

A few fire sprinkler systems were placed in service, but most were not sufficiently completed to place in service. However, without the fire service mains, the sprinkler systems remain inoperative.

None of the fire alarm and detection systems were ready for testing at the time of arrival and none were completed during this site visit. The wiring methods used by the Contractor do not comply with the NFPA 70, National Electrical Code, and will be very difficult to maintain. The Contractor continues to struggle with an understanding of the project specifications, despite guidance from OBO/OM/FIR.

Additionally, the sub-slave fire alarm controls in the ABCDs do not correctly operate because the equipment did not meet the functionality required for this area.

Most buildings have a complete lack of firestopping in fire rated walls and floors. Unless all openings in rated walls and floors are firestopped using approved methods and materials, a fire could spread very quickly from one area to another. This is especially true because the sprinklers are not in service.

The NOX Mechanical Room Penthouse has insufficient occupant egress, and a rated stair must be constructed to the roof level. Many other safety related deficiencies, such as non-rated fire doors and a 1/2" crack in rated stairway wall were noted during the site visit. The list of deficiencies is attached with this report for reference.

In accordance with Section 901.5 of the International Building Code and Section 901.5.1 of the International Fire Code, none of the buildings on the NEC are approved for occupancy. A copy of Section 901.5 is included with this report for reference.

What was resolved: A meeting was held on Friday September 1, 2007 between the contractors, OBO/OM/FIR, and IPCO to resolve the significant number of outstanding fire protection issues. Minutes of this meeting are included with this report for reference.

Coordination: All activities are being coordinated through IPCO and OBO/OM/FIR.

Conclusion: The NEC is not ready for tests and the Contractor could not provide a timeline for completion.