

1 A bill to be entitled
2 An act relating to firesafety devices; amending s.
3 633.025, F.S.; requiring certain battery-operated
4 smoke alarms to meet specified standards; providing
5 for applicability; conforming cross-references;
6 providing an effective date.

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

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10 Section 1. Subsections (9), (10), and (11) of section
11 633.025, Florida Statutes, are amended to read:

12 633.025 Minimum firesafety standards.—

13 (9) Notwithstanding subsection (10), effective January 1,
14 2014, any battery-operated smoke alarm that is newly installed
15 or replaces an existing smoke alarm must be powered by a
16 nonreplaceable, nonremovable battery capable of powering the
17 smoke alarm for at least 10 years. This subsection does not
18 apply to an electrically operated smoke alarm, a fire alarm
19 system with a smoke detector, a fire alarm device that connects
20 to a panel, or any similar device that uses a low-power radio
21 frequency wireless communication signal.

22 (10)-(9) The provisions of the Life Safety Code do ~~shall~~
23 not apply to newly constructed one-family and two-family
24 dwellings. However, fire sprinkler protection may be permitted
25 by local government in lieu of other fire protection-related
26 development requirements for such structures. While local
27 governments may adopt fire sprinkler requirements for one- and
28 two-family dwellings under this subsection, it is the intent of

29 | the Legislature that the economic consequences of the fire
30 | sprinkler mandate on home owners be studied before the enactment
31 | of such a requirement. After the effective date of this act, any
32 | local government that desires to adopt a fire sprinkler
33 | requirement on one- or two-family dwellings must prepare an
34 | economic cost and benefit report that analyzes the application
35 | of fire sprinklers to one- or two-family dwellings or any
36 | proposed residential subdivision. The report must consider the
37 | tradeoffs and specific cost savings and benefits of fire
38 | sprinklers for future owners of property. The report must
39 | include an assessment of the cost savings from any reduced or
40 | eliminated impact fees if applicable, the reduction in special
41 | fire district tax, insurance fees, and other taxes or fees
42 | imposed, and the waiver of certain infrastructure requirements
43 | including the reduction of roadway widths, the reduction of
44 | water line sizes, increased fire hydrant spacing, increased
45 | dead-end roadway length and a reduction in cul-de-sac sizes
46 | relative to the costs from fire sprinkling. A failure to prepare
47 | an economic report shall result in the invalidation of the fire
48 | sprinkler requirement to any one- or two-family dwelling or any
49 | proposed subdivision. In addition, a local jurisdiction or
50 | utility may not charge any additional fee, above what is charged
51 | to a non-fire sprinklered dwelling, on the basis that a one- or
52 | two-family dwelling unit is protected by a fire sprinkler
53 | system.

54 | (11)~~(10)~~ Before imposing a fire sprinkler requirement on
55 | any one- or two-family dwelling, a local government must provide
56 | the owner of any one- or two-family dwelling a letter

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57 | documenting specific infrastructure or other tax or fee
58 | allowances and waivers that are listed in but not limited to
59 | those described in subsection (10) ~~(9)~~ for the dwelling. The
60 | documentation must show that the cost savings reasonably
61 | approximate the cost of the purchase and installation of a fire
62 | protection system.

63 | (12) ~~(11)~~ Notwithstanding ~~the provisions of~~ subsection (10)
64 | ~~(9)~~, a property owner is ~~shall~~ not ~~be~~ required to install fire
65 | sprinklers in any residential property based upon the use of
66 | such property as a rental property or any change in or
67 | reclassification of the property's primary use to a rental
68 | property.

69 | Section 2. This act shall take effect July 1, 2013.