



VILLAGE OF BISCAYNE PARK
Village Commission Agenda Report
REGULAR MEETING

#Item 13.f

TO: Members of the Biscayne Park Village Commission

FROM: Mayor Truppman

DATE: 01/10/17

TITLE: Discussion Item: Log Cabin Fire Suppression and Detection/Alarm System Status and Lack of Fire Alarm System in Village Hall Annex Building

Recommendation

I recommend that the Commission have a discussion on issues associated with the two capital improvement projects which were to be completed by January 20, 2016, as follows:

- The non-operational fire alarm system (detection & suppression) in the Log Cabin
 - History of events
 - Evaluation and status
 - Timelines for corrective action
 - Responsibility and delineation of repair/installation costs
- Lack of a fire alarm system (detection only) at Village Hall Annex Building
 - History of events
 - Evaluation of requirements
 - Timeline and scope of installation
 - Responsibility and installation costs
- Miami-Dade County Property Appraisers Office – delineation of the two separate buildings on the Miami-Dade County Property Appraisers Office records. (See explanation in the attachments.)
- Miami-Dade County Building Department Records – The County files need to be inspected to determine and ensure that all contract documents are separate for each building, and that there is no crossover or misapplication of permits and certificates.
- Village of Biscayne Park
 - Ensure that all Village records are complete with regarding the two buildings.

- Review all records to ensure that both buildings have been properly permitted and inspected for all contracted services.
 - Take corrective action to ensure all public safety issues have been addressed.
 - Have all work completed by a licensed professional who is independent from the general contractor on either project.
- Because the two buildings did not have a licensed professional project manager, and because the Village has limited resources available, the Commission should consider the need to appoint a special committee comprised of an architect, licensed engineer, and contractors (electrical, HVAC, and mechanical) to: (1) evaluate any and all issues, (2) make recommendations to the Village Manager and Commission in their area of expertise moving forward and, (3) report their findings to the Commission.

Background

On December 12, 2016, the Village Manager informed me during our weekly meeting that the alarm panel for the log cabin was not operational. The Village Manager also mentioned she was seeking re-imbusement from the monitoring company for services that we were not receiving because the fire alarm system was not operational. The Village Manager indicated that on November 12, 2016 she discovered that the log cabin's fire alarm system was not working. I later discovered that a Temporary Certificate of Occupancy was issued by our Building Inspector on January 20, 2016 and that the fire alarm system in the log cabin has not been operational since the building re-opened in January of 2016.

After a telephone conference with the Village Manager on December 19, 2016, I sent the Village Manager a follow-up email requesting information and corrective action. Further emails were exchanged indicating my concerned about: (1) public safety and building occupancy, (2) insurance, (3) lack of urgency to fix the problem, (4) not holding the contractor responsible for immediately fixing the issue, at no cost to the Village, and (5) investigating the project overall so that we are confident that there are no further safety issues that need to be addressed. On December 27, 2016, I reviewed the plans and contract documents for the log cabin and discussed the situation and my concerns with the Village Manager. At that same time, I discovered that the new Village Hall Annex does not have a fire alarm system. I have attached a summary of my findings.

Resource Impact

To be determined with the assistance of the Village Attorney and Village Manager

Attachment

- Summary Findings on Fire Alarm and Suppression System in the Log Cabin – Prepared by Mayor Tracy Truppman

Prepared by: Tracy Truppman, Mayor

Summary Findings on Fire Alarm and Suppression System in the Log Cabin

– Prepared by Mayor Tracy Truppmann for the purpose of discussion with the Commission on 1/10/17¹

The following document summarizes the locations on various documents demonstrating that McKenzie, the General Contractor for the log cabin restoration project should be held responsible for obtaining the proper permit(s), installation and certificate of completion for the fire detection and suppression system at the log cabin to include: AC smoke duct detectors, five (5) ionization and photoelectric smoke detectors, lowering of sprinkler heads as per plan, sprinkler system flow detector as per plan, relocation and wiring of FACP Faraday panel per plan, and installation of compatible notification devices (strobe and horns) as per plan.

