with FFPC Section 8.3.3.2.4, where a 20-minute fire-protection-rated door is required in existing buildings, an existing 1-3/4 inch solid-bonded wood-core door is permitted.

Codes and Standards

Florida Fire Prevention Code (8th Edition)
Florida Building Code (8th Edition)
Florida Building Code – Existing (8th Edition)
NFPA 10 (2018 Edition)
NFPA 13 (2019 Edition)
NFPA 20 (2019 Edition)
NFPA 30 (2021 Edition)
NFPA 72 (2019 Edition)
NFPA 80 (2019 Edition)
NFPA 110 (2019 Edition)



Site Plan



Door Survey Plan – Level 1

Scale: 1/16" = 1'-0"

General Notes

Bleu Engineering, Inc. has been retained by Oceanview Reserve Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high-rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high-rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

As an alternative to the fire sprinkler requirements, FFPC Section 31.3.5.9.4.1 allows for the development of an engineered life safety system. The engineered life safety system must be developed by a registered professional engineer, approved by the authority having jurisdiction, inspected for compliance by the authority having jurisdiction, and must include any of the following components:

- Partial automatic sprinkler protection
- Smoke detection systems
- Smoke control systems
- Compartmentation
- Other approved systems

These floor plans intend to demonstrate prescriptive compliance with the opening protectives required for this project. This focuses primarily on verifying that each door that opens onto an exit access corridor will be provided with the equivalent of a 20-minute rating in accordance with FFPC Section 8.3 and the Apartment Building Engineered Life Safety System Checklist provided by the Miami-Dade County Fire-Rescue Department.

No.	Revision/Issue	Date
1	100% CD	08/24

Firm Name and Address

Bleu Engineering Inc
18040 SW 134th CT
Miami, Florida 33177

Project Name and Address

Oceanview A Condominium
19390 Collins Avenue
Sunny Isles Beach, FL 33160

Project	Sheet
Oceanview A	D-101
Date: August 30, 2024	
Scale: 1/16" = 1'-0"	

Code Plan Legend

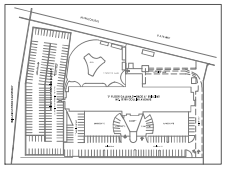
Fire Door Rating

No Symbol	Non-Rated Door
20	20-Minute Fire Door*
45	45-Minute Fire Door
90	90-Minute Fire Door

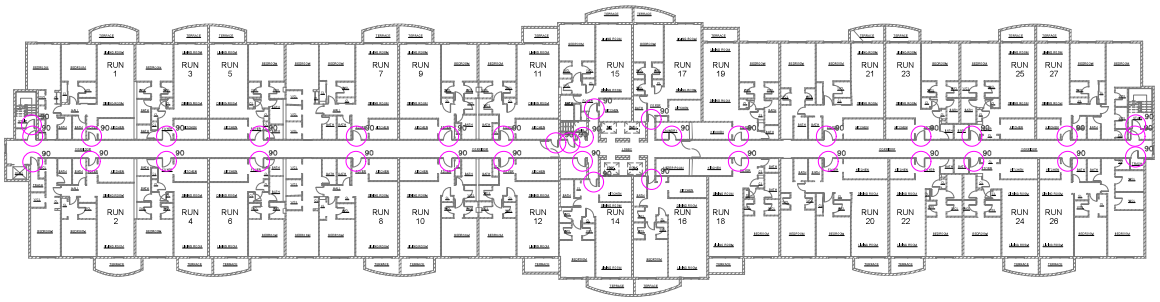
* In accordance with FFPC Section 8.3.3.2.4, where a 20-minute fire-protection-rated door is required in existing buildings, an existing 1-3/4 inch solid-bonded wood-core door is permitted.

