

## Heather Clot

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**From:** Heather Clot [heather@capartners.net]  
**Sent:** Monday, June 10, 2019 2:36 PM  
**To:** Heather Clot  
**Subject:** Royal Arms Fire Escape Update 06/10/2019

Hello Owners,

Below is a an important message from your Board Chair regarding the fire escape load testing and barrier gates.

Just a quick reminder that the next Board Meeting will be held on Wednesday, June 19th at 6:00 PM in the lobby. As always, we encourage all owners to attend Board Meetings when their schedule permits.

From Nancy:

Success! The load testing of the fire escapes and attached balconies passed the load testing.

This gets us to the last stage of this project, to add permanent barriers and gates between the fire escape stair openings and the balconies. This allows residents of units with access to their balcony to continue to use it safely without obstructing the function of the fire escapes as a means of egress for occupants of our building. The gate will also allow the fire department a second means to enter the building via the balcony sliding door, in addition to the window access to the main corridor.

NJP Construction will tentatively begin to install the gates starting the week of [June 17th](#) , to be completed [June 21st](#). They will be putting up safety cones around the work area. They will not need to close off the entry area. They ask that nothing be on the balconies when they start the installation.

Once the installation of the gates are completed, Miller Consulting Engineers will submit a letter to the city, which will trigger the inspection by the Fire Marshal. The balconies will need to be clear until this final inspection.

This project continues to be really well.

Thank you,

Nancy Hillig

Royal Arms HOA Board Chair