

Florida

www.flcaj.com

# JOURNAL

## COMMUNITY ASSOCIATION

# JOURNAL

NEWS | INFORMATION | LIFESTYLES

September 2010

# COMMUNICATIONS SPECIAL



2010 Communities of Excellence

**WINNERS:** *Community Relations  
and Communications*

Esplanade Club, Inc.  
Naples, FL

Seven Lakes  
Condominium Association  
Ft. Myers, FL

Intentional  
Conversations—  
Managing Your  
Communication Skills

Submetering and  
Reducing Utility Costs





# Fire Sprinklers

## Did Florida Get Burned by Recent Changes?

by Brad Higdon

**I**n recent years the state of Florida has enacted laws requiring fire sprinkler systems for certain existing multi-resident buildings, which provides a reasonable degree of protection for life and property from fire. Changes in building codes and the extensive development of high-rise, multi-use, and large-scale buildings of all types demanded that sprinkler systems be installed for facilities not previously sprinkled. As a result, many new technologies in sprinkler design, sprinkler systems, and related equipment were developed largely through fire research. Fire sprinklers have become part of our everyday life. These days you'll find the protection of fire sprinklers in shopping malls, restaurants, theaters, office



buildings, and most public and residential buildings.

Effective July 1, 2010, the Governor of the state of Florida signed a bill affecting condominium fire sprinklers, which states, "The local authority having jurisdiction may not require completion of the retrofitting with fire sprinkler system before the end of 2019. By December 31, 2016, an association that is not in compliance with the requirements for the fire sprinkler system and has not voted to forego retrofitting of such system must initiate an application for building permits for the required installation with the local government having jurisdiction, demonstrating that the association will become compliant by December 31, 2019."

Past research by the National Fire Protection



Association (NFPA) has revealed that wet-pipe sprinklers operated effectively 96 percent of the time in homes—including apartments. Also, where sprinklers are present, the chances of dying in a fire are reduced by one-half to three-fourths, and the average property loss per fire is cut by one-half to two-thirds, compared to fires where sprinklers are not present. NFPA has no record of a fire killing more than two

**Are You Ready for Your Next Challenge?**

**Have you considered Community Association Management?**

**Let Us Help You Prepare!**  
Prelicensing and continuing education courses

**Offering classes in:**

- Tampa
- Ft. Myers
- Orlando
- Sunrise / Ft. Lauderdale
- Jacksonville / St. Augustine
- Destin

Florida  
cam schools



## Everything a Lake *Should* Be

### Our primary services include:

- Aquatic weed control
- State, local & NPDES permitting
- Wetland & preserve management
- Mosquito & midge fly control
- Grass carp & sport fish stocking
- Fountain sales & service
- Aeration sales & service
- Water quality testing
- Water clarification
- Toxic algae ID & control

9 Locations throughout Florida to serve your needs!



**800-432-4302**  
www.aquaticsystems.com



people in a completely sprinkled building where the system was properly operating, except for an explosion or flash-fire, or where an industrial fire brigade members or employees were killed during fire suppression operations.

During the process of writing this article, the television news reported that a



## STRUCTURAL ENGINEERING ASSOCIATES, INC.

Structural, Mechanical, & Civil  
Engineering Consultants



American Concrete Institute  
Advancing concrete knowledge

- Concrete Restoration
- Roofing Repair and Replacement
- Building Envelope and Hurricane Protection Systems
- Forensic Engineering/Litigation Support
- Innovative Technology and Testing



www.struc-engineers.com

CALL US AT: (561) 844-4060 OR (954) 923-7244



# FWS

Florida Waterproofing Supply, Inc.