The Log Cabin was issued a Temporary Certificate of Occupancy (TCO) on 1/20/16 by the Village Building Inspector. No Certificate of Completion was issued and I am concerned if we should be occupying the building under the TCO issued January 20, 2016. Moreover, the Village needs to ensure that proper permits were pulled by the General Contractor and that ALL work has been properly inspected and that a final Certificate of Completion/Certificate of Occupancy has been issued in accordance with the all of the contract documents (plans, shop drawings, equipment specs...).

The records provided indicated that a permit was not obtained prior to the start of the work, in violation of the authority having jurisdiction, Miami-Dade County Fire Marshal. Although the architect from Heisenbottle indicated that the work did not require a permit, this is completely contrary to his own documents and the provisions of Miami Dade County Fire Code, NFTA. The fact the contractor submitted contract documents for both the sprinkler system and the fire alarm confirms that a permit was required. The fact that both permit applications were rejected tells you permits were required. Otherwise the County would have indicated that "no permit required". As this is a life safety issue, all deficiencies must be addressed immediately. According to the records, we have occupied the building with life safety deficiencies since January 20, 2016, jeopardizing our occupancy and insurance.

Additionally, the addresses of both the buildings and parcels need to be corrected with the Miami-Dade County Property Appraisers Office to show two buildings and the entire parcels at 640 NE 114th Street: Building LC for log cabin and Building VH for the new Annex/Village Hall. Currently the log cabin is not even shown as part of the address – only the median in front of the log cabin and Annex building and lot are associated with the one folio number.

The Miami-Dade County Building Department files need to be inspected to determine and assure that all files are separated for each building and that there is no crossover or misapplication of permits and certificates. On December 27, 2016, the Village Clerk informed me that there is in fact no fire suppression or detection system in the new Annex/Village Hall. The Village Administration and Commission will need to address the lack of fire alarm system the Annex as well.

The following page contains a summary for the City Manager, Village Attorney, and fellow Commissioners as the results of reviewing various documents. It is incumbent upon the Village Manager to: (1) Have the deficiencies of the fire system in the log cabin fixed without delay; (2) meet with the contractor of the Annex Building to rectify the lack of fire alarm system, and (3) task a certified professional to review and evaluate the permit and inspection files for both project and report her findings to the commissioner without delay.

¹ Any conclusions herein are based solely on the information that I reviewed and was provided.

CONTRACTOR'S RESPONSIBILITY – SUPPORTING DOCUMENTATION

The following summarizes the supporting documentation location and comments connecting all issues to the general contractor, McKenzie.

E4.01 FIRE ALARM RISER DIAGRAM NOTES AND DETAILS

Fire Alarm Notes

- Contractor to select notification devices compatible with panel
(Notification devices are the strobe lights and horns)
- Provide calculations for notification/initiation devices

General Fire Alarm Notes

Note 27: Contractor shall submit shop drawings, fire alarm system specification sheets and battery calculations to the building department and Engineer for review prior to acquiring a permit.

Note 30: Provide smoke duct detectors for all HVAC units as required.

Fire Alarm Certification Note

Contractor to provide a record of completion form showing changes made per NFPA

E1.01 ELECTRICAL POWER PLAN

Electrical Keyed Plan Notes

Note 10: Proposed location for fire alarm panel being relocated
(This was a revision to the original plans)

Note 13:re-certify existing device or provide new device.....
(This was a revision to the original plans)

Fire Alarm Permit

Apparently a permit application was made in April of 2015 and it was denied and a disapproval letter issued on April 15, 2015, concurrently the plans were stamped stating shop drawings were required.

Shop drawings may have been submitted on January 8, 2016. It is just a handwritten date on what appears to be shop drawings which makes sense since Miami-Dade County Fire Department rejection was on January 11, 2016.

Fire Sprinkler Permit

Rejected January 13, 2016 with reference information that is mentioned in the general noted.