



LANAI, TERRACE OR BALCONY ENCLOSURES & SECONDARY ESCAPE: PLANNING FOR A SUCCESSFUL REVIEW

North Collier Fire Rescue is committed to providing you with an efficient permitting and fire plans examination experience. To better assist you with a plan review for a proposed lanai, terrace or balcony enclosure, we have prepared this checklist for your reference. We ask that you please complete the checklist and include with your plan submittal.

What does the Florida Fire Prevention Code direct in reference to secondary escape?

The Florida Fire Prevention Code requires a primary and secondary escape for all residential dwelling units, except for dwellings protected throughout by an approved, automatic sprinkler system in accordance with FFPC 101: 24.3.5.

Per the code, an exterior balcony is required to serve as a secondary escape where the windows are not within 20' to the finished ground level; as measured from their respective windowsill. The exterior balcony allows occupants that cannot jump from a low opening to access an area of refuge during a fire. The exterior balcony provides an area where the residents can temporarily escape products of combustion, heat and flames until the Fire District arrives to extinguish the fire and remove them from harm's way.

It is important for our glass contractors to understand the Florida Fire Prevention Code requirements for secondary escape. In the case of lanai enclosures, a lanai cannot be enclosed in a dwelling unit without complete fire sprinkler protection unless the lanai is within 20 feet to the finished ground level; as measured from the top of the lanai fall protection railing. The only exception in the code for enclosures at heights in excess of 20 feet is for secondary escape openings that are directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction.

If the height exceeds 20 feet, but you as the contractor feel that the opening can be accessed by fire department apparatus, you may contact North Collier Fire Rescue for a field evaluation. If approved, the Fire Marshal will provide written documentation on District letterhead for you to submit with your plans. To request a field evaluation for a lanai enclosure meeting, please call (239) 597-9227.

Are there exemptions for secondary escape?

An exemption for secondary escape in FFPC 101:24.2.2.1.2 is a dwelling unit protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.

Please note that for fully sprinkled dwelling units, the fire sprinkler system shall be required to extend into the newly enclosed lanai and the work will require a separate fire sprinkler permit. A CO hold will be placed on the lanai enclosure permit until the separate permit for fire sprinkler alterations is complete and issued a notice of fire compliance. The contractor must acknowledge this requirement and provide complete information about the sprinkler system to avoid a rejection on their lanai enclosure plan submittal.



SECTION 1: CONTACT INFO

Project Name	
Permit #	
Job Address	
Contractor	
Contact Name	
Contact Email	
Contact Phone	

SECTION 2: TYPE OF FIRE SPRINKLER SYSTEM

Fully Sprinkled

For fully sprinkled dwelling units, the sprinkler system shall be required to extend into the newly enclosed lanai. Any alterations to the system will require a separate permit. A CO hold will be placed until the separate permit is finalized. This must be acknowledged on the plans by a written statement.

Partial-Sprinkled Non-Sprinkled

Partial or Non-Sprinkled dwelling units must complete Section 3 Checklist

SECTION 3: PARTIAL/NON-SPRINKLED DWELLING CHECKLIST

Provide a complete floor plan in which:

1. All of the rooms on the floor plan are labeled.	<input type="checkbox"/> Yes <input type="checkbox"/> No
2. Clear opening dimensions for all required secondary escapes are provided on the floor plan. FFPC, 101:24.2.2.3.3 requires a clear opening of not less than 5.7 ft2. The minimum width is 20" and the minimum height is 24". The clear opening is measured by the means in which someone can pass through the window and not the dimensions of the entire frame. Existing approved secondary escape openings are permitted to be below this requirement. Please provide the existing dimensions for such openings.	<input type="checkbox"/> Yes <input type="checkbox"/> No
3. The height of all secondary escape windows, measured from the sill to the finished ground level, are provided. If the height is clearly above the 20' requirement, you may state a rough estimate on the plans.	<input type="checkbox"/> Yes <input type="checkbox"/> No
4. Provide the height of the lanai railing as measured from the top of the rail to the finished ground level. If the height is clearly above the 20' requirement, you may state a rough estimate on the plans.	<input type="checkbox"/> Yes <input type="checkbox"/> No



5. If direct accessibility to fire apparatus is claimed, in accordance with FFPC 101: 24.2.2.3.3* (2), do you have a field evaluation letter, signed by the District Fire Marshal on agency letterhead?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6. All tenant walls are identified on the plan.	<input type="checkbox"/> Yes <input type="checkbox"/> No
7. The entrance of the dwelling unit / primary means of escape is identified on the plan.	<input type="checkbox"/> Yes <input type="checkbox"/> No
8. Was this lanai previously enclosed? If yes , provide a permit number or specify as unpermitted work: Permit # <input type="checkbox"/> Enclosed by Unpermitted Work	<input type="checkbox"/> Yes <input type="checkbox"/> No

SECTION 4: ACKNOWLEDGEMENT OF FIRE PREVENTION CODES RELATED TO LANAI, TERRACE OR BALCONY ENCLOSURES

Means of escape within the dwelling unit shall comply with the provisions of Section 24.2 for one and two-family dwellings (FFPC 101:31.2.1.2)

FFPC 7th Edition, 101: 24.2.2.1.1 - In dwellings or dwelling units of two rooms or more, every sleeping room and every living area shall have not less than one primary means of escape and one secondary means of escape. This includes the living room; see FFPC 7th Edition, 101: 3.3.22.5.

24.2.2.1.2 A secondary means of escape shall not be required where one of the following conditions is met:

- The bedroom or living area has a door leading directly to the outside of the building at or to the finished ground level.
- The dwelling unit is protected throughout by an approved automatic sprinkler system in accordance with 24.3.5.

24.2.2.3 Secondary Means of Escape. The secondary means of escape, other than an existing approved means of escape, shall be one of the means specified in 24.2.2.3.1 through 24.2.2.3.4.

24.2.2.3.1 It shall be a door, stairway, passage, or hall providing a way of unobstructed travel to the outside of the dwelling at street or the finished ground level that is independent of and remote from the primary means of escape.

24.2.2.3.2 It shall be a passage through an adjacent nonlockable space, independent of and remote from the primary means of escape, to any approved means of escape.

24.2.2.3.3* It shall be an outside window or door operable from the inside without the use of tools, keys, or special effort and shall provide a clear opening of not less than 5.7 ft2 (0.53 m2). The width shall be not less than 20 in. (510 mm), and the height shall be not less than 24 in. (610



mm). The bottom of the opening shall be not more than 44 in. (1120 mm) above the floor. Such means of escape shall be acceptable where one of the following criteria is met:

- The window shall be within 20 ft (6100 mm) of the finished ground level.
- The window shall be directly accessible to fire department rescue apparatus as approved by the authority having jurisdiction.
- (3) The window or door shall open onto an exterior balcony.

Acknowledged By (Print Name)	
Signature	
Date	

SECTION 5: ACKNOWLEDGEMENT OF REQUIRMENT OF SEPARATE PERMIT

For fully sprinkled dwelling units, the fire sprinkler system shall be required to extend into the newly enclosed lanai and the work will require a separate fire sprinkler permit.

Permit # (if applicable)	
Acknowledged By (Print Name)	
Signature	
Date	

QUESTIONS?

For questions regarding the enclosure of a lanai, terrace or balcony, and the related fire prevention codes, please contact:

Maggie Acevedo
 Plans Reviewer
 North Collier Fire Control and Rescue District
 (239) 252-2309