

By Senator Constantine

22-167A-04

1 A bill to be entitled
2 An act relating to emergency elevator access;
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 the act; encouraging builders to use applicable
18 new technology to provide regional emergency
19 elevator access; providing an exemption for
20 certain buildings; providing an effective date.

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

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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 which is six or
27 more stories in height, including, but not limited to, hotels
28 and condominiums, on which construction is begun after June
29 30, 2004, all of the keys for elevators that allow public
30 access, including, but not limited to, service and freight
31 elevators, must be keyed so as to allow all elevators within

1 each of the seven state emergency response regions to operate
2 in fire emergency situations 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, 2004, 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, 2007.

10 (3) In addition to elevator owners, owner's agents,
11 elevator contractors, state-certified inspectors, and State of
12 Florida agency representatives, master elevator keys may be
13 issued only to the fire department and may not be issued to
14 any other emergency-response agency. A person may not
15 duplicate a master elevator key for issuance to, or issue such
16 a key to, anyone other than authorized fire department
17 personnel. Each master elevator key must be marked "DO NOT
18 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, 2004.

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7 SENATE SUMMARY

8 Requires the use of a master elevator key in each of the
9 elevators in buildings of six or more stories in height
10 which are located within the same emergency response
11 region and constructed or renovated after June 30, 2004.
12 Requires existing buildings to comply with the
13 requirement by July 1, 2007. Authorizes a local fire
14 marshal to allow substitute emergency measures under
15 certain circumstances. Provides an exemption for certain
16 airports and buildings operated by an independent special
17 district. (See bill for details.)