Codes and Standards

Florida Fire Prevention Code (8th Edition)
Florida Building Code (8th Edition)
Florida Building Code – Existing (8th Edition)
NFPA 10 (2018 Edition)
NFPA 13 (2019 Edition)
NFPA 20 (2019 Edition)
NFPA 30 (2021 Edition)
NFPA 72 (2019 Edition)
NFPA 80 (2019 Edition)
NFPA 110 (2019 Edition)



Site Plan



2ND & 3RD FLOOR PLAN

Door Survey Plan – Levels 2-3

Scale: 1/16" = 1'-0"

General Notes

Bleu Engineering, Inc. has been retained by Oceanview Reserve Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high-rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high-rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

As an alternative to the fire sprinkler requirements, FFPC Section 31.3.5.9.4.1 allows for the development of an engineered life safety system. The engineered life safety system must be developed by a registered professional engineer, approved by the authority having jurisdiction, inspected for compliance by the authority having jurisdiction, and must include any of the following components:

- Partial automatic sprinkler protection
- Smoke detection systems
- Smoke control systems
- Compartmentation
- Other approved systems

These floor plans intend to demonstrate prescriptive compliance with the opening protectives required for this project. This focuses primarily on verifying that each door that opens onto an exit access corridor will be provided with the equivalent of a 20-minute rating in accordance with FFPC Section 8.3 and the Apartment Building Engineered Life Safety System Checklist provided by the Miami-Dade County Fire-Rescue Department.

No.	Revision/Issue	Date
1	100% CD	08/24

Firm Name and Address

Bleu Engineering Inc
18040 SW 134th CT
Miami, Florida 33177

Project Name and Address

Oceanview A Condominium
19390 Collins Avenue
Sunny Isles Beach, FL 33160

Project: Oceanview A	Sheet: D-102
Date: August 30, 2024	
Scale: 1/16" = 1'-0"	

Code Plan Legend

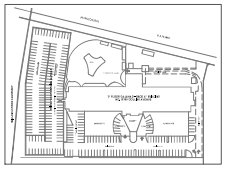
Fire Door Rating

No Symbol	Non-Rated Door
20	20-Minute Fire Door*
45	45-Minute Fire Door
90	90-Minute Fire Door

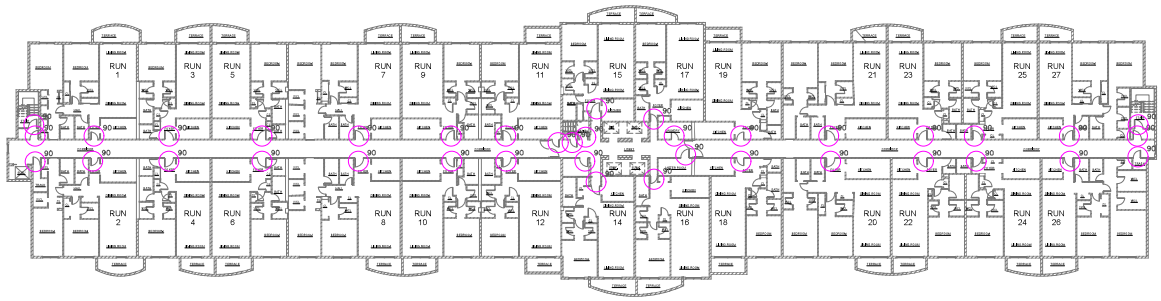
* In accordance with FFPC Section 8.3.3.2.4, where a 20-minute fire-protection-rated door is required in existing buildings, an existing 1-3/4 inch solid-bonded wood-core door is permitted.

Codes and Standards

Florida Fire Prevention Code (8th Edition)
Florida Building Code (8th Edition)
Florida Building Code – Existing (8th Edition)
NFPA 10 (2018 Edition)
NFPA 13 (2019 Edition)
NFPA 20 (2019 Edition)
NFPA 30 (2021 Edition)
NFPA 72 (2019 Edition)
NFPA 80 (2019 Edition)
NFPA 110 (2019 Edition)



Site Plan



4TH - THRU 16TH FLOOR PLAN

Door Survey Plan – Levels 4–16

Scale: 1/16" = 1'-0"

General Notes

Bleu Engineering, Inc. has been retained by Oceanview Reserve Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high-rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high-rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

As an alternative to the fire sprinkler requirements, FFPC Section 31.3.5.9.4.1 allows for the development of an engineered life safety system. The engineered life safety system must be developed by a registered professional engineer, approved by the authority having jurisdiction, inspected for compliance by the authority having jurisdiction, and must include any of the following components:

- Partial automatic sprinkler protection
- Smoke detection systems
- Smoke control systems
- Compartmentation
- Other approved systems

These floor plans intend to demonstrate perscriptive compliance with the opening protectives required for this project. This focuses primarily on verifying that each door that opens onto an exit access corridor will be provided with the equivalent of a 20-minute rating in accordance with FFPC Section 8.3 and the Apartment Building Engineered Life Safety System Checklist provided by the Miami-Dade County Fire-Rescue Department.