FIVE STATEWIDE LOCATIONS TO SERVE YOU

**Palm Beach** – 800.834.5682 **Miami** – 800.634.3689

**Fort Myers** – 800.973.9045 **Orlando** – 800.360.4925

**Tampa** – 800.577.9776

- BENTONITE WATERPROOFING • BITUMINOUS DAMPPROOFING
- CAULKING & SEALANTS • CHEMICAL INJECTION GROUTS & FOAMS
- DECORATIVE WALL & FLOOR COATINGS • ELASTOMERIC WALL COATINGS
- EPOXIES • FIRESTOPPING • FLUID APPLIED WATERPROOFING
- GLAZING SEALANTS & TAPES • PEDESTRIAN & VEHICULAR DECK COATINGS • REPAIR MORTARS & GROUTS • ROOF COATINGS
- SHEET WATERPROOFING SYSTEMS • WATER REPELLENTS

Distributors of Quality Construction Products Since 1972

Visit Our Website at [www.FWSI.us](http://www.FWSI.us)



fierce blaze at a non-sprinkled hotel in Iraq took the lives of at least 28 people, which may have been averted with fire sprinklers. I was reminded of where we would be today if it wasn't for our current fire codes. While there may be non- or limited-combustible material used in the construction of a high-rise building, fires in high-rise buildings typically extend up the exterior, entering the units from windows and balcony doors whose glass is weakened by heat. It is the contents in the living units that lead to fire growth and extension. Some believe that sprinklers could cause more



damage. On the contrary, a typical sprinkler will usually activate within one and four minutes, giving residents more time to escape while limiting the growth and spread of fire, heat and toxic smoke, and may alert other occupants and authorities of activation. And, by controlling the heat, flames, and smoke, the sprinkler system protects additional property from the fire. A fire can become deadly within minutes and, if and when the fire department is notified of a fire in a non-sprinkled building, it may take at least five minutes to arrive at the fire after receiving an alarm, and an additional ten minutes to set up equipment and apply hose streams to the fire. This can result in a much larger fire, requiring more water to achieve extinguishment. Think of your sprinklers as individual fire-fighters in your ceiling. And, unlike what you might see in the movies, only the sprinkler(s) closest to the fire will activate.

Certainly the state of our economy was a determining factor for the decisions made by the Governor to provide an "opt-out" provision to the current requirements. Therefore, each association will have much to consider when determining whether to "opt-out" rather than install a system that can ultimately save lives, property, and dollars. Recent changes have given the associations the opportunity to re-evaluate the untimely expense of installing a fire sprinkler system. Keep in mind that installing a fire sprinkler system may be more affordable than you may think.



**BASSIS** UNITED  
FIRE & SECURITY SYSTEMS, INC.

FIRE ALARM SPECIALISTS  
SALES • SERVICE • DESIGN/INSTALLATION

LOW COST MONITORING AND SERVICE AGREEMENTS



S-7077-1

- Fire Alarm Systems
- Security
- Card Access
- Surveillance & Camera Systems
- Badging & ID Systems

- Parking Control Systems
- Service Contracts
- 24 Hour Emergency Service
- UL Central Monitoring
- Gate Entry Systems

STATE LIC# EF0000084  
**954-785-7800**

1480 SW 3rd St. Pompano  
[www.bassunited.com](http://www.bassunited.com)

*Serving South Florida for over 32 years*  
**800-372-2770**



**ALG**  
ASSOCIATION LAW GROUP  
INNOVATIVE LEGAL SOLUTIONS



**NO-FEE COLLECTION POLICY FOR CLIENTS**  
LEGAL REPRESENTATION OF ASSOCIATIONS THROUGHOUT FLORIDA



CONTACT BRIDGETTE E. BONEY, ESQ. AT (305) 938-6922 OR [INFO@ALGPL.COM](mailto:INFO@ALGPL.COM)  
1665 KENNEDY CAUSEWAY, SUITE 305, N. BAY VILLAGE, FL 33141  
[WWW.ASSOCIATIONLAWGROUP.COM](http://WWW.ASSOCIATIONLAWGROUP.COM)

THE HIRING OF A LAWYER IS AN IMPORTANT DECISION THAT SHOULD NOT BE BASED SOLELY UPON ADVERTISEMENTS. BEFORE YOU DECIDE, ASK US TO SEND YOU FREE WRITTEN INFORMATION ABOUT OUR QUALIFICATIONS AND EXPERIENCE.

