

Memorandum

TO: The Chairman and Members of the Fire Technical Advisory Committee of the Florida Building Commission (the “Fire TAC”)

CC: Jim Richmond
Mo Madani
April Hammonds
Doug Buck
Kari Hebrank
Truly Burton

FROM: Robert S. Fine

DATE: May 31, 2016

RE: Amendment to Florida Building Code (“FBC”) pursuant to Section 17, Chapter 2016-129, Laws of Florida (HB 535), in particular, Section 553.73(19), Florida Statutes

The following comment to the proposed code change referenced above and described below is respectfully submitted on behalf of the Florida Home Builders Association (“FHBA”) and the High-Rise Council of the Builders Association of South Florida (“HRC”).

FHBA and HRC greatly appreciate the time and effort expended by the TAC’s and Commission’s staff to develop the proposed code language to modify Sections 403.6.1, 3007.7 and 3007.10 of the FBC to implement the will of the Legislature when it enacted Section 17, Chapter 2016-129, Laws of Florida, sometimes referred to as Section 17 of HB 535 (2016). Members and consultants of FHBA and HRC have reviewed staff’s proposed code modification and respectfully request consideration of a simple modification to staff’s proposed modification language to better clarify the intent of the legislation by the end-users of the FBC.

FHBA and HRC are requesting that the TAC consider a change to staff’s proposed language to Section 3007.10.1 of the FBC so that it would read as follows:¹

3007.10.1 Access. The *exit* enclosure containing the standpipe shall have access to the floor without passing through the fire service access lobby.

¹ In this memorandum, text that is colored **blue** has been proposed by FHBA and HRC. Text that is colored **red** is that which has been prepared by staff.

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Exception: Group R1 and R2 occupancy buildings. Standpipes in high-rise buildings Group R1 or R2 must be located in stairwells and are subject only to the requirements of the Florida Fire Prevention Code and NFPA 14, Standard for the Installation of Standpipes and Hose Systems, adopted by the State Fire Marshal.

This language makes it clear to both design professionals and building officials that the exception to the standpipe provision applies only to buildings containing Group R1 and Group R2 occupancies. The remainder of the language is a verbatim restatement of the legislative language assuring that the intent of the Legislature is conveyed as clearly as possible.

When FHBA and HRC's proposed modification to staff's proposed language is implemented, the resulting code change caused by HB 535 would be as follows:

5th Edition (2014) Florida Building Code, Building

Chapter 4 Special Detailed Requirements Based on Use and Occupancy

Section 403 High-Rise Buildings

403.6.1 Fire service access elevator. Revise Section 403.6.1 to read as follows:

403.6.1 Fire service access elevator. In buildings with an occupied floor more than 120 feet (36 576 mm) measured from the elevation of street-level access to the level of the highest occupiable floor above the lowest level of fire department vehicle access, no fewer than two fire service access elevators, or all elevators, whichever is less, shall be provided in accordance with Section 3007. All remaining elevators, if any, shall be provided with Phase 1 and II emergency operation. Each fire service access elevator shall have a capacity of not less than 3500 pounds (1588 kg).

Chapter 30 Elevators and Conveying Systems

Section 3007 Fire Service Access Elevator

3007.7 Fire service access elevator lobby. Revise Section 3007.7

3007.7 Fire service access elevator lobby. The fire service access elevator shall open into a fire service access elevator lobby in accordance with Sections 3007.7.1 through 3007.7.5.

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Exceptions:

1. Where a fire service access elevator has two entrances onto a floor, the second entrance shall be permitted to open into an elevator lobby in accordance with Section 713.14.1.
2. Where a fire service access elevator is required, a 1-hour fire-rated fire service access elevator lobby with direct access from the fire service access elevator is not required if the fire service access elevator opens into an exit access corridor that is no less than 6 feet wide for its entire length and is at least 150 square feet with the exception of door openings, and has a minimum 1-hour fire rating with three-quarter hour fire and smoke rated openings; and during a fire event the fire service access elevator is pressurized and floor- to-floor smoke control is provided.

Exception: Where transient residential occupancies occur at floor levels more than 420 feet above the level of fire service access, a 1-hour fire-rated service access elevator lobby with direct access from the fire service access elevator is required.

* * *

3007.10.1 Access. The *exit* enclosure containing the standpipe shall have access to the floor without passing through the fire service access lobby.

Exception: Group R1 and R2 occupancy buildings. Standpipes in high-rise buildings Group R1 or R2 must be located in stairwells and are subject only to the requirements of the Florida Fire Prevention Code and NFPA 14, Standard for the Installation of Standpipes and Hose Systems, adopted by the State Fire Marshal.

For the TAC's reference, staff's proposed language for Section 3007.10.1 is as follows:

3007.10.1 Access. Revise Section 3007.10.1 to read as follows:

3007.10.1 Access. The *exit* enclosure containing the standpipe shall have access to the floor without passing through the fire service access elevator lobby.

Exception: Standpipes in high-rise buildings of Group R1 or R2 must be located in stairwells and are subject only to the requirements of the Florida Fire Prevention Code and NFPA 14, Standard for the Installation of Standpipes and Hose Systems, adopted by the State Fire Marshal.

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Representatives of FHBA and HRC will be attending the meeting of the Fire TAC where this matter will be discussed and would be happy to answer any questions about this requested modification to staff's proposed text.