

Amendment No.

CHAMBER ACTION

Senate

House

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1 Representative Porth offered the following:

2
3 **Amendment (with title amendment)**

4 Remove lines 548-575 and insert:

5 units of a residential condominium with a fire sprinkler system,
6 fire alarm system, smoke detection system, or other engineered
7 lifesafety system in a building that has been certified for
8 occupancy by the applicable governmental entity, if the unit
9 owners have voted to forego such retrofitting and engineered
10 lifesafety system by the affirmative vote of two-thirds of all
11 voting interests in the affected condominium. However, a
12 condominium association may not vote to forego the retrofitting
13 with a fire sprinkler system, fire alarm system, or smoke
14 detection system of common areas in a high-rise building. For
15 purposes of this subsection, the term "high-rise building" means
16 a building that is greater than 75 feet in height where the

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17 building height is measured from the lowest level of fire
 18 department access to the floor of the highest occupiable story.
 19 For purposes of this subsection, the term "common areas" means
 20 any enclosed hallway, corridor, lobby, stairwell, or entryway.
 21 In no event shall the local authority having jurisdiction
 22 require completion of retrofitting of common areas with a
 23 sprinkler system, fire alarm system, or smoke detection system
 24 before the end of 2025 ~~2014~~.

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

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38 **T I T L E A M E N D M E N T**

39 Remove lines 27-29 and insert:

40 board members; providing that an association, condominium, or
 41 unit owner is not obligated to retrofit a fire alarm system or
 42 smoke detection system in buildings certified for occupancy by
 43 the applicable governmental entity under certain circumstances;
 44 providing and revising periods in which condominium common areas
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HOUSE AMENDMENT

Bill No. CS/CS/CS/HB 419

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45 do not have to be retrofitted with sprinkler systems, fire alarm
46 systems, or smoke detection systems; providing that certain
47 directors and officers

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