



BROWARD COUNTY BOARD OF RULES AND APPEALS

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www.broward.org/codeappeals

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Vice-Chair

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Architect

Board Attorney

Charles M. Kramer, Esq.

Board Administrative Director

Dr. Ana Barbosa

—ESTABLISHED 1971—

To: Members of the Fire Code Committee

| | | |
|-------------------------|-----------------------------------|-------------------------------|
| Sergio Pellecer – Chair | Stephen Bailey, P.E. – Vice Chair | |
| Bruce Bowers | Tommy Demopoulos | Guillermo Echezabal, CSI, CDT |
| James Godfrey | Garret Granitto | Harlan Kuritzky |
| Mark LeBlanc | Phil London | Pete McGinnis (Recused) |
| Patricia Morales | Don Perdue | Daniel Potkay |
| John Preston | Timothy Reger | Lynn Wolfson |

From: Bryan Parks, Chief Fire Code Compliance Officer

Date: July 20, 2023

Time: 2:00 PM

Location: Virtual Meeting (via Zoom)

Meeting Link: <https://broward-org.zoomgov.com/j/1601446431>

Meeting ID: 160 144 6431

The Chair, Sergio Pellecer, has called for a meeting of the Board of Rules and Appeals, Fire Code Committee to discuss Florida Fire Prevention Code, Seventh Edition, NFPA 1, section 13.3.2.28 Woodworking Operations located at Accent Closets, 2266 NW 30 Place, Pompano Beach, Fla.

- **Chairman Welcoming Remarks** – Chief McGinnis recused himself from voting.
- **Roll Call**
- **Approval of Minutes** – June 15, 2023
- **Item 1: Woodworking Operations NFPA 1, 13.3.2.28**
 - A. Staff Review
 - B. Accent Closets Presentation
 - C. Pompano Beach Fire/Building
 - D. Committee Discussion and Recommendation
- **Meeting Adjournment**

Sunshine Law Reminder: Advisory Board members cannot communicate with each other on a possible committee or Board topic outside of a public meeting, per State statute.

June 15, 2023
Fire Code Committee
Meeting Minutes



Broward County Board of Rules and Appeals
Fire Code Committee
June 15, 2023 - Meeting Minutes

Call to Order:

Mr. Sergio Pellecer, Chair, called a published meeting of the Fire Code Committee to order at 10:05 AM. The roll was called, and the following members were present:

Present:

1. Pellecer, Chair
2. Bowers
3. Demopoulos
4. Godfrey
5. Granitto
6. Kuritzky
7. Morales
8. McGinnis
9. Perdue
10. London
11. Preston
12. Reger
13. LeBlanc

Guests:

1. Jeff Lucas

Staff: Bryan Parks, Chief Fire Code Compliance Officer
Ruth Boselli

Chair Mr. Pellecer requested a motion to approve the minutes from January 19th meeting, Mr. Perdue moved, and Mr. Preston seconded the motion; without further discussion the motion passed unanimously.

Item 1- New Code Section F-103.3.7 Assistant Fire Marshall.

Mr. Parks, Fire Chief Code Compliance Officer, presented the item to the committee. The Fire Chiefs of Broward County are recommending that a new position, a new certification, be created to allow for the assignment of an assistant. The Fire Chiefs Association believes it would allow qualified individuals to assist in managing the bureau while the Fire Marshal is away or needs assistance with everyday activities. The new code section includes the requirements for

becoming a since the fire marshal, if appointed by the fire chief. This code section is in line with what is currently being done by the building side, as they have assistant building officials. Mr. Parks introduced Mr. Jeff Lucas, who was representing the Fire Chiefs Association and could answer any questions the Chair may have.

Mr. Lucas added that this new section provides similarities to the building side.

A motion to approve was made by Mr. Preston, duly seconded by Mr. Mc Ginnis. The floor was open for discussion on the meeting. Mr. Perdue mentioned duplicated wording and other basically just cleanups to the text. The first paragraph F-103.3. 7 has duplication of "Certification of Assistant Fire Marshal". These are, but you need to remove one of them. And then on the same paragraph, it says the. "Was refereed to collectively" which should be "referenced" and not refereed", also in the same paragraph instead of "part 1 and part 2", it should read 69A-37.055 (2) (a) and (b) Firefighter curriculum requirements. One last thing, where it talks about the seven additional requirements under the last one, I have a question about F 103.3.7 .7. Should a person have been an a Broward County certified before being appointed just not State fire inspector, due to the Fire Marshal responsibilities?

Mr. Parks stated that is covered in the Inspectors certification that they must be Broward County certified to be able to assume the duties. Mr. Perdue confirm he will email the cleanup wording to Mr. Parks.

The original motion was amended by Mr. Preston to approve the new section with the corrections of Mr. Perdue to 103.7.7, Mr. McGinnis second.

The motion passed unanimously.

