




**Florida Statutes FS553
Building Construction Standards as it
relates to Alarm Rules and the FBC
Advanced Course**


Welcome to the advanced building code course. This course will cover Florida Statutes 553 and the Florida Building Code and its relation to 489 Part II

The complete text of each topic is available at no cost online.

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- Comments and opinions during this presentation are exclusively the presenters and do not reflect an official position of the State of Florida or any other body or organization.
 - This presentation will not cover all the revisions, changes, details, requirements or exceptions

Disclaimer

This course is designed to provide you an introduction to the Florida Laws and Rules pertaining to electrical and alarm contracting. If you are a qualifier or business owner, you should have a complete copy of the Statutes and Rules and understand your responsibilities.

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- During this presentation we will review specific sections of Chapter 533 of the Florida Statutes that relate to alarm and carbon monoxide rules.
 - You should familiarize yourself with the complete Applicable Laws and Rules
 - Complete downloadable laws and rules are available on line.
 - If you are preparing for testing of a license, you will need the complete printouts of FS489, FS633, FS533 and Administrative Rule 69A-48, at the minimum to study for the exam

FS489 FS633 Rule 69A-48 FS553

In this module we will cover Chapter 553 of the 2021 Florida Statutes that relate to Building Construction Standards. We will be examining Part IV, Florida Building Code.

The specific areas of Chapter 533 concerning alarms and carbon monoxide alarms are:

- **553.7921** Fire alarm permit application to local enforcement agency
- **553.793** Streamlined-low-voltage alarm system installation permitting
- **553.7931** Alarm System Registrations
- **553.7932** Simplified permitting process for fire alarm projects
- **553.88** Adoption of electrical and alarm standards
- **553.883** Smoke alarms in on-family and two-family dwellings and townhomes
- **553.885** Carbon monoxide alarm required

Applicable Sections of the Alarm Law

There are specific sections of Chapter 533 relating to alarms and those are the ones we will review today.



Fire Alarm Permit Application to Local Enforcement Agency

- (1) Contractor must file a Uniform Fire Alarm Permit Application and receive permit before installing or replacing a fire alarm
- (2) A repair for a fire alarm is not compliant until the permit is issued and the local agency approves the repair
- (3) Specifies what information is required to be provided on the permit application

FS 533.7921

Section 533.7921 provides for the requirement of a Uniform Fire Alarm Permit Application. The permit must be issued before the fire alarm system is considered to be compliant.



Streamlined low-voltage alarm system installation permitting

- Definitions as used in this section:
 - (a) “Contractor” means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489.

FS 533.793

A contractor means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489.

Streamlined low-voltage alarm system installation permitting

- Definitions as used in this section:
 - (b) "Low-voltage alarm system project" means a project related to the installation, maintenance, inspection, replacement, or service of a new or existing alarm system, as defined in s. 489.05, including video cameras and closed-circuit television systems used to signal or detect a burglary, fire, robbery, or medical emergency, that is hardwired and operating at low voltage, as defined in the National Electrical Code Standard 70, Current Edition, or a new or existing low-voltage electric fence. The term also includes and ancillary components or equipment attached to such a low-voltage alarm system or low-voltage electric fence, including, but not limited to, home-automation equipment, thermostats, closed-circuit television systems, access controls, battery recharging devices, and video cameras.

FS 533.793

In July of 2022, the Florida Governor signed into law Senate Bill 1140 that included language that changed several paragraphs in Chapter 553. Those changes are noted in red.

Streamlined low-voltage alarm system installation permitting

- Definitions as used in this section:
 - (c) "Low-voltage electric fence" means an alarm system, as defined in s 489.05, that consists of a fence structure and an energizer powered by a commercial storage battery not exceeding 12 volts which produces an electric charge upon contact with the fence structure.

FS 533.793

A low-voltage electric fence is defined in section 533.793, although not defined in Florida Statute 489



Streamlined low-voltage alarm system installation permitting

- Definitions as used in this section:
 - (d) "Wireless alarm system: means a burglar alarm system or smoke detector that is not hardwired.

FS 533.793

Many companies today utilize wireless systems. Systems that only plug directly into a receptacle, not unlike a toaster or an ipad. These operate on batteries that are of the low-voltage type either 1.5 volts, 3 votls, and 9 volt batteries.



