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LEGISLATIVE ACTION

Senate

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House

The Committee on Banking and Insurance (McClain) recommended the following:

Senate Amendment (with title amendment)

Delete lines 63 - 153

and insert:

(4) The a local enforcement agency must provide an inspection within 3 business days after such inspection is requested ~~require at least one inspection of a fire alarm system project or fire sprinkler system project~~ to ensure compliance with applicable codes and standards. If a fire alarm system project or fire sprinkler system project fails an inspection,



258716

11 the contractor must take corrective action as necessary to pass
12 inspection.

13 (5) (a) For a fire alarm system project, a contractor must
14 keep a copy of the plans and specifications at the fire alarm
15 system project worksite and make such plans and specifications
16 available to the inspector for an onsite plans review at each
17 inspection. If the local enforcement agency determines that it
18 needs documents for recording purposes, the contractor must
19 provide such documentation in paper or electronic form to the
20 local enforcement agency within 4 business days after the
21 inspection or 4 days after the documentation is requested,
22 whichever is later. The local enforcement agency may not require
23 additional plans reviews or documentation of areas or devices
24 outside the scope of permitted work, as needed on permit
25 applications.

26 (b) For a fire sprinkler system project ~~to alter an~~
27 ~~existing fire protection system~~, a contractor must keep a copy
28 of the plans and specifications at the fire sprinkler system
29 project worksite and make such plans and specifications
30 available to the inspector at each inspection. If the local
31 enforcement agency determines that it needs additional documents
32 for recording purposes, the contractor must provide such
33 documentation in paper or electronic form to the local
34 enforcement agency within 4 business days after the inspection
35 or 4 days after the documentation is requested, whichever is
36 later. The local enforcement agency may not require additional
37 plans reviews or documentation of areas or devices outside the
38 scope of permitted work, as needed on permit applications.

39 (6) A local government that fails to meet a deadline under



258716

40 subsection (3) or subsection (4) must refund the permit fee by
41 10 percent for each business day after such failure, unless the
42 local government and contractor agree in writing to a reasonable
43 extension of time, the delay is caused by the applicant, or the
44 delay is attributable to a force majeure or other extraordinary
45 circumstances. Each 10 percent refund shall be based on the
46 original amount of the permit fee.

47 (7) By October 1, 2025, a local enforcement agency must
48 establish a simplified permitting process that complies with
49 this section.

50 Section 2. Subsection (9) of section 633.202, Florida
51 Statutes, is amended to read:

52 633.202 Florida Fire Prevention Code.—

53 (9)(a) The State Fire Marshal shall make rules that
54 implement this section and ss. 633.104 and 633.208 for the
55 purpose of accomplishing the objectives set forth in those
56 sections.

57 (b) If a county or municipality fails to adhere to the
58 requirements of this section when adopting an ordinance for a
59 local amendment to the Florida Fire Prevention Code, the local
60 amendment is null and void. A municipality may enforce only an
61 ordinance that has been sent to the Florida Building Commission
62 and the State Fire Marshal pursuant to subsection (8) as of the
63 date that the bid for a permit was submitted.

64
65 ===== T I T L E A M E N D M E N T =====

66 And the title is amended as follows:

67 Delete lines 9 - 27

68 and insert:



258716

69 requiring the local enforcement agency to provide an
70 inspection within a specified timeframe; requiring
71 that certain plans and specifications be available for
72 an onsite plans review during an inspection; requiring
73 a contractor to provide additional documents, if
74 necessary, within a specified timeframe; prohibiting a
75 local enforcement agency from requiring additional
76 plans reviews or documentation outside the scope of
77 the permitted work; requiring that permit fees be
78 refunded by a certain percentage if a local government
79 fails to meet certain deadlines; providing exceptions;
80 requiring local enforcement agencies to establish a
81 simplified permitting process by a specified date;
82 amending s. 633.202, F.S.; specifying a condition
83 under which a local amendment to the Florida Fire
84 Prevention Code is null and void; providing that a
85 municipality may enforce only an ordinance that has
86 been sent to the Florida Building Commission and the
87 State Fire Marshal as of the date that the bid for a
88 permit was submitted; amending s. 633.312,