Discussion followed, and Mr. Demopoulos pointed that on the second page Section 103.3.7.5, second line, it says, "the fire assistant marshal" switch to "Assistant Fire Marshall". And then just lastly, on the second page, 103.3.3.7 .5. he pointed that NFPA is consolidating NFPA 1031, 1035, and 1037 into NFPA 1030 documents, therefore recommended to make a change to "in accordance with NFP 1037" to in "accordance with NFP 1030".

A new motion was make to approve the amendments presented by Demopoulos, Mc.Ginnis, second. A new vote was casted, and the motion to approve with the amendments passed unanimously.

Without any other issues to discuss, Mr. Demopoulos moved to adjourn at 11:43 am.

Item 1



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324
Phone: 954-765-4500 | Fax: 954-765-4504
broward.org/CodeAppeals

TO: Fire Code Committee

FROM: Bryan Parks, Chief Fire Code Compliance Officer

DATE: July 20, 2023

RE: Recommendation as it relates to Woodworking Operations

Recommendation

As directed by the Board, staff reviewed the information found in the Board of Rules and Appeals, building appeal 23-01, for similar code sections as it applies to Woodworking operations in the Florida Fire Prevention Code. Staff believes the woodworking operations are addressed by the Florida Fire Prevention Code, Seventh Edition, NFPA 1, 2018, section 13.3.2.28. It is the staff's opinion that the Woodworking Operations found at Accent Closets violate NFPA 1, 13.3.2.28, and should have a fire sprinkler system installed in the 7,811 sq ft which exceeds the 2,500 as indicated within the code section 13.3.2.28.

Reason

The Board of Rules and Appeals, in its June 8, 2023, meeting, voted to send Building appeal 23-01 to the Boards, Fire Code Committee.

The Board was not aware that an appeal related to and containing building citations that were being appealed was prohibited from being heard by the Fire Code Committee as an appeal related to building codes issues by the Broward local fire prevention code section F-104.1.

Staff advised the director and proposed that a request for guidance be submitted to the Board on how to proceed with their directive.

In the staff memo to the Board, staff provided two options:

1. The first option suggested to the Board that the Fire Code Committee could address woodworking operations as found in the Florida Fire Prevention Code (FFPC) as was part of the appeal 23-01.
2. The second option would be to hold a joint fire and building where the fire would address the woodworking operation, and the building committee could address other issues related to the building code.

The Board also asked Mr. Charles Kramer, Board Attorney, for guidance on who and what should be provided to the Boards and Fire Code Committee for discussion. The Board attorney advised that only fire code provisions could be presented to the Boards, Fire Code Committee.

Overview Accent Closets, 2266 NW 30 Place, Pompano Beach, and woodworking operations.

Accent Closets processes wood, stores, assembles, and provides finished products to its customers. As reported to the Board at its June 8, 2023, meeting, the space is approximately 7,811 sq. ft.

The business has office space in front of approximately 7,811 sq ft with no fire separation. The business has exterior masonry walls that encompass the business on four sides. The area is open with no fire separations (fire area) for the office and woodworking, as provided below.

3.3.14.3 Fire Area. An area of a building separated from the remainder of the building by construction having a fire resistance of at least 1 hour and having all communicating openings properly protected by an assembly having a fire-resistance rating of at least 1 hour.

The city of Pompano Beach Fire Department inspected Accent Closets several times as part of their annual inspections. On August 21, 2021, Pompano Fire Inspector noted the woodworking operation and issued a violation for woodworking operations exceeding 2500 sq ft with no sprinkler installed.

Staff believes the woodworking operations fall under NFPA 1, 13.3.2.28, as provided below, Chapter 40 Dust Explosion and Fire Prevention of the Florida Fire Prevention Code and NFPA 101, chapter 40 industrial occupancy.

13.3.2.28 Woodworking Operations.

An approved automatic fire sprinkler system shall be installed in buildings containing woodworking operations exceeding 2500 sq ft that use equipment, machinery, or appliances: that generate finely divided combustible waste; or that use finely divided combustible materials.

Request of the Board

The question that the Fire Code Committee is being requested to answer is, Is Accent Closet's woodworking operations in violation NFPA 1, 13.3.2.28?

F automatic sprinkler system by January 1, 2024 or comply with the requirement of FFPC 101: Chapter 31. The entire building shall be required to be protected by an approved automatic sprinkler system within 12 years of adoption of this Code.

L **13.3.2.26.2.4** All existing high-rise apartment buildings that are condominiums shall be subject to the provisions of Section 718.111 and 718.112, Florida Statutes, which shall supercede the requirement for an approved automatic sprinkler system.

L **13.3.2.26.2.5** All existing high-rise apartment buildings that are cooperatives shall be subject to the provisions of Section 719.1055, Florida Statutes, which shall supercede the requirements for an approved automatic sprinkler system.

13.3.2.27* New Storage Occupancies.

13.3.2.27.1 High-Piled Storage. An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 2500 ft² (232 m²) for the high-piled storage of combustibles.

13.3.2.27.2* General Storage. An automatic sprinkler system shall be installed throughout all occupancies containing areas greater than 12,000 ft² (1115 m²) for the storage of combustibles.