No.	Revision/Issue	Date
1	100% CD	08/24

Firm Name and Address

Bleu Engineering Inc
18040 SW 134th CT
Miami, Florida 33177

Project Name and Address

Oceanview A Condominium
19390 Collins Avenue
Sunny Isles Beach, FL 33160

Project	Sheet
Oceanview A	D-103
Date: August 30, 2024	
Scale: 1/16" = 1'-0"	

Code Plan Legend

Fire Door Rating

No Symbol	Non-Rated Door
20	20-Minute Fire Door*
45	45-Minute Fire Door
90	90-Minute Fire Door

* In accordance with FFPC Section 8.3.3.2.4, where a 20-minute fire-protection-rated door is required in existing buildings, an existing 1-3/4 inch solid-bonded wood-core door is permitted.

Codes and Standards

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NFPA 10 (2018 Edition)
NFPA 13 (2019 Edition)
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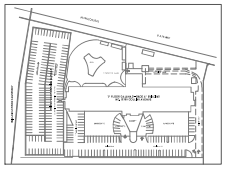
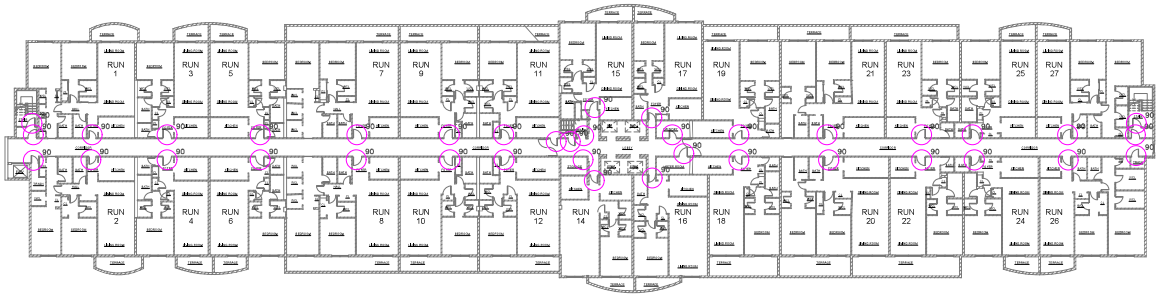
NFPA 30 (2021 Edition)
NFPA 72 (2019 Edition)
NFPA 80 (2019 Edition)
NFPA 110 (2019 Edition)



Site Plan



17TH FLOOR PLAN - PENTHOUSE

Door Survey Plan – Level 17

Scale: 1/16" = 1'-0"

General Notes

Bleu Engineering, Inc. has been retained by Oceanview Reserve Condominium Association, Inc. to develop an engineered life safety system (ELSS) for the Oceanview A Condominium. This project is a high-rise, residential condominium that was originally constructed in 1971. When the building was constructed, the applicable code of record did not require the building to be provided with an automatic fire sprinkler system; however, the current edition of the Florida Fire Prevention Code requires that all high-rise buildings be provided with an approved, supervised automatic sprinkler system by January 1, 2027.

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- Smoke control systems
- Compartmentation
- Other approved systems

These floor plans intend to demonstrate prescriptive compliance with the opening protectives required for this project. This focuses primarily on verifying that each door that opens onto an exit access corridor will be provided with the equivalent of a 20-minute rating in accordance with FFPC Section 8.3 and the Apartment Building Engineered Life Safety System Checklist provided by the Miami-Dade County Fire-Rescue Department.

No.	Revision/Issue	Date
1	100% CD	08/24

Firm Name and Address

Bleu Engineering Inc
18040 SW 134th CT
Miami, Florida 33177

Project Name and Address

Oceanview A Condominium
19390 Collins Avenue
Sunny Isles Beach, FL 33160

Project	Sheet
Oceanview A	D-104
Date: August 30, 2024	
Scale: 1/16" = 1'-0"	

Appendix E: Emergency Responder Radio Coverage

May 28, 2024

Ms. Alona Epstein-Dayan
LCAM, Property Manager
Oceanview Building A
19390 Collins Ave
Sunny Isles Beach, FL 33160

To Whom It May Concern:

We appreciate your time and effort to comply with the Emergency Radio Communications Enhancement System (b/k/a BDA) life safety code, Florida Fire Prevention Code (8th Edition) 1:11.10.2 and the Florida State Statute 633.202 (18). Miami Dade Fire Rescue is in the construction process of placing a radio infrastructure site within the City of Aventura that will serve the fire department's 450 MHz radio frequencies.

