

The Liberty Tower Tulsa, Oklahoma



Building Fire Safety from Code to Construction

OVERVIEW

Liberty Tower is a 23-story residential high-rise building in Tulsa, OK. Rising 254 feet, original construction was completed in 1965.

SITUATION

In 2007 Tulsa passed an ordinance that all high-rise buildings of seven stories or more must be sprinklered immediately. Mike Flynn, Vice President, Liberty Tower, knew that meeting this requirement retroactively would

cost over \$2.5 million and force residents to temporarily move out of their homes. Upon recommendation from a member of the Appeals Court, Flynn hired Jack Poole, Principal of PRO3, to analyze Liberty Tower and develop a Fire Protection/Life Safety Plan of Correction Report. He wanted to understand the total level of life safety afforded to building occupants.

SOLUTION

PRO3's Design-Build Solution: Using their patented ENDSS protocol, a Plan of Correction was developed that viewed the building from a performance-based approach. The overall goal was to design a solution that would provide an acceptable level of life and fire safety. The report addressed the structural, mechanical and electrical systems, identifying those that needed upgrading, modification or replacement. Engineered alternatives were designed where appropriate. The plan of correction was submitted to the city and approved. As for the residents - they weren't disrupted, even for a day.

"We owe everything to Jack Poole. He had a depth of understanding and the ability to work on our behalf with the Authority Having Jurisdiction. It saved us time and money."

Mike Flynn, Vice President - The Liberty Tower

PRO3 FIRE PROTECTION DESIGN-BUILD PROCESS

PRO3 provides innovative design, single-source solutions and unparalleled service for Fire protection projects. PRO3 manages and oversees the project from code consulting to construction and is a partner every step of the way to occupancy.