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ON-SITE, INC.

F L O R I D A

Management In A Minute - November 2010

Fire Sprinkler Requirements Have Changed

This past summer, Florida changed the law governing fire sprinklers in condominium associations. Boards should be aware of the change in the sprinkler law, and they should also be aware of the various options they have with regard to installing fire sprinklers in their buildings.

Florida code requires the installation of fire sprinklers in certain types of multi-unit buildings, including existing buildings that were constructed without sprinklers and must now be retrofitted with them. The deadline for retrofitting sprinkler systems is now the end of 2019. Associations that are not in compliance with sprinkler requirements must, by December 31, 2016, either officially vote to forego installation of sprinklers, or demonstrate that they are moving forward with a retrofitting program that will be completed by, and will put the association in compliance by, December 31, 2019.

Installing a fire sprinkler system can be costly. When making a decision whether or not, and how, to proceed, Boards should consider insurance discounts, depreciation of the new system, possible loan interest tax deductibility, and the various affordable systems, and weigh these against preservation of life and property and the added property value that sprinklers yield.

Consult with your AKAM On-Site–Florida Management Executive for more information about Florida’s fire sprinkler requirements and your association’s options.

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