This new site could provide the appropriate radio coverage negating the need for a BDA. Miami-Dade County would not like to cause any financial expenditure to your HOA that may not be needed.

Hence, we are recommending that your HOA awaits the installation of the new site, MDFR will return and perform a pre-acceptance test, and then advise your HOA as to whether a BDA is required.

If your property is undergoing any renovation at this time and to minimize the impact of your residents, you could install the conduit that would be required for the backbone of the BDA system. The peripheral equipment, the antennas, would cause minimal disruption, depending on the construction of your building.

This letter serves as proof that you are in compliance with the BDA requirement for any fire department inspections. If you should have any questions, please email us at mdfrncb@miamidade.gov. If you should need to reach me, please contact me at 305-462-7133.

Thank you.

John A. Meizoso, Captain
Miami Dade Fire Rescue
Emergency Radio Communications Enhancement Systems Bureau

Alona Epstein

From: Meizoso, John (MDFR) <john.meizoso@miamidade.gov>
Sent: Tuesday, 28 May, 2024 1:08 PM
To: Alona Epstein; Alona Epstein-Dayan, LCAM; Nora Dennis
Cc: Carter, Thomas J. (MDFR); Andujar, Suzanne (MDFR); Jake Dennis; Robert Kesling; Will Washburn; Scott Weiland
Subject: Re: Oceanview Building A- 19390 Collins Ave. Sunny Isles- Clarification Needed on 800 MHz Compliance.

Good afternoon all

I hope all is well. You are correct, we are recommending the same for the 800 MHz system, to wait for the infrastructure site to be complete. Thanks

John A. Meizoso, M. Ed., EFO, CEM
Captain, Officer-In-Charge
Aviation Life Safety Bureau
Fire Prevention Division
Office 305-876-7904
Cell 305.462.7133
Miami Dade Fire Rescue
4200 NW 36 Street, Bldg 5A, Suite 330
Miami, FL 33166
meizoso@miamidade.gov
"Always Ready, Proud To Serve"

From: Alona Epstein <manager@oceanviewa.com>
Sent: Tuesday, May 28, 2024 12:21 PM
To: Meizoso, John (MDFR) <john.meizoso@miamidade.gov>; Alona Epstein-Dayan, LCAM <aepstein@castlegroup.com>; Nora Dennis <ndennis@digitechx.com>
Cc: Carter, Thomas J. (MDFR) <Thomas.Carter@miamidade.gov>; Andujar, Suzanne (MDFR) <suzanne.andujar@miamidade.gov>; Jake Dennis <jdennis@digitechx.com>; Robert Kesling <rkesling@digitechx.com>;

Office 305-876-7904
Cell 305.462.7133
Miami Dade Fire Rescue
4200 NW 36 Street, Bldg 5A, Suite 330
Miami, FL 33166
meizoso@miamidade.gov
"Always Ready, Proud To Serve"

From: Alona Epstein-Dayan, LCAM <aepstein@castlegroup.com>
Sent: Wednesday, May 22, 2024 9:26 PM
To: Nora Dennis <ndennis@digitechx.com>; Meizoso, John (MDFR) <john.meizoso@miamidade.gov>
Cc: Carter, Thomas J. (MDFR) <Thomas.Carter@miamidade.gov>; Andujar, Suzanne (MDFR) <suzanne.andujar@miamidade.gov>; Jake Dennis <jdennis@digitechx.com>; Robert Kesling <rkesling@digitechx.com>; Will Washburn <wwash@digitechx.com>; Scott Weiland <sweiland@digitechx.com>; Alona Epstein <manager@oceanviewa.com>
Subject: Re: Oceanview Building A- 19390 Collins Ave. Sunny Isles

EMAIL RECEIVED FROM EXTERNAL SOURCE

Hello All,
Thank you, Nora for the update and introduction.

Mr. Meizoso,
Could you please confirm that the Oceanview Building A Condominium Association, located at 19390 Collins Ave, Sunny Isles Beach, falls within the boundaries mentioned in the email below?

