

RESULTS OF FIRE AND LIFE SAFETY REINSPECTION  
COLONY BEACH RESORT – AUGUST 22, 2012  
Conducted by Lou Gagliardi, Fire Marshal

On Wednesday, August 22, 2012 I conducted a reinspection of the Colony Beach Resort located at 1620 Gulf of Mexico Drive, Town of Longboat Key, FL, at the request of Town Manager David Bullock. Previous inspections of select buildings had been conducted during the period of January, 2011 through June, 2011.

At that time a request by Mr. Jay Yablon, President of the Colony Beach and Tennis Club Association, was made to the Director of the Planning, Zoning and Building Department to inspect selected buildings at the facility for code deficiencies. The buildings selected included the six story hotel and specific villas. Management personnel from Beth Callans Management Company accompanied Town inspectors and Fire Marshal and provided access into each individual unit in the selected buildings.

My inspection included the exterior of the villas, beach units, lanai units, hotel and maintenance facilities. It appears the villas are in an advanced state of disrepair. The beach units and lanai units have previously noted deficiencies on the inside as does the hotel. The comments in this report are in addition to the deficiencies listed in the previous report.

Villas: This inspection was of the exterior of the buildings only, except for portions of the maintenance facilities which were found open. There were no obvious signs of recommended repairs listed in the previous inspection report. The state of deterioration of the exterior of the villas appears to have worsened. Wood exit stairs and ramps are in an advanced state of decay and rot. Insect damage to exit stairs leading to the second floor is apparent in most buildings. Shutters on many of the buildings are falling apart creating a separate hazard. Many of the second floor balconies are also in disrepair. Some show signs of repair attempts dating back prior to our last inspection.

Maintenance Facilities: Some of the structures associated with the maintenance buildings are structurally unsound. The roofing system of the laundry facility has collapsed through the ceiling. The fire sprinkler system in the maintenance area does not have a current inspection tag and is leaking.

Hotel: In speaking with personnel from the current management company, Lighthouse Property Management, I have learned that the fire alarm system has had repair work performed, however, water intrusion has damaged several components of the system and its operation is questionable. The fire pump is not operational and the fire sprinkler system may not have a current inspection tag attached. (see requirements of NFPA 1 listed on last page of report)

This summary report attempts to address only issues pertaining to the Florida Fire Prevention Code. Most other issues are addressed by the Florida Building Code.

The following information identifies the authority under which inspections have been conducted and includes specific code requirements.

## Florida Fire Prevention Code, NFPA 101, Life Safety Code®, 2009 Edition

### Chapter 29 Existing Hotels and Dormitories

**29.1.1.1** The requirements of this chapter shall apply to existing buildings or portions thereof currently occupied as hotel or dormitory occupancies, unless meeting the requirement of [29.1.1.4](#).

**3.3.143\* Hotel.** A building or groups of buildings under the same management in which there are sleeping accommodations for more than 16 persons and primarily used by transients for lodging with or without meals.

**29.2.1.1** Means of egress from guest rooms or guest suites to the outside of the building shall be in accordance with Chapter [7](#) and this chapter.

**7.1.10.1\* General.** Means of egress shall be continuously maintained free of all obstructions or impediments to full instant use in the case of fire or other emergency.

**7.2.2.3.3 Tread and Landing Surfaces.**

**7.2.2.3.3.1** Stair treads and landings shall be solid, without perforations, unless otherwise permitted in [7.2.2.3.3.4](#).

**29.3.4.4 Detection. (Reserved)**

**29.3.4.5\* Smoke Alarms.** An approved single-station smoke alarm shall be installed in accordance with [9.6.2.10](#) in every guest room and every living area and sleeping room within a guest suite.

**29.3.4.5.1** The smoke alarms shall not be required to be interconnected.

**9.6.2.10 Smoke Alarms.**

**9.6.2.10.1.1** Where required by another section of this Code, single-station and multiple-station smoke alarms shall be in accordance with [NFPA 72](#), *National Fire Alarm and Signaling Code*, unless otherwise provided in [9.6.2.10.1.2](#), [9.6.2.10.1.3](#), or [9.6.2.10.1.4](#).

**9.6.2.10.1.2** The installation of smoke alarms in sleeping rooms shall be required where required by Chapters [11](#) through [43](#).

**29.3.5.8** In buildings other than those protected throughout with an approved, supervised automatic sprinkler system in accordance with [29.3.5.3](#), portable fire extinguishers shall be provided as specified in [9.7.4.1](#) in hazardous areas addressed by [29.3.2.2](#).