## Let Us Protect What's Important to You

Complete Insurance Specializing in:

- Condominiums
- Homeowner Associations
- Group Health Insurance
- Medicare Supplements
- Long Term Care Policies





# Rick Carroll Insurance

*Since 1957*

**800.290.3181**



# ISN'T IT TIME YOU CHOOSE THE PROFESSIONALS?

## J.B. Painting & Waterproofing, Inc.

- Painting
- Waterproofing
- Caulking
- Decks
- Concrete Restoration
- Interior
- Lobby & Corridor Renovations
- Condominiums
- Mid-Rises
- High Rises
- Office Buildings
- Hotels
- Large Full-Time Staff of Employees
- Thousands of References
- No Subcontractors
- FREE Estimates
- DFWP



## J.B. Construction & Design

SINCE 1965 • [www.jbpaint.com](http://www.jbpaint.com)

954.574.0000 800.228.3992 954.354.0540

Statewide Licensed • Bonded • Insured U10728 / U15922 / RX0065557 / CGC056824

Associations should consider the following before making their determination:

- Preservation of life and property
- Assessment of cost per unit
- Layout (design) discussed with a sprinkler professional
- Insurance discounts
- Added value of property
- Depreciation allowance for the value of the system
- Interest on a loan may be tax deductible

**A recent fire at a South Florida non-sprinkled, high-rise condominium caused the evacuation of its occupants for several weeks until extensive repairs were made, and the building department was able to allow occupancy. Fire sprinklers can limit the fire and fire damage to a small area, and after a fire is extinguished, rooms can quickly be reoccupied.**

Here are a few options when considering your installation; current low interest rates on loans for new systems, lease programs, contractor negotiated terms, and phased installations. Sprinklers not only provide excellent fire protection, they also represent an excellent investment opportunity for owners and can increase the value of a property. A fire sprinkler system can also be eligible for premium discounts with most insurers and having it connected to a central station is usually worth an additional discount.

An engineered life safety system is composed of some



combination of standpipes, detectors, smoke control, exits, smoke compartments, and partial sprinkler protection. While this may appear to be less expensive than sprinklers initially, often in the long run sprinklers will pay for themselves, while an engineered life safety system will not. Insurance companies rarely give discounts for these engineered life safety systems.

In addition, the installation of fire sprinklers may put money back in the pocket of the building owners through savings in income, tax deductions, reduction in life safety code compliance requirements, federal legislation, and liability avoidance.

The use of sprinklers can also prevent occurrences where unit owners must be evacuated from their premises. A recent fire at a South Florida non-sprinkled, high-rise condominium caused the evacuation of its occupants for several weeks until extensive repairs were made, and the building department was able to allow occupancy. Fire sprinklers can limit the fire and fire damage to a small area, and after a fire is extinguished, rooms can quickly be reoccupied.

In conclusion, an educated association and its member will ultimately make the best decisions. I recommend you contact a licensed sprinkler contractor and/or your local fire officials to discuss any questions or concerns you or your association may have.

*Brad Higdon is president of Bass-United Fire & Security Systems, Inc. in Pompano Beach, Florida. For more information, visit [www.bassunited.com](http://www.bassunited.com).*

## Pest Management Services specializing in Community Associations

- CAI preferred pest & termite services provider
- Ants, roaches, termites, fleas, mosquitoes, ticks, rodents, and more
- Local knowledge with national presence
- Friendly and efficient customer service
- Tauxor® built-in pest control system and service

13 Branch Offices Statewide



877-574-7500 [www.pestdefense.com](http://www.pestdefense.com)



## CONDO AND HOME OWNER ASSOCIATION FINANCING

*Lock Box Servicing Available*

Call Joanne Gaines or Marc Gagnon at either  
**(954) 434-8050 or (954) 434-2011**

THE LOCAL BANK—LOCAL DECISIONS—UNDERSTANDING THE COMMUNITY

## Enhance your career with The Continental Group

As the leading property management company our clients rely on us to successfully manage their properties year after year. We know the only way to provide the outstanding service they deserve is by hiring and retaining great people.

The Continental Group fosters an environment of professionalism, shared values, diversity, work-life balance and community service, in addition to excellent compensation packages, career advancement, and industry leading training.



We are currently seeking polished, top notch, high end Property Managers. Experience in hotel/hospitality or finance backgrounds a plus. Must have a Florida CAM license, be client service focused with exceptional interpersonal and communication skills.

*If you share our commitment in providing the highest quality of service to the communities we serve, we'd like to talk to you.*

Please email  
[dziemer@thecontinentalgroupinc.com](mailto:dziemer@thecontinentalgroupinc.com)  
or call 800-927-4599

