

In 2010, statutory changes to the wording of Section 718.112, Florida Statutes, affected the requirements of condominium associations to install or opt-out of retrofitting their buildings with fire sprinklers. As the deadline for the opt-out vote approaches, condominium associations are requesting information and interpretation of the language and how it affects them. In an attempt to respond to these concerns, the Division of State Fire Marshal would like to provide the following statement:

The Florida Fire Prevention Code, NFPA 101: 31.3.5.11, requires only high-rise buildings (defined as “a building where the floor of an occupiable story is greater than 75 ft. above the lowest level of fire department access”) that do not have exterior access from each dwelling unit to be protected throughout by an approved, supervised automatic sprinkler system. Buildings that do not meet this definition are not required to be protected by an automatic sprinkler system, unless mandated by Florida statutes.

The Division of State Fire Marshal cannot interpret the provisions of Chapter 718.112, Florida Statutes. The Department of Business and Professional Regulation has jurisdiction over the interpretation of those provisions. For an interpretation of the requirements to hold and document a vote to forgo retrofitting a condominium with a fire sprinkler system, please contact the Florida Department of Business and Professional Regulation’s Division of Condominiums, Timeshares, and Mobile Homes on [their website](#) or by calling them at 850-487-1395.