**29.7.4.1\*** A floor diagram reflecting the actual floor arrangement, exit locations, and room identification shall be posted in a location and manner acceptable to the authority having jurisdiction on, or immediately adjacent to, every guest room door in hotels and in every resident room in dormitories.

**29.7.4.2\*** Fire safety information shall be provided to allow guests to make the decision to evacuate to the outside, to evacuate to an area of refuge, to remain in place, or to employ any combination of the three options.

NFPA 1: Fire Code

**13.1.7** All fire protection systems and devices shall be maintained in a reliable operating condition and shall be replaced or repaired where defective or recalled.

**13.1.8** The AHJ shall be notified when any fire protection system is out of service and on restoration of service.

**13.1.9** When a fire protection system is out of service for more than 4 hours in a 24-hour period, the AHJ shall be permitted to require the building to be evacuated or an approved fire watch to be provided for all portions left unprotected by the fire protection system shutdown until the fire protection system has been returned to service.

## NFPA 101

**29.3.4.5\* Smoke Alarms.** An approved single-station smoke alarm shall be installed in accordance with [9.6.2.10](#) in every guest room and every living area and sleeping room within a guest suite.

**29.3.4.5.1** The smoke alarms shall not be required to be interconnected.

**29.3.4.5.2** Single-station smoke alarms without a secondary (standby) power source shall be permitted.

**29.3.4.6\* Protection of Fire Alarm System.** The provision of [9.6.1.8.1.3](#) shall not apply to the smoke detection required at each fire alarm control unit by [9.6.1.8.1\(1\)](#).

### 9.6.2.10 Smoke Alarms.

#### 9.6.2.10.1 General.

**9.6.2.10.1.1** Where required by another section of this *Code*, single-station and multiple-station smoke alarms shall be in accordance with [NFPA 72](#), *National Fire Alarm Code*, unless otherwise provided in [9.6.2.10.1.2](#), [9.6.2.10.1.3](#), or [9.6.2.10.1.4](#).

**9.6.2.10.1.2** The installation of smoke alarms in sleeping rooms shall be required where required by Chapters [11](#) through [43](#).

**9.6.2.10.1.3\*** The interconnection of smoke alarms shall apply only to new construction as provided in [9.6.2.10.3](#).

**9.6.2.10.1.4** System smoke detectors in accordance with [NFPA 72](#), *National Fire Alarm Code*, and arranged to function in the same manner as single-station or multiple-station smoke alarms shall be permitted in lieu of smoke alarms.

**9.6.2.10.2** Smoke alarms, other than existing battery-operated smoke alarms as permitted by other sections of this *Code*, shall be powered in accordance with the requirements of [NFPA 72](#), *National Fire Alarm Code*.

**9.6.2.10.3\*** In new construction, where two or more smoke alarms are required within a dwelling unit, suite of rooms, or similar area, they shall be arranged so that operation of any smoke alarm shall cause the alarm in all smoke alarms within the dwelling unit, suite of rooms, or similar area to sound, unless otherwise permitted by the following:

1. The requirement of [9.6.2.10.3](#) shall not apply where permitted by another section of this *Code*.

2. The requirement of [9.6.2.10.3](#) shall not apply to configurations that provide equivalent distribution of the alarm signal.

**9.6.2.10.4** The alarms shall sound only within an individual dwelling unit, suite of rooms, or similar area and shall not actuate the building fire alarm system, unless

otherwise permitted by the authority having jurisdiction. Remote annunciation shall be permitted.

## NFPA 72

### 11.6 Power Supplies.

**11.6.1 Smoke and Heat Alarms.** Smoke and heat alarms shall be powered by one of the following means:

1. A commercial light and power source along with a secondary power source that is capable of operating the device for at least 24 hours in the normal condition followed by 4 minutes of alarm.
2. If a commercial light and power source is not normally available, a noncommercial ac power source along with a secondary power source that is capable of operating the device for at least 7 days in the normal condition followed by 4 minutes of alarm.
3. A nonrechargeable, nonreplaceable primary battery that is capable of operating the device for at least 10 years in the normal condition followed by 4 minutes of alarm, followed by 7 days of trouble.
4. If a battery primary power supply is specifically permitted, a battery meeting the requirements of [11.6.6](#) (nonrechargeable primary battery) or the requirements of [11.6.7](#) (rechargeable primary battery) shall be used.
5. A suitable spring-wound mechanism for the nonelectrical portion of a listed single-station alarm. A visible indication shall be provided to show that sufficient operating power is not available.