

Archived: Monday, March 9, 2020 9:04:11 AM

From: [Dory Bortman](#)

Sent: Thu, 5 Mar 2020 15:51:56

To: 'Mark Hosking - Generator'; [Peter De Wit - Generator](#); Bobby Behar; Michael Larkin; Todd Tragash

Subject: FW: 3120 Collins Ave: Feedback Requested for HPB Application

Sensitivity: Normal

Team,

For record, please see the response we received from Fire Prevention regarding the open stairs.

I believe this response should suffice in addressing HPB Staff's request for written confirmation that the open stairs will be permitted.

With regards to a meeting, we think it would be beneficial to meet with Fire Prevention to review the project in more detail, at some point before our May hearing date. We will keep you posted.

(I also inquired about the required width of the stairs. Mr. Clavijo confirmed our understanding that the stair width will be permitted to be 36" (as we've provisioned for,) as long as the occupant load served by each stair does not exceed 50. In other words, since there are two exit stairs serving the upper floors, the total occupancy of the upper floors (guestrooms) must not exceed 100 to keep to the 36" wide stairs.)

Thank you,

DORY BORTMAN | PROJECT ARCHITECT, RA, NCARB

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From: Clavijo, Jorge [mailto:JorgeClavijo@miamibeachfl.gov]

Sent: Wednesday, March 4, 2020 2:51 PM

To: Dory Bortman

Cc: Armstrong, Tom; Todd Tragash; Meizoso, Juan

Subject: RE: 3120 Collins Ave: Feedback Requested for HPB Application

Dory,

I would be glad to meet to properly review the Life Safety feature of the entire project. As for the specific questions. **I have the following:**

1. Would these two exit stairs be permitted to be open stairs should they meet the requirements of **FFPC 7.2.2.6 Special Provisions for Outside Stairs?**

Open Stairs falls under the same category as Outside Stairs in the FFPC. See 7.2.2.6.6. As long as all of the requirements are met it should be OK.

2. Are there any other code sections of provisions that must be adhered to, specifically for exterior stairs?

The Stairs must also comply with all of the following:

7.2.2.2.6.2 Visual Protection

7.2.2.6.4 Protection of Openings

7.2.2.6.5 Water Accumulation

7.2.2.6.6 Openness

3. Also, would these stairs be permitted to have 36” wide treads given the proposed use of 19 guestrooms on the upper floors?

I would need an accurate Occupant Total for all floor utilizing these stairs to know for sure. NFPA 7.2.2.2.1.2 defines 50 Occupants as the threshold. Under 50 total Occupant Load served by the Stair can be 36”. Over 50 must be a minimum 44”

Contact Chelsea Radig at (786) 229-7636 to schedule a meeting with the Fire Marshal and myself to review the Life Safety Features of the entire project.

MIAMIBEACH

Jorge L. Clavijo,

FIRE PROTECTION OPERATIONS MANAGER

FIRE DEPARTMENT - Fire Prevention Division
1701 Meridian Avenue, Suite 200, Miami Beach, FL 33139
Tel: 305-673-7123 / Fax: 305-673-1085 / www.miamibeachfl.gov

From: Dory Bortman <Dory@staarchitecturalgroup.com>
Sent: Monday, March 02, 2020 3:02 PM
To: Clavijo, Jorge <JorgeClavijo@miamibeachfl.gov>
Cc: Armstrong, Tom <TomArmstrong@miamibeachfl.gov>; Todd Tragash <Todd@staarchitecturalgroup.com>
Subject: 3120 Collins Ave: Feedback Requested for HPB Application

[THIS MESSAGE COMES FROM AN EXTERNAL EMAIL - USE CAUTION WHEN REPLYING AND OPENING LINKS OR ATTACHMENTS]

Good afternoon Jorge,

Our client has submitted an application to the Historic Preservation Board (HPB20-0377) for the construction of a new 8,000 SF five-story hotel building at 3120 Collins Avenue.

Selected pages, including plans and renderings, from the application plan set are attached for your reference.

The new building will house a bar on the ground floor and a total of 19 guestrooms on the upper four floors.

The proposed design calls for two exterior exit stairs, which go from the roof of the building all the way down to grade (sidewalk) level.

In review of the application, the HPB is requesting “written confirmation from the Fire Department that open stairs will be permitted.” (A copy of the plan corrections report is attached.)

Would these two exit stairs be permitted to be open stairs should they meet the requirements of **FFPC 7.2.2.6 Special Provisions for Outside Stairs**?

Are there any other code sections of provisions that must be adhered to, specifically for exterior stairs?

Also, would these stairs be permitted to have 36” wide treads given the proposed use of 19 guestrooms on the upper floors?

We’d appreciate the opportunity to meet with you to discuss these matters as well as any other design considerations for fire prevention/life safety.

Please let me know if I can provide you with any additional information.

Thank you,

DORY BORTMAN | PROJECT ARCHITECT, RA, NCARB

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