

January 21, 2016

Everett Bluffs, LLC  
c/o Hearthstone Housing Foundation  
20331 Irvine Ave, Suite E-1  
Newport Beach, CA 92660

Everett Bluffs, LLC  
c/o Hearthstone Housing Foundation  
5031 Birch Street, Suite F  
Newport Beach, CA 92660

Everett Bluffs, LLC  
738 Iana St.  
Kailua, HI 96734

Re: Notification of Required Repairs and Fire Code Compliance at 2 West Casino Road, The Bluffs

Dear All,

During our examination of the fire structure following the 31 December, 2015 fire at 2 West Casino Road, it was found that the structure did not have a fire alarm system. Further research revealed that none of the multi-family residential buildings are equipped with fire alarm systems as required by the Everett Fire Code.

Because the residential buildings have more than 16 dwelling units, they are required to comply with International Fire Code (IFC) Section 1103.7.6 which is set out below.

Specifically:

*IFC Chapter 11, Section 1103, subsection 1103.7.6 **Group R-2**. A manual fire alarm system that activates the occupant notification system in accordance with Section 907.6 shall be installed in existing Group R-2 occupancies more than three stories in height or with more than 16 dwelling or sleeping units.*

**Exceptions:**

- 1. Where each living unit is separated from other contiguous living units by fire barriers having a fire-resistance rating of not less than 0.75 hour, and where each living unit has either its own independent exit or its own independent stairway or ramp discharging at grade.*

2. *A separate fire alarm system is not required in buildings that are equipped throughout with an approved supervised automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2 and having a local alarm to notify all occupants.*
3. *A fire alarm system is not required in buildings that do not have interior corridors serving dwelling units and are protected by an approved automatic sprinkler system installed in accordance with Section 903.3.1.1 or 903.3.1.2, provided that dwelling units either have a means of egress door opening directly to an exterior exit access that leads directly to the exits or are served by open-ended corridors designed in accordance with Section 2016.6, Exception 4.*

Within 90 days of receipt of this notification, please submit necessary Fire Alarm Permit applications to the City of Everett Permit Services Division. Please plan for fire alarm installation during the 6 months following plan approval.

In addition, though not required by fire code, spring-loaded door closers installed on apartment front doors can slow the spread of fire outside the apartment, and help keep fire from blocking adjacent apartment doors being used by residents to evacuate the building in an emergency.

Thank you for your attention to this matter. Please feel free to contact me at (425) 754-0443 if you have any questions.

Richard T. Robinson  
Fire Marshal  
Everett Fire Department