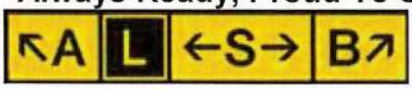
Thank you.
Kind regards,

CASTLE GROUP
Unparalleled Property Services

Alona Epstein-Dayan
LCAM, Property Manager | Castle Group
Oceanview "Proudly Managed by the Castle Group" 19390 Collins Ave, Sunny Isles Beach, FL 33160
aepstein@castlegroup.com | www.castlegroup.com
P: 954-792-6000

Miami Dade Fire Rescue

4200 NW 36 Street, Bldg 5A, Suite 330
Miami, FL 33166
meizoso@miamidade.gov
"Always Ready, Proud To Serve"



Nora O. Dennis
Director of Business Development
Cell (310) 570-5388
ndennis@digitechx.com
www.digitechx.com

Digitechx
Wireless Services

Alona Epstein

From: Diaz, Ramiro (ITD) <Ramiro.Diaz@miamidade.gov>
Sent: Tuesday, 5 March, 2024 10:58 AM
To: MDFR FP NCB BDAs (MDFR); Eric Carter <ecarter@nautilusrf.com>; Alona Epstein; Blanco, Bernard (ITD); Bonilla, Ernesto (ITD); Delgado, Alberto (ITD); Nunez, Amador (ITD)
Cc: Seifert, Charles Sr. - Captain (MDFR); Extramil, Manuel (MDFR); Townsend, Ryan (MDFR); Ramsammy, Collin (MDFR); Rodriguez, Ryen J. (MDFR); Andujar, Suzanne (MDFR); Billy Zink
Subject: RE: BDA Pretest - existing bldg - 19390 Collins Ave Sunny Isles

Greetings,
In reference to the deployment of a BDA in-building solution for MDC 800 MHz radio system at 19390 Collins Ave, please see below information for purposes of planning, design, repairs, or annual testing procedures:

- Azimuth of the donor site: 220 degrees.
- BDA device must be a Class B unit to amplify just and specifically 851-854 MHz (DL) & 806-809 MHz (UL).
- For RSSI baseline and final DL readings before inspection, the vendor must request a monitoring frequency by contacting Ramiro Diaz at Ramiro.Diaz@miamidade.gov. The monitoring channel for the RSSI readings changes randomly, so the vendor should get information about what to monitor the same day of his/her test. Please note , no transmissions are allowed on these frequencies.

For 450 MHz (if applicable), the BDA must be a Class A unit tuned specifically at the frequencies and bandwidth specified by Miami-Dade Fire & Rescue Department (MDFRF, the AHJ). For information ref donor site and channels for 450 MHz, please request this information at MDFR FP NCB BDAs (MDFR) <MDFRBDAS@miamidade.gov>

For more details, please visit www.miamidade.gov/fire under forms and checklists 'Radio enhancement system Installations' – here is the link for convenience:
https://www.miamidade.gov/global/permit.page?Mduid_permit=per1527604153410827

Please do not hesitate to advise of any questions or request for information.

Ramiro Diaz
Sr. RF Systems Engineer
Miami-Dade County
ITD Radio Division.
e-mail: Ramiro.Diaz@miamidade.gov
Desk: (305) 596-8693

From: MDFR FP NCB BDAs (MDFR) <mdfrbdas@miamidade.gov>
Sent: Friday, March 1, 2024 2:07 PM
To: MDFR FP NCB BDAs (MDFR) <mdfrbdas@miamidade.gov>; Eric Carter <ecarter@nautilusrf.com> <ecarter@nautilusrf.com>; manager@oceanviewa.com; Diaz, Ramiro (ITD) <Ramiro.Diaz@miamidade.gov>; Blanco, Bernard (ITD) <Bernard.Blanco@miamidade.gov>; Bonilla, Ernesto (ITD) <Ernesto.Bonilla@miamidade.gov>; Delgado, Alberto (ITD) <Alberto.Delgado@miamidade.gov>; Nunez, Amador (ITD) <Amador.Nunez@miamidade.gov>
Cc: Seifert, Charles Sr. - Captain (MDFR) <Charles.Seifert@miamidade.gov>; Extramil, Manuel (MDFR) <Manuel.Extramil@miamidade.gov>; Townsend, Ryan (MDFR) <Ryan.Townsend@miamidade.gov>; Ramsammy, Collin (MDFR) <collin.ramsammy@miamidade.gov>; Rodriguez, Ryen J. (MDFR) <ryen.rodriguez@miamidade.gov>; Andujar, Suzanne (MDFR) <suzanne.andujar@miamidade.gov>; Billy Zink <bzink@nautilusrf.com>
Subject: RE: BDA Pretest - existing bldg - 19390 Collins Ave Sunny Isles

