

Bill No. SB 860

Barcode 831804

CHAMBER ACTION

Senate

House

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The Committee on Domestic Security (Diaz de la Portilla) recommended the following **substitute for amendment** (593808):

Senate Amendment (with title amendment)

Delete everything after the enacting clause

and insert:

Section 1. Section 399.036, Florida Statutes, is created to read:

399.036 Alternate generated power source for residential multifamily dwellings.--

(1) Any person, firm, or corporation that owns, manages, or operates a residential multifamily dwelling, including a condominium, which is at least 75 feet high and contains a public elevator, as described in s. 399.035(2) and (3), must have at least one public elevator that is capable of operating on an alternate generated power source for the purpose of allowing all residents access for a number of hours each day over a 5-day period following a natural disaster, manmade disaster, emergency, or other civil disturbance that disrupts the normal supply of electricity. The alternate

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1 generated power source must be capable of powering any
2 connected fire alarm system in the building which controls
3 elevator operations.

4 (2) At a minimum, the elevator must be appropriately
5 prewired and prepared to accept such alternate generated power
6 and must have a connection on the line side of the main
7 disconnect, pursuant to National Electric Code Handbook,
8 Article 700. In addition to the required power source for the
9 elevator and connected fire alarm system in the building, the
10 alternate power supply must be sufficient to provide emergency
11 lighting to the internal lobbies, internal hallways, and other
12 internal portions of the building used by the public.

13 Residential multifamily dwellings must have an available
14 generator and fuel source on the property or have proof of a
15 current guaranteed service contract for such equipment and
16 fuel source to operate the elevator on-call within 24 hours
17 after a request. Local building inspectors must provide
18 verification of engineering plans for alternate generated
19 power capability for such buildings to the emergency
20 management director of the county by December 31, 2006.
21 Verification of installation and operational capability must
22 be made by local building inspectors to the emergency
23 management director of the county by December 31, 2007.

24 (3) Each newly constructed residential multifamily
25 dwelling, as defined in this section, which has an operating
26 elevator must have at least one public elevator that is
27 capable of operating on an alternate generated power source
28 for the purpose of allowing all residents access for a number
29 of hours each day over a 5-day period following a natural
30 disaster, manmade disaster, emergency, or other civil
31 disturbance that disrupts the normal supply of electricity.

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1 The alternate generated power source must be capable of
 2 powering any connected fire alarm system in the building which
 3 controls elevator operations. In addition to the required
 4 power source for the elevator and connected fire alarm system
 5 in the building, the alternate power supply must be sufficient
 6 to provide emergency lighting to the internal lobbies,
 7 internal hallways, and other internal portions of the building
 8 used by the public. Engineering plans and verification of
 9 operational capability must be provided by the local building
 10 inspector to the emergency management director of the local
 11 county before occupancy of the newly constructed building.

12 (4) Each person, firm, corporation, managing
 13 association, or other entity that is required to maintain
 14 alternate generated power under this section shall maintain a
 15 written emergency operations plan that details the sequence of
 16 operations before, during, and after a natural or manmade
 17 disaster or other emergency situation. The plan must include,
 18 at a minimum, a life-safety plan for evacuation, maintenance
 19 of the electrical and lighting supply, and provision for the
 20 health, safety, and welfare of the residents. In addition, the
 21 owner, managing entity, or operator of the residential
 22 multifamily dwelling must keep a log containing a list of
 23 quarterly inspections to keep life-safety and alternate power
 24 generation equipment in good and working condition and any
 25 contracts for alternate power generation equipment. The
 26 written emergency operations plan and log shall be open for
 27 periodic inspections by local and state government agencies,
 28 as deemed necessary. The owner, managing entity, or operator
 29 must keep a generator key in a lockbox posted at or near any
 30 installed generator unit.

31 (5) As a part of the annual elevator inspection

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1 required in s. 399.061, certified inspectors shall confirm
2 that all installed generators required by this chapter are in
3 working order, that the logs are current, and that the
4 required generator key is present in the lockbox posted at or
5 near the installed generator. If a building does not have an
6 installed generator, the inspector shall confirm that the
7 appropriate wiring and switching capabilities are operational
8 and that a contract for contingent services for alternate
9 generated power is current for the operating period.

10 Section 2. This act shall take effect upon becoming a
11 law.

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14 ===== T I T L E A M E N D M E N T =====

15 And the title is amended as follows:

16 Delete everything before the enacting clause

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18 and insert:

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A bill to be entitled

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An act relating to emergency preparedness;

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creating s. 399.036, F.S.; requiring an owner,

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managing entity, or operator of a specified

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residential multifamily dwelling to have at

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least one public elevator that is capable of

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operating on an alternate generated power

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source following certain disasters and

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emergencies; requiring that the alternate

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generated power source be capable of powering a

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connected fire alarm system; requiring

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elevators to be prewired to accept alternate

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generated power; requiring the alternate power

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1 supply to be sufficient to provide emergency
2 lighting to certain portions of the building
3 used by the public; requiring a residential
4 multifamily dwelling to have a generator and
5 fuel source available on the property or proof
6 of a guaranteed service contract; requiring a
7 local building inspector to provide
8 verification of certain engineering plans and
9 capabilities for alternate generated power to
10 the emergency management director of the county
11 by certain dates; requiring a newly constructed
12 residential multifamily dwelling to have an
13 alternate generated power source for use
14 following a disaster or emergency; requiring a
15 local building inspector to provide certain
16 engineering plans for alternate generated power
17 to the emergency management director prior to
18 occupancy of the building; requiring an owner,
19 managing entity, or operator to maintain a
20 written emergency operations plan and a log of
21 inspections; requiring an owner, managing
22 entity, or operator to keep a generator key
23 near an installed generator unit; requiring an
24 elevator inspector to confirm requiring
25 capabilities and a contract for contingent
26 services; providing an effective date.

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