

International Tower

April 15, 2008

TO Councilwoman Rae Gabelich, Chair
Economic Development & Finance Committee, City Council

FROM LeRoy Misuraca, President
David Schaffner, Treasurer
International Tower Owners Association

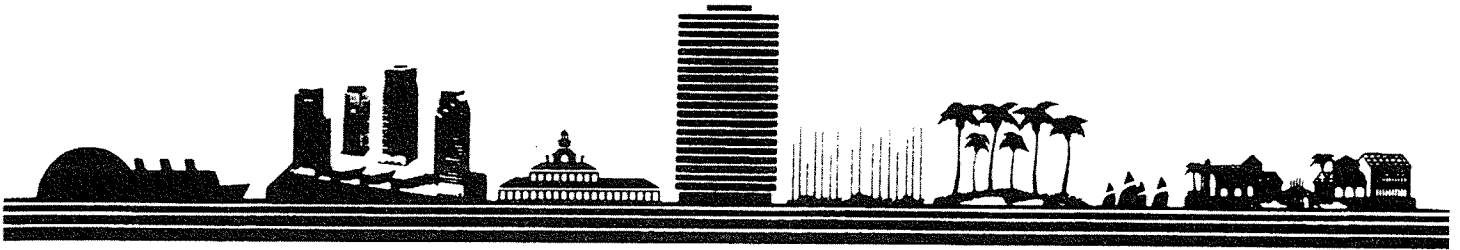
RE Fire Safety for High Rise Associations

On behalf of the owners of the 204 units in our 32-floor condominium association building, we welcome your concern for fire safety. However we strongly believe that each of the "older" residential buildings must be evaluated individually, because the structures do not meet a uniform standard.

On the second page we have listed inherent safety features of the International Tower, our uniquely designed landmark concrete, glass, and steel building, illustrating why we want to speak against any one-size-fits-all mandate for fire sprinklers

The installation of sprinklers for us would be redundant and prohibitively expensive relative to any quantifiable benefit. Obtaining outside (city or other) financial support would require convincing arguments.

Mandating fire sprinklers for our building would serve only superficial cosmetic and perhaps political objectives. We believe the cost/benefit ratio of imposed sprinklers for the International Tower would be unsupportable.



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UNIQUE FIRE SAFETY FEATURES OF THE INTERNATIONAL TOWER

1. Each unit has floor to ceiling 4-5 foot-wide sliding glass doors opening from each bedroom and from the combined kitchen/dining/living room onto a balcony circling the entire building. In the event of a fire emergency our unique design allows residents and emergency personal to use the continuous exterior balconies to get away from a fire.
2. All exterior unit walls are also floor to ceiling glass and recessed, making it virtually impossible for fire to leap from one floor to another.
3. Each residential floor of eight units has two commercially rated automatically closing fire doors isolating four-unit sections, each section with its own fire-escape stairwell. The interior furniture-free hallways are separated from the units with thick concrete walls.
4. The stairwells and elevators are separated by similar thick concrete walls and metal doors virtually eliminating the possibility of a unit fire from connecting to another floor through the inner shafts.
5. Each floor has two commercial-size fire extinguishers, inspected regularly, and two fire department hose connections, one for each four-unit section.
6. We have 24/7 security guards with access to our fire control room equipped with a PA system linked to each individual unit, allowing emergency announcements for immediate evacuation and/or instruction.
7. Kitchen and bathroom exhaust vents are equipped with a thermal-triggered fuse to shut off the unit's oxygen source.
8. Each unit is equipped with multiple electrically wired smoke alarms.
9. Each hallway and stairwell is equipped with smoke detectors that trigger a building-wide alarm. Each hallway and stairwell is equipped with multiple smoke detectors that trigger a building-wide and fire department alarm.
10. We are in compliance with all city and fire department requirements.