Suzanne.andujar@miamidade.gov

"Always Choose Kindness"

-----Original Appointment-----
From: MDFR FP NCB BDAs (MDFR) <mdfrbdas@miamidade.gov>
Sent: Thursday, November 9, 2023 11:26 AM
To: MDFR FP NCB BDAs (MDFR); Eric Carter <ecarter@nautilusrf.com>; manager@oceanviewa.com; Diaz, Ramiro (ITD); Blanco, Bernard (ITD); Bonilla, Ernesto (ITD); Delgado, Alberto (ITD); Nunez, Amador (ITD)
Cc: Seifert, Charles Sr. - Captain (MDFR); Extramil, Manuel (MDFR); Townsend, Ryan (MDFR); Ramsammy, Collin (MDFR); Rodriguez, Ryen J. (MDFR); Andujar, Suzanne (MDFR); Billy Zink
Subject: BDA Pretest - existing bldg - 19390 Collins Ave Sunny Isles
When: Tuesday, February 20, 2024 10:00 AM-12:00 PM (UTC-05:00) Eastern Time (US & Canada).
Where: 19390 Collins Ave, Sunny Isles Fl

Project Name: Oceanview A Condos
Project Address: 19390 Collins Ave. Sunny Isles, FL 33160
Approximate Total Square Footage: 410,000 SF
BDA Permit No.: N/A Existing Building
PREACCEPTANCE TEST
On-Site Contact Information:

- Name: Eric Carter
- Phone: 954-809-5479
- Email: Ecarter@NautilusRF.com

How many of the Following: (as applicable, please specify "N/A" when NOT applicable):

- Floors: 16
- Stairwells: 3
- Elevators: 3
- Garage (No. of Floors): N/A
- Roof Access: Yes
- Emergency Command Center: Yes FACP
- Pump Room: Yes
- Sprinkler Sect. Valve Location: Unsure
- Standpipe Cabinets: Unsure

Appendix F: Existing Violations & Action Plan

August 15 2024

Edward Hernandez
Miami-Dade Fire Inspector
9300 NW 41st Street
Doral, Florida 33178

REMEDIATION ACTION PLAN

Bleu Engineering, Inc. (Bleu) has prepared this letter on behalf of Oceanview A Condominium team to outline the our remediation action plan in regards to the violation listed on the Miami-Dade Fire Rescue Inspection report dated August 14, 2024. The building address is 19390 Collins Ave, Sunny Isles Beach, Florida 33160.

BUILDING DESCRIPTION

Oceanview A Condominium is a 16-story tower of Type IA construction that was reportedly built in 1972. The building contains 400 dwelling units.

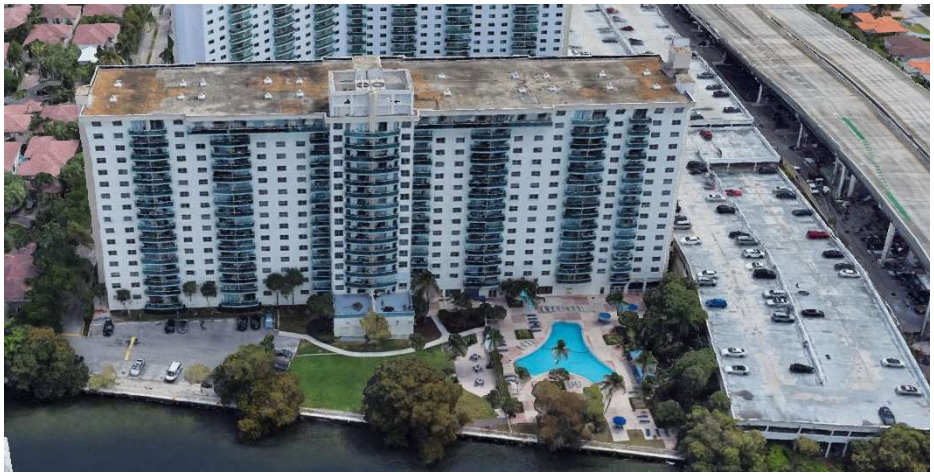


Figure 1: Building Photo

Miami-Dade Listed Violations

1) Miami/Dade Fire Violation

Violation: Failure of the permittee or the permittee's agents or employees to comply with all requirements of this Code applicable thereto and in accordance with the approved plans and specifications.

