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VIA EMAIL DELIVERY

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CODE CLARIFICATION LETTER – POOL DECK EGRESS

Aman Versailles Hotel and Residences

To Whom It May Concern:

SLS Consulting, Inc. has prepared this letter on behalf of the Aman Versailles project team to provide a code clarification on the pool deck egress for the hotel and residential exterior decks. The code analysis is based on the *Florida Fire Prevention Code (FFPC) – Sixth Edition* and *Florida Building Code (FBC)- Sixth edition*.

PROJECT DESCRIPTION

The proposed Aman Versailles project is an existing hotel, undergoing a Level 3 renovation. The building is composed of 13-stories and has a primary use R-1, hotel floors 3 through 12. The ground floor is proposed with a lobby (A-3), retail space (M), and a restaurant space (A-2) along with some back of house spaces (S-2). The 14th floor is also proposed with a restaurant and bar (A-2). The building will be protected throughout by automatic sprinklers designed in accordance with NFPA 13, Standard for the Installation of Sprinklers and an emergency-voice alarm communication system designed in accordance with NFPA 72, National Fire Alarm and Signaling Code.

CODE SECTION IN QUESTION

This letter is intended to provide a code a clarification on the general means of egress requirements specifically related to the pool decks.

Both the FBC and FFPC require that a minimum number of exits be provided based on the occupancy load of the floor or space (FBC T-1021.2 and FFPC 7.4.1.2).

Occupant Load	Number of Exits Required
0-500 occupants	2 Exits
501-1,000 occupants	3 Exits
>1,000 occupants	4 Exits

The hotel deck is estimated to have ~301 occupants on the upper deck and ~455 occ on the lower deck, requiring a minimum of two exits per deck area. The pool decks are provided with 3 exits: one towards the boardwalk, one stair on the north side and another via the main lobby. The residential deck is estimated to have ~501 occupants requiring a minimum of 3 exits. This deck is provided with 3 means of egress: one towards the boardwalk, another via the lobby and one through the hotel deck which leads to the other boardwalk exit. Figure 1 identifies the provided exits which are highlighted in green for reference.

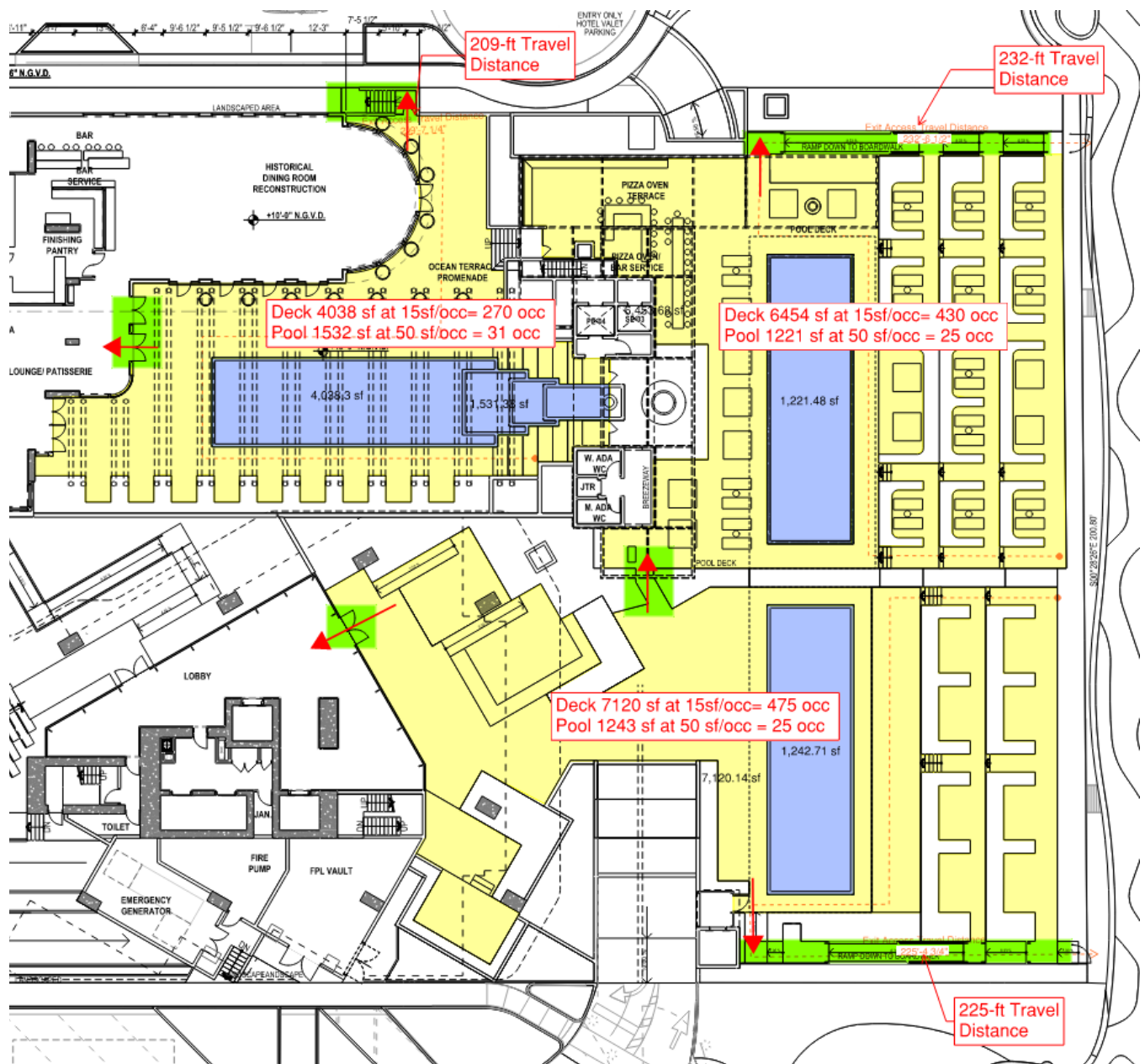


Figure 1: Aman Versailles - Hotel and Residential Pool Decks

In addition, there are travel distance limitations which are applicable to the Aman Versailles project as required per FBC T-1006.2.1 and FFPC T-A.7.6. The pool decks are considered Group A (Assembly) and are required to meet the following distances:

Occupancy Group	Distances
Assembly	Max Travel Distance: 250 feet Max Dead End Distance: 20 feet Max Common Path Distance: 20 feet or /75 feet if less than 50 occupants.

For the lower pool deck, exits towards the boardwalk on the east side are necessary to meet the maximum permitted travel distance. On the hotel side, the travel distance from the most remote point of the deck to the ramp down towards the boardwalk is approximately 232 ft. (<250 ft. maximum permitted). On the residential side, the travel distance is approximately 225 ft. (<250 ft. maximum permitted) to the boardwalk exit. Providing the boardwalk exit allows to meet the maximum permitted travel distances required per code which would be exceeded otherwise.

CONCLUSION

It is the professional opinion of SLS Consulting, Inc. that the exits provided towards the boardwalk is necessary to meet the requirements for means of egress contained within the FFPC (6th Edition), and the FBC (6th Edition). If you have any questions or need further assistance, then please do not hesitate to contact us.

Very Truly Yours,

SLS Consulting, Inc.

Reviewed by:



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Fire Protection Engineer/Principal