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CS/CS/HB 551

2025 Legislature

1
2 An act relating to fire prevention; amending s.
3 553.7932, F.S.; defining the term "alteration";
4 revising the definition of the term "fire alarm system
5 project"; requiring a local enforcement agency to
6 issue a permit for a fire alarm system project or fire
7 sprinkler system project within a specified time
8 period; authorizing work to commence immediately;
9 requiring the local enforcement agency to provide an
10 inspection within a specified timeframe; requiring
11 that certain plans and specifications be available for
12 an onsite plans review during an inspection; requiring
13 a contractor to provide additional documents, if
14 necessary, within a specified timeframe; prohibiting a
15 local enforcement agency from requiring additional
16 plans reviews or documentation outside the scope of
17 the permitted work; requiring that permit fees be
18 refunded by a certain percentage if a local government
19 fails to meet certain deadlines; providing exceptions;
20 requiring local enforcement agencies to establish a
21 simplified permitting process by a specified date;
22 amending s. 633.202, F.S.; providing that a county or
23 municipality may only enforce an ordinance that has
24 been sent to the Florida Building Commission and the
25 State Fire Marshal as of a certain date; amending s.

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26 633.312, F.S.; requiring a uniform summary inspection
 27 report to include specified information; removing the
 28 requirement for a brief summary of deficiencies;
 29 requiring a contractor's detailed inspection report to
 30 be provided with a uniform summary inspection report;
 31 removing an exception from submitting certain
 32 information within a detailed inspection report;
 33 providing an effective date.

34

35 Be It Enacted by the Legislature of the State of Florida:

36

37 Section 1. Paragraphs (a) through (d) of subsection (1) of
 38 section 553.7932, Florida Statutes, are redesignated as
 39 paragraphs (b) through (e), respectively, present paragraph (c)
 40 of subsection (1), subsections (3) and (4), and paragraphs (a)
 41 and (b) of subsection (5) are amended, and a new paragraph (a)
 42 is added to subsection (1) and subsections (6) and (7) are added
 43 to that section, to read:

44 553.7932 Simplified permitting processes.—

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

46 (a) "Alteration" means to add, install, relocate, replace,
 47 or remove.

48 (d)-(e) "Fire alarm system project" means a fire alarm
 49 system alteration of a total of 20 or fewer initiating devices
 50 and notification devices; ~~or~~ the installation or replacement of

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51 a fire communicator connected to an existing fire alarm control
 52 panel in an existing commercial, residential, apartment,
 53 cooperative, or condominium building; or the replacement of an
 54 existing fire alarm panel using the same make and model as the
 55 existing panel.

56 (3) A local enforcement agency must issue a permit for a
 57 fire alarm system project or fire sprinkler system project in
 58 person or electronically within 2 business days after submission
 59 of a completed application. A contractor may commence work
 60 authorized by the permit immediately after submission of a
 61 completed application.

62 (4) The ~~a~~ local enforcement agency must provide an
 63 inspection within 3 business days after such inspection is
 64 requested, ~~require at least one inspection of a fire alarm~~
 65 ~~system project or fire sprinkler system project~~ to ensure
 66 compliance with applicable codes and standards. If a fire alarm
 67 system project or fire sprinkler system project fails an
 68 inspection, the contractor must take corrective action as
 69 necessary to pass inspection.

70 (5) (a) For a fire alarm system project, a contractor must
 71 keep a copy of the plans and specifications at the fire alarm
 72 system project worksite and make such plans and specifications
 73 available to the inspector for an onsite plans review at each
 74 inspection. If the local enforcement agency determines that it
 75 needs additional documents for recording purposes, the

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76 contractor must provide such documentation in paper or
77 electronic form to the local enforcement agency within 4
78 business days after the inspection or 4 days after the
79 documentation is requested, whichever is later. The local
80 enforcement agency may not require additional plans reviews or
81 documentation of areas or devices outside the scope of permitted
82 work, as needed on permit applications.

83 (b) For a fire sprinkler system project ~~to alter an~~
84 ~~existing fire protection system~~, a contractor must keep a copy
85 of the plans and specifications at the fire sprinkler system
86 project worksite and make such plans and specifications
87 available to the inspector at each inspection. If the local
88 enforcement agency determines that it needs additional documents
89 for recording purposes, the contractor must provide such
90 documentation in paper or electronic form to the local
91 enforcement agency within 4 business days after the inspection
92 or 4 days after the documentation is requested, whichever is
93 later. The local enforcement agency may not require additional
94 plans, reviews, or documentation of areas or devices outside the
95 scope of permitted work, as needed on permit applications.

96 (6) A local government that fails to meet a deadline under
97 subsection (3) or subsection (4) must refund the permit fee by
98 10 percent for each business day after such failure, unless the
99 local government and contractor agree in writing to a reasonable
100 extension of time, the delay is caused by the applicant, or the

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101 delay is attributable to a force majeure or other extraordinary
 102 circumstances. Each 10-percent refund shall be based on the
 103 original amount of the permit fee.

104 (7) By October 1, 2025, a local enforcement agency must
 105 establish a simplified permitting process that complies with
 106 this section.

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

109 633.202 Florida Fire Prevention Code.—

110 (9) (a) The State Fire Marshal shall make rules that
 111 implement this section and ss. 633.104 and 633.208 for the
 112 purpose of accomplishing the objectives set forth in those
 113 sections.

114 (b) A county or municipality may only enforce an ordinance
 115 providing for a local amendment to the Florida Fire Prevention
 116 Code if such ordinance was transmitted to the Florida Building
 117 Commission and the State Fire Marshal pursuant to subsection (8)
 118 as of the date that the permit was submitted.

119 Section 3. Paragraph (b) of subsection (3) of section
 120 633.312, Florida Statutes, is amended to read:

121 633.312 Inspection of fire control systems, fire hydrants,
 122 and fire protection systems.—

123 (3)

124 (b) The State Fire Marshal shall adopt rules to implement
 125 a uniform summary inspection report and submission procedures to

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126 | be used by all third-party vendors and local authorities having
127 | jurisdiction. For purposes of this section, a uniform summary
128 | inspection report must record the address at which ~~where~~ the
129 | fire protection system or hydrant is located, the company and
130 | person conducting the inspection and their license number, the
131 | date of the inspection, and the fire protection system or
132 | hydrant inspection status, including the total number of
133 | deficiencies found, separated into critical and noncritical
134 | categories, and a brief description of impairment deficiencies ~~a~~
135 | ~~brief summary of each deficiency, critical deficiency,~~
136 | ~~noncritical deficiency, or impairment found.~~ A contractor's
137 | detailed inspection report must also be provided, but is not
138 | required to follow the uniform summary inspection report format.
139 | The State Fire Marshal shall establish by rule a submission
140 | procedure for each means provided under paragraph (a) by which a
141 | local authority having jurisdiction may accept uniform summary
142 | inspection reports. Each of the submission procedures must allow
143 | a contractor to attach additional documents with the submission
144 | of a uniform summary inspection report, including a physical
145 | copy of the contractor's detailed inspection report. A
146 | submission procedure may not require a contractor to submit
147 | information contained within the detailed inspection report
148 | ~~unless the information is required to be included in the uniform~~
149 | ~~summary inspection report.~~

150 | Section 4. This act shall take effect July 1, 2025.