13.3.2.27.3 An automatic sprinkler system shall be installed throughout all occupancies containing storage commodities classified as Group A Plastics in excess of 5 ft (1.5 m) in height over an area exceeding 2500 ft² (232 m²) in area.

13.3.2.27.4 Mini-Storage Building. An automatic sprinkler system shall be installed throughout all mini-storage buildings greater than 2500 ft² (232 m²) and where any of the individual storage units are separated by less than a 1-hour fire resistance-rated barrier. [5000:30.3.5.3]

13.3.2.27.5 Bulk Storage of Tires. Buildings and structures where the volume for the storage of tires exceeds 20,000 ft³ (566 m³) shall be equipped throughout with an approved automatic fire sprinkler system. [5000:30.3.5.2]

13.3.2.28 Woodworking Operations. An approved automatic fire sprinkler system shall be installed in buildings containing woodworking operations exceeding 2500 ft² (232 m²) that use equipment, machinery, or appliances; that generate finely divided combustible waste; or that use finely divided combustible materials. [5000:29.3.5.1.2]

13.3.2.29 New and Existing Day Care. Buildings with unprotected openings in accordance with 8.6.6 of NFPA 101 shall be protected throughout by an approved, supervised automatic sprinkler system in accordance with Section 13.3. [101:16.3.5.3; 101:17.3.5.3]

13.3.2.30 New Industrial Occupancies. New industrial occupancies, other than low-hazard industrial occupancies, shall be protected by an approved automatic sprinkler system in accordance with NFPA 13 in any of the following locations:

- (1) Throughout all industrial occupancies three or more stories in height
- (2) Throughout all industrial occupancies exceeding 12,000 ft² (1115 m²) in fire area

- (3) Where the total area of all floors, including mezzanine exceeds 24,000 ft² (2230 m²)

[5000:29.3.5.1.1]

13.3.3 Inspection, Testing, and Maintenance.

13.3.3.1 A sprinkler system installed in accordance with this Code shall be properly maintained to provide at least the same level of performance and protection as designed. The owner shall be responsible for maintaining the system and keeping it in good working condition.

13.3.3.2 A sprinkler system installed in accordance with this Code shall be inspected, tested, and maintained in accordance with NFPA 25.

13.3.3.3 Ceiling Tiles and Ceiling Assemblies. Where automatic sprinklers are installed, ceilings necessary for the proper actuation of the fire protection device in accordance with NFPA 13 shall be maintained.

13.3.3.4 General Requirements.

13.3.3.4.1 Responsibility of the Property Owner or Designated Representative.

13.3.3.4.1.1* Responsibility for Inspection, Testing, Maintenance, and Impairment. The property owner or designated representative shall be responsible for properly maintaining a water-based fire protection system. [25:4.1.1]

13.3.3.4.1.1.1* Inspection, testing, maintenance, and impairment procedures shall be implemented in accordance with those established in this document and in accordance with the manufacturer's instructions. [25:4.1.1.1]

13.3.3.4.1.1.2 Inspection, testing, and maintenance shall be performed by qualified personnel. [25:4.1.1.2]

13.3.3.4.1.1.2.1* The owner shall coordinate with the entity conducting the inspection, testing, and maintenance activities to minimize any water damage caused by the discharge of water. [25:4.1.1.2.1]

13.3.3.4.1.1.3* Where the property owner or designated representative is not the occupant, the property owner or designated representative shall be permitted to delegate the authority for inspecting, testing, maintenance, and the managing of impairments of the fire protection system to a designated representative. [25:4.1.1.3]

13.3.3.4.1.1.4 Where a designated representative has received the authority for inspecting, testing, maintenance, and the managing of impairments, the designated representative shall comply with the requirements identified for the property owner or designated representative throughout this Code. [25:4.1.1.4]

13.3.3.4.1.2* Freeze Protection. The property owner or designated representative shall ensure that water-filled piping is maintained at a minimum temperature of 40°F (4.0°C) unless an approved anti-freeze solution is utilized. [25:4.1.2]

13.3.3.4.1.2.1 All areas of the building containing water-filled piping that does not have another means of freeze protection shall be maintained at a minimum temperature of 40°F (4.0°C). [25:4.1.2.1]

to be stored, dispensed, used, or handled in quantities not exceeding the maximum allowable quantities (MAQ). [400, 2016]

3.3.14.3 Fire Area. An area of a building separated from the remainder of the building by construction having a fire resistance of at least 1 hour and having all communicating openings properly protected by an assembly having a fire resistance rating of at least 1 hour. [30, 2018]

3.3.14.4 Fire Flow Area. The floor area, in square feet, used to determine the required fire flow.

3.3.14.5 Indoor Area. An area that is within a building or structure having overhead cover, other than a structure qualifying as “weather protection” in accordance with Section 6.6 of NFPA 55. [55, 2016]

3.3.14.6 Inside Liquid Storage Area. A room or building used for the storage of liquids in containers or portable tanks, separated from other types of occupancies. [30, 2018]

