

By Senator Constantine

22-134B-03

1 A bill to be entitled
2 An act relating to the Florida Building Code;
3 providing requirements relating to regional
4 emergency elevator access; requiring elevators
5 in newly constructed or certain substantially
6 renovated buildings to be keyed alike within
7 each of the state emergency response regions;
8 providing for these requirements to be phased
9 in for certain existing buildings; restricting
10 the duplication and issuance of master elevator
11 keys; requiring the labeling of master elevator
12 keys; allowing local fire marshals to allow
13 substitute emergency measures for elevator
14 access in certain circumstances; providing for
15 appeal of the local fire marshal's decision;
16 providing for the State Fire Marshal to enforce
17 these provisions; encouraging builders to use
18 applicable new technology to provide regional
19 emergency elevator access; providing an
20 effective date.

21
22 Be It Enacted by the Legislature of the State of Florida:

23
24 Section 1. Regional emergency elevator access.--
25 (1) In order to provide emergency access to elevators:
26 (a) For each building in this state, including, but
27 not limited to, hotels and condominiums, on which construction
28 is begun after June 30, 2003, all of the keys for elevators
29 that allow public access, including, but not limited to,
30 service and freight elevators, must be keyed so as to allow
31

1 all elevators within each of the seven state emergency
2 response regions to be opened with one master elevator key.

3 (b) Any building in this state which is six or more
4 stories in height and is "substantially renovated" as defined
5 in the Americans with Disabilities Act, as amended, after June
6 30, 2003, must also comply with paragraph (a).

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

10 (3) Master elevator keys may be issued only to the
11 fire department and may not be issued to any other
12 emergency-response agency. A person may not duplicate a master
13 elevator key for issuance to, or issue such a key to, anyone
14 other than authorized fire-department personnel. Each master
15 elevator key must be marked "DO NOT DUPLICATE."

16 (4) If it is technically or physically impossible to
17 bring a building into compliance with this section, the local
18 fire marshal may allow substitute emergency measures that will
19 provide reasonable emergency elevator access. The local fire
20 marshal's decision regarding substitute measures may be
21 appealed to the State Fire Marshal.

22 (5) The Division of State Fire Marshal of the
23 Department of Financial Services shall enforce this section.

24 (6) Builders should make every effort to use new
25 technology and developments in keying systems which make it
26 possible to convert existing equipment so as to provide
27 efficient regional emergency elevator access.

28 Section 2. This act shall take effect July 1, 2003.
29
30
31

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31

SENATE SUMMARY

Revises the Florida Building Code to provide requirements relating to regional emergency elevator access. Requires elevators in newly constructed buildings or in substantially renovated buildings that are six or more stories in height to be keyed alike within each of the state emergency response regions. Provides for that requirement to be phased in for existing buildings that are six or more stories in height. Restricts the issuance of master elevator keys to the fire department. Restricts the duplication of such keys and requires each master elevator key to be labeled "Do Not Duplicate." Allows local fire marshals to permit substitute emergency measures for elevator access. Provides that the local fire marshal's decision may be appealed to the State Fire Marshal. Provides for the State Fire Marshal to enforce this act. Encourages builders to use applicable new technology to provide regional emergency elevator access.