



793666

LEGISLATIVE ACTION

Senate

House

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Floor: 1/AD/2R

04/15/2010 11:03 AM

Senator Fasano moved the following:

Senate Amendment

Delete lines 1107 - 1142

and insert:

condominium with a fire sprinkler system ~~or other engineered~~
~~lifesafety system~~ in a building that has been certified for
occupancy by the applicable governmental entity, if the unit
owners have voted to forego such retrofitting ~~and engineered~~
~~lifesafety system~~ by the affirmative vote of a majority two-
~~thirds~~ of all voting interests in the affected condominium.
~~However, a condominium association may not vote to forego the~~
~~retrofitting with a fire sprinkler system of common areas in a~~
~~high-rise building. For purposes of this subsection, the term~~



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14 ~~"high-rise building" means a building that is greater than 75~~
15 ~~feet in height where the building height is measured from the~~
16 ~~lowest level of fire department access to the floor of the~~
17 ~~highest occupiable story. For purposes of this subsection, the~~
18 ~~term "common areas" means any enclosed hallway, corridor, lobby,~~
19 ~~stairwell, or entryway. In no event shall~~ The local authority
20 having jurisdiction may not require completion of retrofitting
21 ~~of common areas~~ with a fire sprinkler system before the end of
22 2019 2014. By December 31, 2016, an association that is not in
23 compliance with the requirements for a fire sprinkler system and
24 has not voted to forego retrofitting of such a system must
25 initiate an application for a building permit for the required
26 installation with the local government having jurisdiction
27 demonstrating that the association will become compliant by
28 December 31, 2019.

29 1. A vote to forego retrofitting may be obtained by limited
30 proxy or by a ballot personally cast at a duly called membership
31 meeting, or by execution of a written consent by the member, and
32 is shall be effective upon ~~the~~ recording ~~of~~ a certificate
33 attesting to such vote in the public records of the county where
34 the condominium is located. The association shall mail or, hand
35 deliver, ~~or electronically transmit~~ to each unit owner written
36 notice at least 14 days before the ~~prior to such~~ membership
37 meeting in which the vote to forego retrofitting of the required
38 fire sprinkler system is to take place. Within 30 days after the
39 association's