Correction: Comply with all requirements in accordance with the approved plans and specifications.

FD Comments: Fire alarm system is old. Needs new system compliant for first responder use,

elevator recall, monitoring, & standards meeting current code cycle.**Requires contractor with plans and permits with A.H.J.S.

Bleu Engineering Response: Bleu Engineering was engaged in mid-july to assist with obtaining bids for a fire alarm upgrade project. Below is our anticipated schedule.

2) Miami/Dade Fire Violation

Violation: Sprinklers Heads. Damage or Painted. Failure to maintain sprinkler heads free of corrosion, foreign materials, paint, physical damage, showing signs of leakage or not installed in the correct orientation

Correction: Repair/replace fire sprinkler heads as necessary.

FD Comments: K053864: Must replace all spklr heads at both bottom trash discharge rooms.

Bleu Engineering Response: The building has engaged all fire services to remediate this work. In discussion with building management work is expected to be completed by the end of August including replacing the heads, with the exception of the green tags. They cannot green tag until Ocean View A changes the fire panel. Fire Alarm anticipated schedule is noted above in violation 1.

3) Miami/Dade Fire Violation

Violation: Failure to provide a current annual fire protection inspection and testing report.

Correction: Provide detailed records documenting all systems and equipment testing and maintenance shall be kept by the property owner and shall be made available upon request for review by the AHJ

FD Comments: Fire Alarm System: Provide Annual Testing Of System. No descrepencies. Forward By Email.

Bleu Engineering Response: The fire alarm service contractor will provide a annual testing of system report upon completion of the repairs which are currently in progress and to be completed by end of august.

4) Miami/Dade Fire Violation

Violation: Failure to maintain fire alarm system free of trouble or supervisory conditions

Correction: Have a licensed fire alarm contractor repair fire alarm system to clear any trouble or supervisory condition; provide to the Fire Department documentation from a licensed fire alarm contractor that the violation has been corrected and the system is functioning without any deficiencies.

FD Comments: Fire alarm, trouble: Must repair/service to correct cause of trouble. Must be in normal. forward work ticket by email.

Bleu Engineering Response: The fire alarm service contractor is actively working on completing the repairs and is expected to complete by end of August. Additionally the fire alarm system will be upgraded as noted in violation #1. Progress on upgrade status will be provided as needed.

5) Miami/Dade Fire Violation

Violation: Failure to provide annual fire protection testing and maintenance report.

Correction: Provide detailed records documenting all systems and equipment testing and maintenance; records shall be kept by the property owner and shall be made available upon request for review by the AHJ .

FD Comments: Fire sprinkler system: backflow, fire pump, spklr, standpipe, trash chute sys> must be green tag compliant. no deficiencies. forward by email.

Bleu Engineering Response: The building has engaged all fire services to remediate the issues noted in violation #2. An updated report will be provided in September after completion of repairs by end of august.

6) Miami/Dade Fire Violation

Violation: Failure to provide required inspection report or documentation.

Correction: Provide written report or documentation, whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the AHJ.

FD Comments: Fire alarm, "certificate of compliance": Need updated document needed for new system. forward by email.

Bleu Engineering Response: Our team will coordinate with the property and their associated contractor to remediate this issue promptly and provide proof of compliance once complete.

Conclusion

Bleu Engineering is respectfully requesting Miami-Dade Fire Rescue to provide Oceanview A additional time to come into compliance with the above referenced violations. Bleu Engineering is developing the associated fire alarm technical specifications to outline the necessary scope of work to bring these stairs into compliance. Additionally Bleu Engineering is developing an engineer life safety system approach that will include other life safety building upgrades this report will be submitted to Miami-Dade fire engineering department for review and approval. Bleu will provide project updates as needed to show project progression.

Anticipated ELSS Report Time-Line

Prepared by:	Reviewed by:
Jeffrey Marcic Fire Protection & Life Safety Consultant	Matthew Foley, P.E Fire Protection Engineer