3.3.14.7 Organic Peroxide Storage Area. An area used for the storage of organic peroxide formulations. [400, 2016]

3.3.14.8 Outdoor Area. An area that is not an indoor area. [55, 2016]

3.3.14.9 Permissible Areas.

3.3.14.9.1 Designated Area. A specific location designed and approved for hot work operations that is maintained fire safe such as a maintenance shop or a detached outside location that is of noncombustible or fire-resistive construction, essentially free of combustible and flammable contents, and suitably segregated from adjacent areas. [51B, 2014]

3.3.14.9.2 Permit-Required Area. Any location other than a designated area that is approved for hot work. A permit-required area is an area that is made fire safe by removing or protecting combustibles from ignition sources. [51B, 2014]

3.3.14.10 Sales Display Area. The area of a mercantile occupancy that is open to the public for the purpose of viewing and purchasing goods, wares, and merchandise. Individuals are free to circulate among the items, which are typically displayed on shelves, on racks, or on the floor. [30B, 2015]

3.3.14.11 Smoking Area. A designated area where smoking is permitted within a premises in which smoking is otherwise generally prohibited.

3.3.14.12* Spray Area. Any fully enclosed, partly enclosed, or unenclosed area in which dangerous quantities of flammable or combustible vapors, mists, residues, dusts, or deposits are present due to the operation of spray processes, including (1) any area in the direct path of a spray application process; (2) the interior of a spray booth, spray room, or limited finishing workstation, as herein defined; (3) the interior of any exhaust plenum, eliminator section, or scrubber section; (4) the interior of any exhaust duct or exhaust stack leading from a spray application process; (5) the interior of any air recirculation path up to and including recirculation particulate filters; (6) any solvent concentrator (pollution abatement) unit or solvent recovery (distillation) unit; and (7) the inside of a membrane enclosure. The following are

not part of the spray area: (1) fresh air make-up units; (2) air supply ducts and air supply plenums; (3) recirculation air supply ducts downstream of recirculation particulate filters and (4) exhaust ducts from solvent concentrator (pollution abatement) units. [33, 2016]

3.3.15 ASME. American Society of Mechanical Engineers. [58, 2017]

3.3.16 ASME Container (or Tank). See 3.3.70.1.

3.3.17 ASTM. American Society for Testing and Materials, now known as “ASTM International.” [55, 2016]

3.3.18 Automatic Emergency Shutoff Valve. A designated fail-safe automatic closing valve designed to shut off the flow of gases or liquids that is initiated by a control system where the control system is activated by either manual or automatic means. [55, 2016]

3.3.19* Baled Cotton. A natural seed fiber wrapped and secured in industry-accepted materials, usually consisting of burlap, woven polypropylene, or sheet polyethylene, and secured with steel, synthetic, or wire bands, or wire; also includes linters (lint removed from the cottonseed) and motes (residual materials from the ginning process).

3.3.19.1 Block. A basic yard storage unit for baled cotton comprising multiple-row storage with clear spaces on all sides.

3.3.19.2* Densely Packed Baled Cotton. Cotton, made into banded bales, with a packing density of at least 22 lb/ft³ (360 kg/m³), and dimensions complying with the following: a length of 55 in. (ca. 1400 mm ± 20 mm), a width of 21 in. (ca. 530 mm ± 20 mm), and a height of 27.6 in. to 35.4 in. (700 mm to 900 mm).

3.3.19.3 Fire-Packed Baled Cotton. A cotton bale within which a fire has been packed as a result of a process in which ginning is the most frequent cause.

3.3.19.4 Naked Cotton Bale. An unwrapped cotton bale secured with wire or steel straps.

3.3.20 Barricade (Explosives or Fireworks). A natural or artificial barrier that effectively screens a magazine, building, railway, or highway from the effects of an explosion in a magazine or building containing explosives. [1124, 2017]

3.3.20.1 Artificial Barricade. An artificial mound or revetted wall of earth of a minimum thickness of 3 ft (0.9 m). [1124, 2017]

3.3.20.2 Natural Barricade. A natural outdoor feature(s), such as hills or trees, with a density sufficient to prevent surrounding exposures that require protection from being seen from a magazine or building containing explosives when the trees are bare of leaves. [1124, 2017]

3.3.21 Barrel. A unit of volume used in the petroleum industry that is equal to 42 gal (159 L). [30, 2018]

3.3.22 Basement. Any story of a building wholly or partly below grade plane that is not considered the first story above grade plane. [5000, 2018]

3.3.23 Battery System. A system that consists of these interconnected subsystems: (1) stationary storage batteries, (2) battery

OFFICE PHONE - 786-4326

POMPAÑO BEACH FIRE PREVENTION REPORT

FIRE PREVENTION BUREAU P.O. Drawer 1300 Pompano Beach, Florida 33061

951 James Galloway Jerry

INCIDENT NO. 2110177113302266NN STREET 301 PL TP BLD UNIT OCCUPANT NAME Accent Cliffs AREA CODE 954 PHONE 561-880-0719 MO 07 DAY 19 YEAR 21 OWNERS NAME & ADDRESS MIN. DISTRICT NO. OF OCCUPANTS ZIP CODE 33069

