



Town of Palm Beach Fire Rescue Fire Prevention & Life Safety Division

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Fire Prevention News for our Condominium Owners

As many of our condominiums get older throughout the town, there have been several common life safety issues that continue to arise with each annual inspection. We rely on the NFPA Life Safety Code to help ensure our residents are safe in the communal living arrangements forced with condo ownership.

The code requires many of our condominiums to have fire alarms. Our adopted code also requires newly introduced equipment, materials, and operations to comply with the requirements for new construction or processes. Just like new kitchens require additional electric updates so do condominium renovation with reference to life safety devices.

Many of our condominiums, when renovated require heat detectors in every room of the condominium, tied to the building alarm system to initiate a building fire alarm notification.

The code requires annual door inspection for certain means of egress, typically those equipped with panic hardware, fire exit hardware, serving exit enclosures, electrically controlled egress doors, and door assemblies with special locking arrangements. During our annual inspections our goal has been to work with management and maintenance to get critical doors replaced and establish a list of the condition of remaining doors so planning can take place for replacement or maintenance. We are finding up to 90% of critical doors in our older condominiums need removal and replacement of the doors, frame and hardware.

We have noticed many buildings and independent condos do not have code compliant addressing. Our adopted code requires all new and existing buildings have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. Address numbers shall be in Arabic numerals or alphabet letters. Address numbers for suites, units, etc. within a multiple tenant building or complex shall be individually identified in a manner approved by the AHJ, however should not be less than 3 inches in height for residential and at least 6 inches in height for all other buildings, structures, or portions thereof.

Sincerely

Marty DeLoach
Town of Palm Beach
Fire Marshal