Streamlined low-voltage alarm system installation permitting

(2) Notwithstanding any provision of law, this section applies to all low-voltage alarm system projects for which a permit is required by a local enforcement agency. However, a permit is not required to install, maintain, inspect, replace, or service a wireless alarm system, including any ancillary components or equipment to the system.

FS 533.793

Because of its inherently safe nature, and the design of a wireless system, the legislature has deemed it unnecessary to obtain an installation, or electrical permit to install such a system. However, depending upon the municipality, an alarm user permit may be required.




Streamlined low-voltage alarm system installation permitting

(4) This section does not apply to the installation or replacement of a fire alarm if a plan review is required.

FS 533.793

When a plan review is required, the streamlined provision does not apply.



Streamlined low-voltage alarm system installation permitting


(5) A local enforcement agency shall make uniform basic permit labels available for purchase by a contractor to be used for the installation or replacement of a new or existing alarm system at a cost of not more than \$40 per label per project per unit. The local enforcement agency may not require the payment of any additional fees, charges, or expenses associated with the installation or replacement of a new or existing alarm system.

(a) A local enforcement agency may not require a contractor, as a condition of purchasing a label, to submit any information other than identification information of the licensee and proof of registration or certification as a contractor.

(b) A label is valid for 1 year after the date of purchase and may only be used within the jurisdiction of the local enforcement agency that issued the label. A contractor may purchase labels in bulk for one or more unspecified current or future projects.

FS 533.793

This provision requires permit labels to be available by the local municipality and limits its cost to \$40. Labels are valid for 1 year from date of purchase.



Streamlined low-voltage alarm system installation permitting

(6) A contractor shall post an unused uniform basic permit label in a conspicuous place on the premises of the low-voltage alarm system project site before commencing work on the project.

(7) A contractor is not required to notify the local enforcement agency before commencing work on a low-voltage alarm system project. However, a contractor must submit a Uniform Notice of a Low-Voltage Alarm System Project as provided under subsection (8) to the local enforcement agency within 14 days after completing the project. A local enforcement agency may take disciplinary action against a contractor who fails to timely submit a Uniform Notice of a Low-Voltage Alarm System Project.

FS 533.793

Streamlined low-voltage alarm system installation permitting

(8) The Uniform Notice of a Low-Voltage Alarm System Project may be submitted electronically or by facsimile if all submissions are signed by the owner, tenant, contractor, or authorized representative of such persons. The Uniform Notice of a Low-Voltage Alarm System Project must contain the following information:

UNIFORM NOTICE OF A LOW-VOLTAGE ALARM SYSTEM PROJECT

Owner's or Customer's Name

Owner's or Customer's Address

City

State Zip

Phone Number

E-mail Address

Contractor's Name

Contractor's Address

City

State Zip

Phone Number

Contractor's License Number

Date Project Completed

Scope of Work

Notice is hereby given that a low-voltage alarm system project has been completed at the address specified above. I certify that all of the foregoing information is true and accurate.

(Signature of Owner, Tenant, Contractor, or Authorized Representative)

FS 533.793



Streamlined low-voltage alarm system installation permitting

(9) A local enforcement agency may coordinate directly with the owner or customer to inspect a low-voltage alarm system project to ensure compliance with applicable codes and standards. If a low-voltage alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.

(10) A municipality, county, district, or other entity of local government may not adopt or maintain in effect any ordinance or rule regarding a low-voltage alarm system project that is inconsistent with this section.

(11) A uniform basic permit label shall not be required for the subsequent maintenance, inspection, or service of an alarm system that was permitted in accordance with this section.

FS 533.793



Alarm system registrations

(1) As used in this section, the term “applicable local governmental entity” means the local enforcement agency or local law enforcement agency responsible for the administration of alarm system registration in a jurisdiction.

(a) The owner, lessee, or occupant, or an authorized representative thereof, of a property must register his or her alarm system with the applicable local governmental entity if such entity requires registration of alarm systems.

FS 533.7931

Each alarm system must be registered with the appropriate municipality where the alarm system is installed. This may be the police or sheriff’s department, the electrical authority, or some other agency. Every municipality will determine when and where a registration or alarm user’s permit is required.



Alarm system registrations

(b)1. A contractor as defined in s. 553.793 or an alarm system monitoring company that installs a monitored alarm system shall provide written notice, on paper or electronically, to an owner, lessee, or occupant, or an authorized representative thereof, before activating or reactivating an alarm system, that the applicable local governmental entity may require the registration of the alarm system.

