

VILLAGE PLACE OWNERS ASSOCIATION, INC.

CONDOMINIUM FIRE SAFETY POLICY (Adopted December 1, 2014)

Fire safety is an important role for the Florida Condominium Boards. The Regulations that govern the policies for the Village Place Board are dictated by the National Fire Protection Association (NFPA) codes. The NFPA Codes are the codes which the State of Florida has adopted for fire and safety. These codes are enforced by the South Walton Fire District Inspector (currently Gene Ventry, 850-267-1298, gventry@swfd.org). The Condominium Association and the management company (currently Seagrove Management) are required to enforce these regulations.

A number of the NFPA codes address both under stair storage and landing storage, and these codes are applicable to the Village Place Condominiums. Owners are required to comply with these codes.

The Codes that specifically address the under stair storage at Village Place are below. If you are interested in the details of the NFPA codes, they are available for free online at www.nfpa.org.

7.2.2.5.3* Usable Space. Enclosed, usable spaces within exit enclosures shall be prohibited, including under stairs, unless otherwise permitted by **7.2.2.5.3.2.**

7.2.2.5.3.1 Open space within the exit enclosure shall not be used for any purpose that has the potential to interfere with egress.

7.2.2.5.3.2 Enclosed, usable space shall be permitted under stairs, provided that both of the following criteria are met:

(1) The space shall be separated from the stair enclosure by the same fire resistance as the exit enclosure.

(2) Entrance to the enclosed, usable space shall not be from within the stair enclosure. (See also **7.1.3.2.3.**)

Based on the above, the South Walton County Fire Inspector has determined that no items may be stored under the stairwells. Owners who place any item under the stairs are subject to Board action, and the item(s) will be **immediately** removed by the Association Manager. The Board and Association are not responsible for the loss of item(s) that are removed regardless of value. All costs associated with the removal will be billed to the unit owner.

In addition, the storage of bikes on the entrance landing on the second floor is not permitted by this code. The Village Board is required to comply with the Florida Fire Safety Codes, and because bikes may block the egress from a unit, storage of bikes on the second floor entrance landing is not allowed. Bikes may be stored on the covered porches if kept orderly. Storage of bikes under the stairs is not allowed at any time as they may also block the egress pathways. Bikes should be parked in the bike racks, inside the unit, or on the unit's porch when not in use. **Bikes must not block any entrance to any unit for any reason, due to fire safety concerns.** Please note, if a young child leaves a bike at your condominium door, even though you do not believe it is a problem, it is a fire safety code violation, and is covered by this policy.

This policy was adopted by the Village Place Condominium Association to protect the fire safety of all unit owners. It was reviewed and approved by the Walton County Fire Safety Inspector. This policy may be modified at any time to be more stringent for ensuring the fire safety of all owners.