- F EXIT VIOLATIONS
130 EXITS LOCKED
131 EXITS BLOCKED
132 IMPROPER LOCKING DEVICE
133 DOORS FAIL TO OPEN & CLOSE PROPERLY
134 POST EXIT SIGNS
135 INSUFFICIENT EXITS
136 EXCESSIVE TRAVEL DISTANCE
137 INSTALL PANIC HARDWARE
138 INSTALL ILLUMINATED EXIT SIGNS
139 SERVICE ILLUMINATED EXIT SIGNS
140 INSTALL EMERGENCY LIGHTING
141 SERVICE EMERGENCY LIGHTING
142 POST MAXIMUM CAPACITY SIGN
143 FAILURE TO MAINTAIN CLEAR AISLES AND WALKWAYS
144 REMOVE STORAGE / STAIRS
145 REMOVE STORAGE UNDER STAIRS
146 OTHER SEE NARRATIVE
147 "OVERHEAD DOORS MUST REMAIN OPEN" SIGN REQUIRED
148 INDICATE FLOOR LEVELS ON INSIDE OF STAIRWELL DOORS

- 110 LOCK OSY/PIV VALVES IN OPEN POSITION
111 FIRE PUMP LEAKS
112 MAINTAIN FIRE PUMP TEST & MAINTENANCE LOGS
113 REMOVE STORAGE FROM PUMP ROOM
114 REMOVE STORAGE WITHIN 18" BELOW SPRINKLER HEADS
115 OTHER SEE NARRATIVE
116 TEST AND CERTIFY SPRINKLER SYSTEM
117 TEST AND CERTIFY FIRE PUMP/STANDPIPE SYSTEM

- L EMERGENCY GENERATOR VIOLATIONS
150 GENERATOR FAILS TO OPERATE PROPERLY
151 TEST AND CERTIFY EMERGENCY GENERATOR
152 "GENERATOR ROOM" SIGN REQUIRED
153 REMOVE STORAGE FROM GENERATOR ROOM
154 EMERGENCY EQUIPMENT FAILS TO OPERATE PROPERLY
155 MAINTAIN GENERATOR TEST & MAINTENANCE LOGS
156 OTHER SEE NARRATIVE

- G FIRE ALARM VIOLATIONS
170 ANNUNCIATOR FAILS TO ANNUNCIATE PROPERLY
171 PULL STATIONS FAIL TO OPERATE
172 PULL STATIONS REQUIRE SERVICING
173 PULL STATIONS OBSTRUCTED
174 SMOKE DETECTORS FAIL TO FUNCTION PROPERLY
175 INSTALL ELECTRIC SMOKE DETECTORS
176 IMPROPER SMOKE DETECTOR PLACEMENT
177 TAMPER MODE FAILS TO FUNCTION PROPERLY
178 TROUBLE MODE FAILS TO FUNCTION PROPERLY
179 INSTALL FIRE ALARM SYSTEM
180 ALARM FAILS TO CAPTURE ELEVATOR
181 OBTAIN 24 HOUR SERVICE CONTRACT FOR FIRE ALARM
182 OBTAIN ALARM REGISTRATION PERMIT AND POST ON DOOR
183 ALARM PANEL OBSTRUCTED
184 ALARM ROOM DOOR LOCKED
185 REMOVE STORAGE FROM ALARM ROOM
186 OTHER SEE NARRATIVE
187 TEST AND CERTIFY ALARM SYSTEM
188 FIRE ALARM FAILS TO FUNCTION PROPERLY

I 175 USER PERMIT (this form will serve as your permit) PER FLORIDA FIRE PREVENTION CODE PROPANE Use: Permit Fee 150

- M FLAMMABLES VIOLATIONS
120 IMPROPER DISPENSING OF FLAMMABLES
121 APPROVED FLAMMABLES CABINETS NEEDED
122 IMPROPER STORAGE OF FLAMMABLES
123 IMPROPER GROUNDING / BONDING OF FLAMMABLES
124 FAILURE TO HAVE EMERGENCY SHUT OFF
125 IMPROPER VENTILATION OF FLAMMABLES
126 IMPROPER APPLICATION OF FLAMMABLES
127 NO SMOKING SIGN NEEDED
128 OTHER SEE NARRATIVE

FOR COMMERCIAL, INDUSTRIAL & RESIDENTIAL PROPERTIES
MINIMUM FEE \$ 75
FEE PER 1000 SQ. FT. OVER 10,000 SQ. FT.
FEE PER DWELLING UNIT OVER 14 UNITS
STANDPIPE SYSTEM INSPECTION
SPRINKLER SYSTEM INSPECTION
FIRE ALARM SYSTEM INSPECTION
SMOKE EVACUATION SYSTEM INSPECTION
RE-INSPECTION FEE
TOTAL FEE 225
INVOICE TO BE FORWARDED TO RESPONSIBLE PARTY

