



Longboat Key Fire Rescue Memorandum

TO: David Bullock, Town Manager
THROUGH: Paul Dezzi, Fire Chief
FROM: Lou Gagliardi, Fire Marshal
SUBJECT: Summary of The Colony Resort Fire & Life Safety Inspections
DATE: May 4, 2012

This office conducted fire and life safety inspections at The Colony Resort under authority of FS633 and the Florida Fire Prevention Code 2007 edition. These inspections were performed during the first months of 2011 at the request of Mr. Jay Yablon, president of the association. The FFPC has since been revised with an effective date of December 31, 2011. There may be some code changes that apply to any future permitted work requested. I accompanied inspectors from the Town Building Department and inspected many of the other buildings and units that are not part of this summary as well.

The following is a summary of the inspections you requested:

- 1. Hotel:** I noted twelve deficiencies in my report, as follows: The fire alarm system must be functional and monitored at a central station. To date, this has not been completed. Smoke detectors, which are part of the fire alarm system, were found to be not working in some of the units. Other units had missing or no smoke detectors. The fire pump is not working at this time and the fire sprinkler system did not have a current inspection tag. Elevators do not have current inspection documentation and one of them is out of service. The building requires a Knox Box installed to store building access keys for fire department use. The fire rated wall in the fire pump room has a hole cut through it. Portable fire extinguishers have not been inspected. (I was told today by Gary Glass, Lighthouse Management, that this deficiency has been addressed this past week) There is improper storage in electric meter rooms and some of the exit signs are not working properly. Some of the fire rated exit stair doors have non-rated door closers attached to them. All unit doors have been undercut, allowing smoke to migrate into each unit. A threshold must be installed in each doorway.

2. **Beachcomber:** Smoke alarms are not functioning and most likely out of date. Sliding glass door which is secondary egress out of the bedroom not operable.
3. **Castaway:** Smoke alarms missing or not operable. Porch egress stairs deteriorated. Light weight truss signage required.
4. **Beach Units 1,2,3:** Electrical panel, cover not secure or U.L. listed.
5. **Villas 1, 2, 8, 9, 18:** All have similar deficiencies, smoke alarms not working, out of date, improperly located. Exit stairs/ramp deteriorated. Washer, dryer, water heater located under exit stairs must be separated from the structure by 1-hour construction or removed. Portable fire extinguisher inspection tags out of date. Water heater closets inside many units have holes in the rated walls created when non-permitted replacement work was done. Light weight truss signage required.

It was also noted that many of the units in all of these structures had structural damage caused by termites and damage due to water intrusion. It is suspected mold may also be an issue inside the affected units.