2. An alarm system monitoring company that activates an alarm system installed by an owner, lessee, or occupant, or authorized representative thereof, shall provide verbal notice to the owner, lessee, or occupant, or authorized representative thereof, before activating or reactivating an alarm system, that the applicable local governmental entity may require the registration of the alarm system.

FS 533.7931

The responsibility for notifying the customer of the requirement for registering their alarm system falls to the alarm contractor or the monitoring company.



Alarm system registrations

(2) A contractor or alarm system monitoring company is not liable for civil penalties and fines assessed or imposed by the applicable local governmental entity for failing to register an alarm system, for dispatch to an unregistered user, or for excessive false alarms not attributed to alarm system monitoring company error or improper installation by the contractor or alarm system monitoring company.

(3) A municipality, county, district, or other local governmental entity may not require that an alarm system registration form be notarized before an alarm system may be registered.

(4) A municipality, county, district, or other local governmental entity may not adopt or maintain in effect any ordinance or rule regarding alarm system registration that is inconsistent with this section.

FS 533.7931

A licensed contractor in Florida is not responsible for the fines levied against the user for failing to register an alarm system, for dispatch to an unregistered user, or for excessive false alarms not attributed to alarm system monitoring company error or improper installation by the contractor or alarm system monitoring company.

Section 3. Section 553.7932, Florida Statutes, is created to read:

553.7931 Simplified permitting process for fire alarm system projects.


(1) As used in this section, the term:

(a) “Contractor” means a person who is qualified to engage in the business of electrical or alarm system contracting pursuant to a certificate or registration issued by the department under part II of chapter 489.

(b) “Fire alarm system project: means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices, or the installation or replacement of a fire communicated connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building.

FS 533.7932 New Section

New section that has been added provides several definitions that pertain the the simplified permitting process.

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- (2)(a) A local enforcement agency may require a contractor, as a condition of obtaining a permit for a fire alarm system project, to submit a completed application and payment.
- (b) A local enforcement agency may not require a contractor to submit plans or specifications as a condition of obtaining a permit for a fire alarm system project.
- (3) A local enforcement agency must issue a permit for a fire alarm system project in person or electronically.
- (4) A local enforcement agency must require at least one inspection of a fire alarm system project to ensure compliance with applicable codes and standards. If a fire alarm system project fails an inspection, the contractor must take corrective action as necessary to pass inspection.
- (5) A contractor must keep a copy of the plans and specifications at a fire alarm system project worksite and make such plans and specifications available to the inspector at each inspection.

FS 533.7932 New Section

Adoption of electrical and alarm standards

For the purpose of establishing minimum electrical and alarm standards in this state, the current edition of the following standards are adopted:

- (1) "National Electrical Code," NFPA No. 70.
- (2) Underwriters' Laboratories, Inc., "Standards for Safety, Electrical Lighting Fixtures, and Portable Lamps," UL 57 and UL 153.
- (3) Underwriters' Laboratories, Inc., "Standard for Electric Signs," UL 48.
- (4) The provisions of the following which prescribe minimum electrical and alarm standards:
 - (a) NFPA No. 56A, "Inhalation Anesthetics."
 - (b) NFPA No. 56B, "Respiratory Therapy."
 - (c) NFPA No. 56C, "Laboratories in Health-related Institutions."
 - (d) NFPA No. 56D, "Hyperbaric Facilities."
 - (e) NFPA No. 56F, "Nonflammable Medical Gas Systems."
 - (f) NFPA No. 72, "National Fire Alarm Code."
 - (g) NFPA No. 76A, "Essential Electrical Systems for Health Care Facilities."
- (5) The rules and regulations of the Department of Health, entitled "Nursing Homes and Related Facilities Licensure."
- (6) The minimum standards for grounding of portable electric equipment, chapter 8C-27 as recommended by the Division of Workers' Compensation, Department of Financial Services.

FS 533.88

Florida adopts a variety of codes and standards from nationally recognized agencies such as Underwriter's Laboratories and the National Fire Protection Association.



Adoption of electrical and alarm standards

“The Florida Building Commission shall update and maintain such electrical standards consistent with the procedures established in s. 553.73 and may recommend the National Electrical Installation Standards.”

FS 533.88

The Florida Building Commission shall update and maintain such electrical standards consistent with the procedures established in s. 553.73 and may recommend the National Electrical Installation Standards.



