



**City of Pembroke Pines Fire Rescue**  
**Fire Prevention Bureau**  
 601 City Center Way 3rd FL  
 Pembroke Pines, FL 33025  
 PH (954) 499-9560



**FIRE SAFETY INSPECTION REPORT**

<b>Occupant Name:</b>	Heron Pond	<b>Inspection Date:</b>	1/19/2023
<b>Address:</b>	100 Southwest 83 Way	<b>Inspected By:</b>	Victor Santos
<b>Suite:</b>	Bldg. - #2	<b>Property Use Type:</b>	Multifamily dwelling
<b>Occupant Number:</b>		<b>InspectionType:</b>	Annual Fire Alarm (FAS), Annual Fire and Life Safety Inspection
<b>Occ. Sq. Ft.:</b>	20000	<b>Number of AEDs:</b>	0

Insp. Result	Location	Code Set	Code
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<b>Deficiency</b>		FL NFPA 101 2018 FIRE ALARM SYSTEM	4.6.12.1 - Annual Insp./Devices not maintained/Trouble
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**Inspector Comments:** ACTION REQUIRED: Fire Alarm system annual service needed. Must have a licensed qualified contractor conduct annual service and provide a deficient-free maintenance, inspection and testing report.

Whenever or wherever any device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or any other feature is required for compliance with the provisions of this Code, such device, equipment, system, condition, arrangement, level of protection, fire-resistive construction, or other feature shall thereafter be continuously maintained. Maintenance shall be provided in accordance with applicable NFPA requirements or requirements developed as part of a performance-based design, or as directed by the authority having jurisdiction.

<b>Deficiency</b>		FL NFPA 01 2018 Chapter 10 General Safety Requirements	10.1.4.1 - Excerpt: Where structural elements have visible damage, the AHJ shall...
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**Inspector Comments:** \*\*\*The noted structural damages have been referred to the City's Building Official and Structural Chief for evaluation of possible unsafe conditions. A site visit with structural inspectors and the Building Official to demonstrate areas of concern was conducted. Following the site visit, an structural engineer was consulted and in conjunction with the Building Official, deemed each patio/balcony area unsafe. The Building Official instructed Xochitl Alvarez, the property manager, to produce an analysis and proposal completed by a structural engineer for conditions and repairs within 48 hours. Each building and unit had an "Unsafe Building" notice posted on the front door as well as verbally communicated with residents who were home at the time. Residents were instructed that due to the unsafe conditions, they are to remain clear of the patio/balcony area until further notice is given.\*\*\*

Where structural elements have visible damage, the AHJ shall be permitted to require a technical analysis prepared in accordance with Section 1.15 to determine if repairs are necessary to restore structural integrity.

<b>Deficiency</b>		FL NFPA 01 2018 OWNER RESPONSIBILITY	10.2.1 - Owner Responsibility
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**Inspector Comments:** \*\*\*\*The owner, operator, or occupant shall be responsible for compliance with Florida Life Safety Code.\*\*\*\*

<b>Deficiency</b>		Pembroke Codes Pembroke Pines	PPFD 101 - Fire Inspection
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**ALL VIOLATIONS MUST BE ABATED IMMEDIATELY**

**Any and all violations must be corrected prior to the noted re-inspection date. Failure to remedy said deficiencies on or**


before the re-inspection date will result in a re-inspection fee and may also subject you to further action by the Fire Marshal's office.

The Inspector will return on or after **2/20/2023**.

**MISSION STATEMENT**

*"The Pembroke Pines Fire Department is dedicated to the preservation of life, property and the environment. Our goal is to provide quality, cost effective professional services predicated upon the knowledge, skills, and abilities of our members."*

**Inspector:**

  
Signature valid only in mobile-eye documents  
Victor Santos  
1/19/2023

Ref: 67797