

Senate Bill 4-D (2022) Assignment No. 2

Suggestions:

Suggestion 1: It is the consensus of the EBIWG that the Florida Fire Prevention Code (FFPC) as administered by the State Fire Marshal provides for a comprehensive mandatory life safety standards for maintaining and inspecting all types of buildings and structures in this state that are three stories or more in height.

Reference – Related sections from the FFPC

10.1.2 Life Safety Code. Every new and existing building shall comply with this Code and NFPA 101.

10.1.4 Structural Hazards.

10.1.4.1 Where structural elements have visible damage, the AHJ shall be permitted to require a technical analysis prepared in accordance with Section 1.15 to determine if repairs are necessary to restore structural integrity.

10.2.4 The owner, operator, or occupant of a building that is deemed unsafe by the AHJ shall abate, through corrective action approved by the AHJ, the condition causing the building to be unsafe either by repair, rehabilitation, or other corrective action approved by the AHJ.

10.2.5 The owner, operator, or occupant, or any person in control of a building or premises shall keep records of all maintenance, inspections, and testing of fire protection systems, fire alarm systems, smoke control systems, emergency evacuation and relocation drills, emergency action plans, emergency power, elevators, and other equipment as required by law, or as required by the AHJ.

10.2.6 All records required to be kept shall be maintained until their useful life has been served as required by law, or as required by the AHJ.

10.2.7.1 Fire prevention inspections shall occur on existing premises in accordance with the minimum inspection frequency schedule specified in Table 10.2.7.1.

Table 10.2.7.1 Minimum Inspection Frequency

Occupancy Risk Classification	Frequency
High	Annually
Moderate	Biennially
Low	Triennially
Critical infrastructure	Per AHJ

1.15 Technical Assistance

1.15.1 The AHJ shall be permitted to require a review by an approved independent third party with expertise in the matter to be reviewed at the submitter's expense.

1.15.2 The independent reviewer shall provide an evaluation and recommend necessary changes of the proposed design, operation, process, or new technology to the AHJ.

1.15.3 The AHJ shall be authorized to require design submittals to bear the stamp of a registered design professional.

1.15.4 The AHJ shall make the final determination as to whether the provisions of this Code have been met.

Suggestion 2: It is the consensus of the EBIWG that the general purpose of the life safety aspects of Assignment #2 is to identify coordination issues necessary to make sure that a milestone inspector has a checklist for verification that life safety inspections as required by the Florida Fire Prevention Code are being done.

Suggestion 3: Type of building to be covered – three stories and more in height:

For consistency with the FFPC, we should limit coverage to those occupancies that are defined as "High-Risk Occupancy."

High-Risk Occupancy.

An occupancy that has a history of high frequency of fires, high potential for loss of life or economic loss, or that has a low or moderate history of fires or loss of life but the occupants have a high dependency on the built-in fire protection features or staff to assist in evacuation during a fire or other emergency.

High-Risk Occupancy.

Examples of high-risk occupancies could include multiple-family dwellings, high-rise buildings, hotels, dormitories, lodging and rooming, assembly, child care, detention, educational, health care, and industrial.

Reference –

NFPA 1730 – 2019

Suggestion 4: Components of the building life safety systems that should be verified during the milestone inspection:

- Sprinkler systems
- Fire pump
- Fire alarm systems
- Fire department access
- Fire department equipment (Hydrants, FDCs, Standpipes)
- In-building radio enhancement communication systems
- Stairwells clear and well maintained
- Means of egress
- Elevator(s)
- Smoke control systems
- Fire stopping
- Emergency power/generator
- Emergency lighting
- Change of use or hazardous storage

Suggestion 5: Uniform life safety verification checklist criteria for use during the milestone inspection(s):

- If the building has a fire sprinkler system, request a copy of the annual fire sprinkler test report. Verify that the fire sprinkler system is inspected annually by a licensed fire sprinkler contractor and has a current inspection tag signed and dated. Also verify current annual inspection tags on the fire sprinkler system backflow preventer and fire pump if the fire sprinkler system is equipped with those features.
- If the building has a fire alarm system, request a copy of the annual fire alarm test report. Verify that the fire alarm system is inspected annually by a licensed fire alarm contractor and has a current inspection tag signed and dated.
- Check for the presence of an in-building radio enhancement communication systems, and verify that the system is inspected annually by a licensed fire alarm contractor and has a current inspection tag signed and dated.
- Check the building for the presence of standpipes in the stairwells, unobstructed access to fire department connections (FDC's) for both the sprinkler system and the standpipes, and verify that there are unobstructed fire hydrants in proximity to the FDC connections and within 500 feet of all sides of the building.
- If applicable, verify that the hood fire suppression system is tagged and inspected by a state licensed fire suppression company.

- Verify that all exist ways corridors and exit stair enclosures are clear and unobstructed.
- Verify that smoke control systems are present, operable, and tested on an annual basis in high-rise building stairwells and building atriums at a minimum. Note the type of any smoke control systems that are present and obtain copies of most recent inspection records.
- Observe firestopping at joints and penetrations in rated walls and floors that are readily accessible including stairwell enclosures, penetrations of vertical shafts, and exposed floor ceiling assemblies in mechanical and electrical rooms at a minimum.
- Verify that all fire extinguishers are inspected annually by a licensed fire extinguisher company and have a current inspection tag signed and dated.
- If the building has an emergency generator, request a copy of the test report of the emergency generator (maintenance records, load test results).
- If the tenant space contains emergency lighting, verify that they have been maintained in working order. The lights shall operate on normal electrical power and on battery backup power.
- Identify if there were deficiencies that were flagged by the fire official that the building is still required to comply with.
- Confirm that the annual inspection is being performed.
- Verification via a public record request from the jurisdiction to verify that all life safety violation(s) have been corrected.
- Verify elevator certificate is up to date.
- Note any unpermitted changes of use, retrofits, or expansions of the building that may be observed and note the presence of any hazardous material storage or use.