Smoke alarms in one-family and two-family dwellings and townhomes

One-family and two-family dwellings and townhomes undergoing a repair, or a level 1 alteration as defined in the Florida Building Code, may use smoke alarms powered by 10-year nonremovable, nonreplaceable batteries in lieu of retrofitting such dwelling with smoke alarms powered by the dwelling's electrical system. A battery-powered smoke alarm that is newly installed or replaces an existing battery-powered smoke alarm as a result of a level 1 alteration must be powered by a nonremovable, nonreplaceable battery that powers the alarm for at least 10 years. The battery requirements of this section do not apply to a fire alarm, smoke detector, smoke alarm, or ancillary component that is electronically connected as a part of a centrally monitored or supervised alarm system; that uses a low-power, radio frequency wireless communication signal; or that contains multiple sensors, such as a smoke alarm combined with a carbon monoxide alarm or other multisensor devices, and is approved and listed by a nationally recognized testing laboratory.

FS 533.88

Carbon monoxide alarm required

(1) Every separate building or addition to an existing building, other than a hospital, an inpatient hospice facility, or a nursing home facility licensed by the Agency for Health Care Administration, constructed on or after July 1, 2008, and having a fossil-fuel-burning heater or appliance, a fireplace, an attached garage, or other feature, fixture, or element that emits carbon monoxide as a byproduct of combustion shall have an approved operational carbon monoxide alarm installed within 10 feet of each room used for sleeping purposes in the new building or addition, or at such other locations as required by the Florida Building Code. The requirements of this subsection may be satisfied with the installation of a hard-wired or battery-powered carbon monoxide alarm or a hard-wired or battery-powered combination carbon monoxide and smoke alarm. For a new hospital, an inpatient hospice facility, a nursing home facility licensed by the Agency for Health Care Administration, or a new state correctional institution, an approved operational carbon monoxide detector shall be installed inside or directly outside of each room or area within the hospital or facility where a fossil-fuel-burning heater, engine, or appliance is located. This detector shall be connected to the fire alarm system of the hospital or facility as a supervisory signal. This subsection does not apply to existing buildings that are undergoing alterations or repairs unless the alteration is an addition as defined in subsection (3).

FS 533.885


The Florida Building Code is referenced in Florida Statute 533 as the governing body dictating when and where a carbon monoxide alarm shall be installed.

Carbon monoxide alarm required

- (2) The Florida Building Commission shall adopt rules to administer this section and shall incorporate such requirements into its next revision of the Florida Building Code.
- (3) As used in this section, the term:
- (a) “Carbon monoxide alarm” means a device that is meant for the purpose of detecting carbon monoxide, that produces a distinct audible alarm, and that meets the requirements of and is approved by the Florida Building Commission.
 - (b) “Fossil fuel” means coal, kerosene, oil, fuel gases, or other petroleum or hydrocarbon product that emits carbon monoxide as a by-product of combustion.
 - (c) “Addition” means an extension or increase in floor area, number of stories, or height of a building or structure.

FS 533.885

The Florida Building Code is referenced in Florida Statute 533 as the governing body dictating when and where a carbon monoxide alarm shall be installed.



**The next few slides should be
inserted into the laws and
rules where 489.5185 is
referenced**

Fire alarm system agents

(2)(f) If a person holds a current National Institute of Certification in Engineering Technologies (NICET) Level II certification or higher in Fire Alarm Systems or Inspection and Testing of Fire Alarm Systems, a current certification as an Electronic Security Association (ESA) Certified Fire Alarm Technician, or a current certification as an ESA Certified Fire Alarm Designer, he or she is required to complete only the 2 hours of training in the prevention of false alarms required by paragraph (1)(b) from a board-approved sponsor of training and through a board-approved training course.

FS489.5185

In July the governor signed into law SB1140 that made changes to the requirements for Fire Alarm System Agents that are either certified by NICET or ESA. This recognizes the higher level of education these individuals have achieved.

Fire alarm system agents

(5)(a) Except as provided in paragraph (b), each fire alarm system agent must receive 6 hours of continuing education on fire alarm system installation and repair and false alarm prevention every 2 years from a board-approved sponsor of training and through a board-approved training course.

(b) A person holding a current NICET Level II certification or higher in Fire Alarm Systems or Inspection and Testing of Fire Alarm Systems, certification as an ESA Certified Fire Alarm Technician, or certification as an ESA Certified Fire Alarm Designer is required to complete only 2 hours of continuing education training in the prevention of false alarms every 2 years from a board-approved sponsor of training and through a board-approved training course.

FS489.5185