- N HAZARDOUS MATERIALS VIOLATIONS
160 SECURE/SEPARATE ALL COMPRESSED GAS CYLINDERS
161 IMPROPER STORAGE OF HAZARDOUS MATERIALS
162 PROVIDE MATERIAL SAFETY DATA SHEETS FOR FILE
163 IMPROPER DISPOSAL OF HAZARDOUS MATERIALS
164 IMPROPER PLACARDING OF HAZARDOUS MATERIALS
165 BACK FLOW PREVENTITIVE DEVICE REQUIRED
166 OTHER SEE NARRATIVE

- H GENERAL VIOLATIONS
140 FAILURE TO POST ADDRESS ON FRONT OF BUILDING
141 IMPROPER F.D. ACCESS
142 IMPROPER STORAGE & HEIGHT
143 OTHER SEE NARRATIVE
144 REPLACE MISSING CEILING TILES
145 SEAL PENETRATIONS IN FIRE RATED CEILINGS, WALLS AND DOORS.

- J FIRE PROTECTION VIOLATIONS
150 INSTALL/MOUNT 5LB ABC EXTINGUISHER
151 INSTALL/MOUNT 5LB BC EXTINGUISHER
152 INSTALL/MOUNT 15 LB. CO2 EXTINGUISHER
153 ADDITIONAL EXTINGUISHER REQUIRED
154 SERVICE EXTINGUISHER Empty
155 POST EXTINGUISHER SIGN
156 FIRE EXTINGUISHER OBSTRUCTED
157 INSTALL AUTOMATIC HOOD SPRAY Booth EXTINGUISHMENT SYSTEM
158 CLEAN HOOD SYSTEM
159 SERVICE HOOD SYSTEM
160 REPAIR TRASH CHUTE DOOR CLOSING DEVICE
161 HOSE CABINET/STATION REQUIRED
162 OTHER SEE NARRATIVE
163 REPLACE FUSIBLE LINK/SPRING ASSEMBLY ON TRASH CHUTE
164 BREAKING DEVICE REQUIRED ON EXTINGUISHER CABINET

- O NOTES
130 REFERRED TO FIRE CODE ENFORCEMENT OFFICER
131 REFERRED TO FIRE PLANS EXAMINER
132 REFERRED TO OTHER AGENCY SEE NARRATIVE
133 REFERRED TO BUILDING DEPT
134 NO APPARENT VIOLATIONS CITED AT THIS TIME
135 TO ALL INSPECTORS, SEE NARRATIVE PRIOR TO TAKING ANY FURTHER ACTION
136 HOLD PRESENT ON FILE
137 OBTAIN BUILDING PERMITS PRIOR TO CORRECTING VIOLATION
138 COMPLIANCE WITH CODES CAN BE ACHIEVED IN NUMEROUS WAYS. PROFESSIONAL ADVICE SHOULD BE SOUGHT IN REGARD TO VIOLATION.

- I SPRINKLER & STANDPIPE VIOLATIONS
100 INSTALL SIGN FOR FIRE DEPT. CONNECTION
101 FIRE DEPT. CONNECTION BLOCKED
102 INSTALL SPRINKLER SYSTEM 0.2 replace soft
103 FIRE LANE NEEDED
104 FIRE LANE BLOCKED
105 HOSE CABINETS OBSTRUCTED
106 SERVICE HOSE CABINETS
107 REPLACE FIRE HOSE/NOZZLE
108 INSTALL FIRE PROTECTION ON DOCKS
109 VALVES SEE NARRATIVE

- K ELECTRICAL VIOLATIONS
190 IMPROPER EXTENSION CORD USE
191 EXPOSED WIRING
192 INSTALL BLANK COVER IN BREAKER BOX
193 ELECTRICAL PANEL OBSTRUCTED
194 IMPROPER USE OF FIXTURES/OUTLETS
195 "METER ROOM, NO STORAGE" SIGN REQUIRED
196 REMOVE ALL STORAGE FROM METER ROOM
197 ELECTRICAL SHUNT SEE NARRATIVE
198 OTHER NARRATIVE
199 IMPROPER WIRING

P FLOW TEST INFORMATION
Table with columns: LO, PT, GPM, ST, RE, SI, #
Rows 1, 2, 3

NARRATIVE CORRECT ALL VIOLATIONS IMMEDIATELY
No spraying of flammable glue w/ spray booth - need flammable cabinets and fire extinguishers
Need working and exceed 2500 soft in non sprinkler building

FAILURE TO CORRECT THESE VIOLATIONS MAY RESULT IN LEGAL ACTION AND THE IMPOSITION OF UP TO A \$250.00 PER DAY FINE, PURSUANT TO CHAPTER 37 OF THE CODE OF ORDINANCES OF THE CITY OF POMPAÑO BEACH, FLORIDA.

