



CHAMBER ACTION

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The Committee on Business Regulation recommends the following:

Committee Substitute

Remove the entire bill and insert:

A bill to be entitled

An act relating to emergency elevator access; providing requirements relating to regional emergency elevator access; requiring elevators in certain newly constructed or substantially renovated buildings to be keyed alike within each of the state emergency response regions; providing for these requirements to be phased in for certain existing buildings; restricting the duplication and issuance of master elevator keys; requiring the labeling of master elevator keys; providing an exemption; allowing local fire marshals to allow substitute emergency measures for elevator access in certain circumstances; providing for appeal of the local fire marshal's decision; providing for the State Fire Marshal to enforce these provisions; encouraging builders to use applicable new technology to provide regional emergency elevator access; providing an effective date.



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

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Section 1. Regional emergency elevator access.--

(1) In order to provide emergency access to elevators:

(a) For each building in this state, including, but not limited to, hotels and condominiums, on which construction is begun after June 30, 2003, all of the keys for elevators that allow public access, including, but not limited to, service and freight elevators, must be keyed so as to allow all elevators within each of the seven state emergency response regions to be opened with one master elevator key.

(b) Any building in this state which is six or more stories in height and is "substantially renovated" as defined in the Americans with Disabilities Act, as amended, after June 30, 2003, must also comply with paragraph (a).

(2) Each existing building in this state which is six or more stories in height must comply with subsection (1) before July 1, 2006.

(3) Master elevator keys may be issued only to the fire department and may not be issued to any other emergency-response agency. A person may not duplicate a master elevator key for issuance to, or issue such a key to, anyone other than authorized fire-department personnel. Each master elevator key must be marked "DO NOT DUPLICATE." Any building operated by an independent special district or any airport that has 24-hour emergency response services is exempt from this subsection.

(4) If it is technically impossible to bring a building into compliance with this section, the local fire marshal may



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57 | allow substitute emergency measures that will provide reasonable
58 | emergency elevator access. The local fire marshal's decision
59 | regarding substitute measures may be appealed to the State Fire
60 | Marshal.

61 | (5) The Division of State Fire Marshal of the Department
62 | of Financial Services shall enforce this section.

63 | (6) Builders should make every effort to use new
64 | technology and developments in keying systems which make it
65 | possible to convert existing equipment so as to provide
66 | efficient regional emergency elevator access.

67 | Section 2. This act shall take effect July 1, 2003.