



DATE: June 13, 2019

TO: Piazza Palermo Owners/Residents

FROM: Mimi Stansberry, General Manager

RE: 2019 Fire Alarm & Sprinkler Head Inspections  
(IMPORTANT PLEASE READ. UNIT ACCESS MANDATORY)

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The main fire panel is getting upgraded which, requires City inspection of all fire alarm components in the building. In addition, the current fire marshal is strictly enforcing codes 25 & 72 of the National Fire Protection Association (NFPA) which, mandates inspection of fire alarms and sprinkler heads annually. This is to ensure all devices function properly in the event of a fire. This includes inspection in all 230 condo units.

Coordinating access to units is always a challenge since there isn't a master key system. To efficiently complete both annual inspections mandated by the NFPA and City approval of the fire panel upgrade, **we will need in/out access to all 230 units between 8am and 5pm for three days starting on Wednesday July 10<sup>th</sup>, Thursday July 11<sup>th</sup>, and Friday July 12<sup>th</sup>**. We understand that it is not feasible for some to be at the unit to provide access for three days. Therefore, you may leave a spare key with Management. Please notify Management by Monday, July 1, 2019, if you intend to do so. Vendors will be accompanied by Management in units that are accessed by spare key. If you have pets, please secure them. We will not access units with pets that are not secured.

Scope of Work: See attached info on the fire life safety components installed in units. There will be two different vendors on-site. Albireo Energy will set off the building fire alarms intermittently in the time frame and dates indicated above. While alarms ring, the techs will access units to verify that the audible & strobe devices are operable. Alarms are extremely loud. This inspection should take less than 5 minutes.

Western Fire will visually inspect the fire sprinkler heads throughout your condo. They are checking for corrosion/overspray/damage and will note deficiencies. This inspection should take less than 5 minutes. Owners are responsible for the cost of sprinkler heads that need to be replaced in the condo. The cost per sprinkler head (including installation) is \$85.00. Upon receipt of the deficiency report, Management will notify owners of units listed to coordinate replacement of defective sprinkler heads.

City inspections should take less than 5 minutes as well.

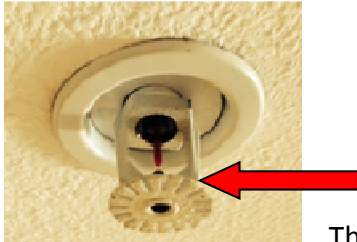
**If your unit is inaccessible in the time frame and dates indicated above, the unit owner will be billed all costs related to reschedule inspections with both vendors and the City. This includes all costs related to delaying the City approval process and compliance with NFPA. Albireo Energy charges an hourly rate of \$160.00 with a 2-hour minimum. Western Fire charges an hourly rate of \$105.00 with a 3-hour minimum.**

Please contact Management at (619) 786-7497 or via email at [mstansberry@actionlife.com](mailto:mstansberry@actionlife.com) if you have any questions.



## **ALARMS, SMOKE DETECTORS AND SPRINKLERS 101**

### **FIRE SPRINKLER HEAD**



The glass vial (shown by arrow) within the sprinkler head is temperature rated at 155°F. It is designed to break/melt in the event of a fire when temperatures exceed 155°F and trigger the building's main fire panel. The fire panel then automatically notifies Management and the Fire Department and alarms and strobe lights will go off. Normal smoke from cooking should not break/melt the vial given proper ventilation. Sprinkler heads will be inspected by Western Fire for corrosion, paint overspray, and damage.

### **FIRE ALARMS**



This device will be tested by Albireo Energy to verify alarms and strobe lights work in the location. Aside from testing, alarms and strobes are set off when a fire sprinkler head is activated as noted above.

### **SMOKE DETECTOR**



This device detects smoke in the unit. If smoke is detected, it sets off an alarm in the unit only. The smoke detectors in your unit do not report to the building's main fire panel or set off the alarms in the entire building. If the smoke detector starts chirping, the battery within it needs to be replaced. It takes a 9V battery.