REINSPECTION DATE MO 08 DAY 21 YR 21
X [Signature]

PR 1224 FIRE PREVENTION OFFICER
INSPECTOR #
SIGNATURE OF RECIPIENT. BY SIGNING THIS REPORT I AM ADMITTING NO GUILT FOR THE VIOLATIONS CITED ABOVE. BUT SIMPLY ACKNOWLEDGE HAVING RECEIVED A COPY OF THIS REPORT

EXHIBIT B

Property Id: 484221020210

**Please see map disclaimer

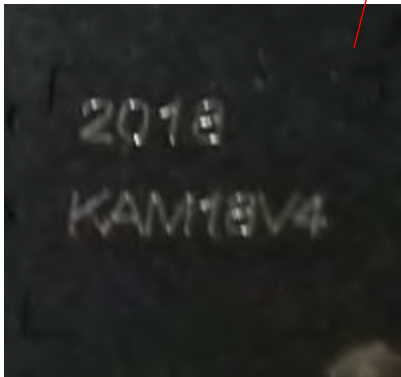


April 7, 2022

1:600
0 25 50 100 ft
0 5 10 20 m



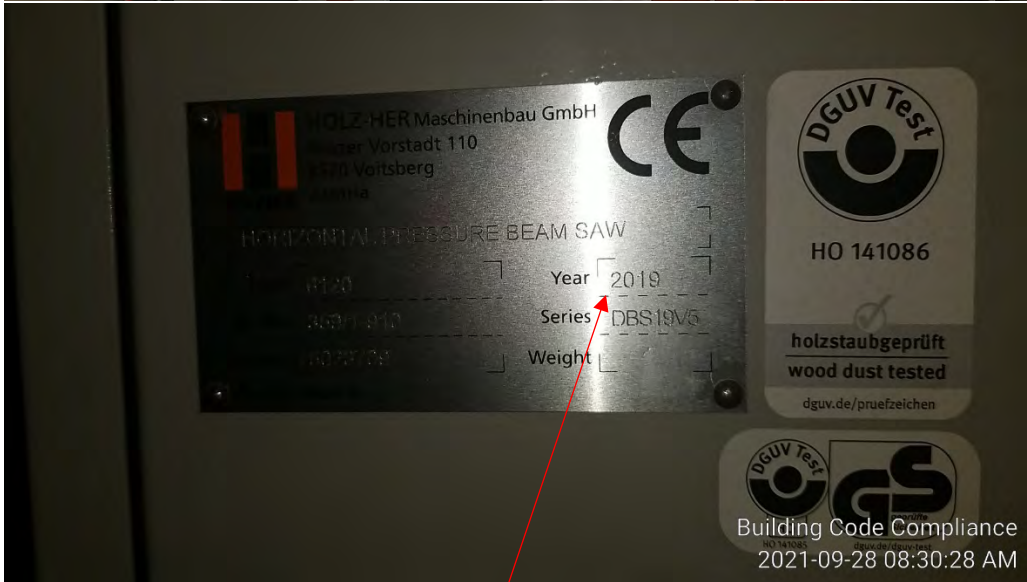
Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021



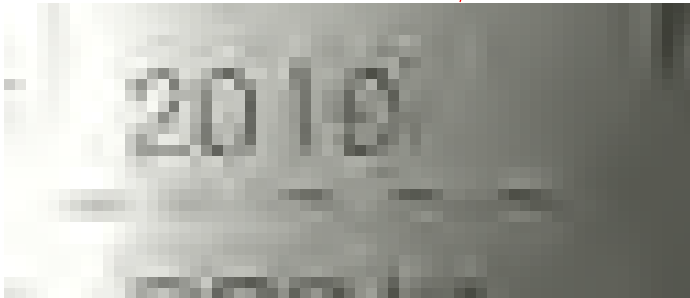
Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021



