

By the Committee on Regulated Industries; and Senator
Constantine

315-2169-03

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 exemption for certain buildings; providing an
21 effective date.

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

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

1 all elevators within each of the seven state emergency
2 response regions to operate in fire emergency situations with
3 one master elevator key.

4 (b) Any building in this state which is six or more
5 stories in height and is "substantially renovated" as defined
6 in the Americans with Disabilities Act, as amended, after June
7 30, 2003, must also comply with paragraph (a).

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

11 (3) In addition to elevator owner's agents, elevator
12 contractors, State Certified Inspectors, and State of Florida
13 agency representatives, master elevator keys may be issued
14 only to the fire department and may not be issued to any other
15 emergency-response agency. A person may not duplicate a master
16 elevator key for issuance to, or issue such a key to, anyone
17 other than authorized fire-department personnel. Each master
18 elevator key must be marked "DO NOT DUPLICATE."

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

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

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

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1 (7) Any building operated by an independent special
2 district or airport that has 24-hour emergency response
3 services shall be exempt from this section.

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

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6 STATEMENT OF SUBSTANTIAL CHANGES CONTAINED IN
7 COMMITTEE SUBSTITUTE FOR
8 Senate Bill 574

9 Provides that in addition to fire departments, the master key
10 also be issued to elevator owner's agents, elevator
11 contractors, State Certified Inspectors, and State of Florida
12 agency representatives.

13 Exempts any building operated by an independent special
14 district or airport that has 24 hour emergency response
15 service.

16 Replaces the word "open" with "operate in fire emergency
17 situations" in an effort to clarify how the elevators will be
18 accessed with the master key during fire emergency situations.
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