Building Code Compliance
2021-09-28 08:10:15 AM



Building Code Compliance
2021-09-28 08:30:28 AM



Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021



Dust collection ductwork



Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021

Photos of Sawdust



Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021

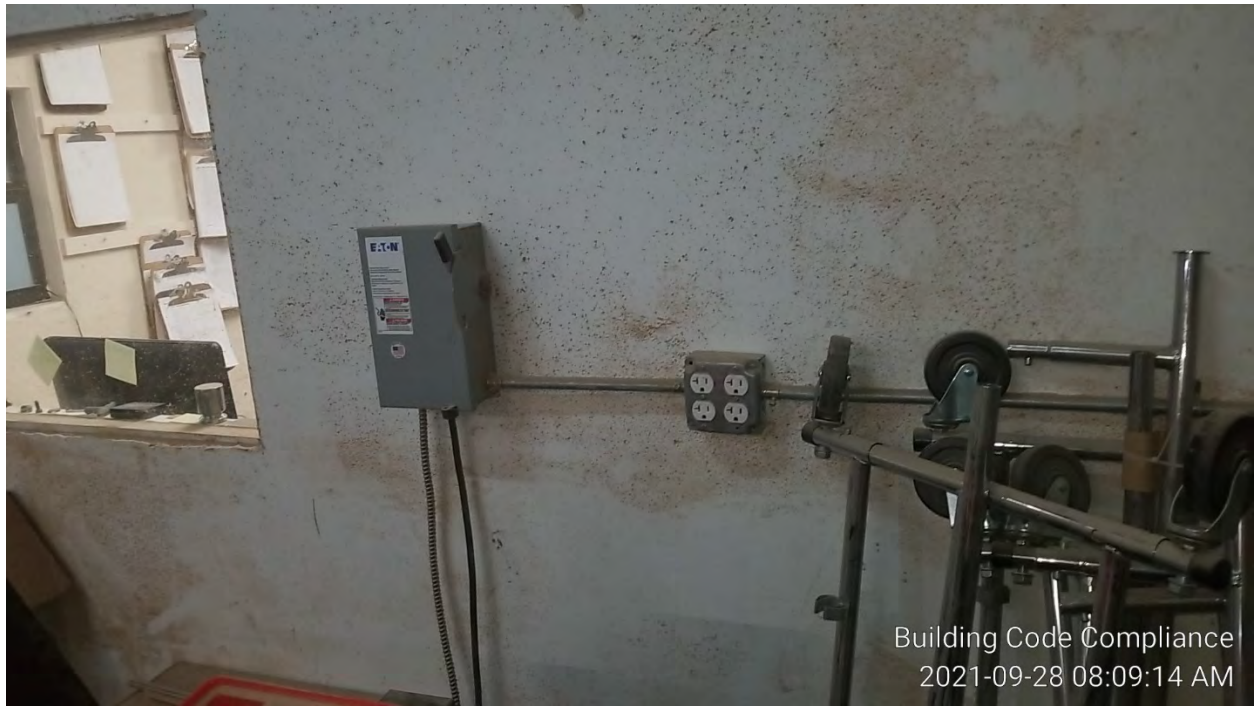


Building Code Compliance
2021-09-28 08:11:27 AM

Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021



Photo of work area and storage.



Photos Taken by Building Safety Chief Charles Rizzuto September 28, 2021

Parks, Bryan

From: Barbosa, Ana
Sent: Tuesday, July 11, 2023 12:08 PM
To: Parks, Bryan
Subject: Fwd: Advice/Assistance Needed

Dr. Ana C. Barbosa
Administrative Director
Board of Rules and Appeals
[1 N University Dr., Suite 3500B](#)
[Plantation, Florida 33324](#)
[954-765-4500 X 9692](#)
[broward.org/codeappeals](#)

From: Chuck Kramer <ckramer@bmvlawyers.net>
Sent: Tuesday, July 11, 2023 10:56:32 AM
To: Barbosa, Ana <ABARBOSA@broward.org>; Dan Lavrich <dlavrich@aol.com>
Subject: RE: Advice/Assistance Needed

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Ana,

As to Accent Closets:

First, we agree with Dan Lavrich's analysis. We see FFPC 13.3.2.28 to provide proper authority and clear direction from which the Fire Committee can/should make an initial determination.

The parties (including counsel for Accent Closets) all stipulated to the terms of review, i.e. fire committee. There is case law on such matters although most of the matters pertain to forum selection clauses and alternative dispute resolution. *See R.S.B. Ventures, Inc. v. Berlowitz*, 201 So.3d 719 (4th DCA 2016) and *Garcia Granados Quinones v. Swiss Bank Corp. (Overseas), S.A.*, 509 So.2d 273, 274-75 (Fla.1987). Although there was no predetermined/ contractual stipulation to a forum, there was clear agreement on the record and no evidence of coercion or undue influence, the parties were sophisticated and aware of their rights, and a stipulation to forum should not be ignored absent a showing of fraud, misrepresentation, overreaching, or some other basis that would void the agreement. *See Sapp v. Berman Bros.*, 884 So.2d 1080, 1082 (Fla. 1st DCA 2004).

We note that Florida Statutes §553.78(1)(d) states *inter alia*:

1(d) Conflicting requirements between the Florida Building Code and the Florida Fire Prevention Code and Life Safety Code of the state established pursuant to ss. 633.206 and 633.208 shall be resolved by agreement between the commission and the State Fire Marshal in favor of the requirement that offers the greatest degree of life safety or alternatives that would provide an equivalent degree of life safety and an equivalent method of construction.

While Fire Committee has authority to make a determination under FFPC 13.3.2.28 there is no prohibition from Fire and Building conferring jointly on this matter as set forth in the correspondence from Bryan Parks dated July 13, 2023. Note that fire issues are Fire Committee issues and building issues are Building issues. We are ultimately seeking to provide the greatest degree of life safety or alternatives that would provide an equivalent degree of life safety through equivalent methods.

Highest regards,

Charles M. Kramer |BENSON, MUCCI & WEISS PL

Florida Supreme Court Qualified Arbitrator

Florida Bar Board Certified in Construction Law

General Counsel to the Broward County Board of Rules and Appeals

General Counsel to the Broward County Building Certification Committee

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