

1 managing entity, or operator to maintain a
2 written emergency operations plan and a log of
3 inspections; requiring an owner, managing
4 entity, or operator to keep a generator key
5 near an installed generator unit; requiring an
6 elevator inspector to confirm required
7 capabilities and a contract for contingent
8 services; prescribing additional requirements
9 with respect to funding and emergency
10 evacuation for certain dwellings for persons
11 age 62 and older; providing an effective date.

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

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

17 399.036 Alternate generated power source for
18 residential multifamily dwellings.--

19 (1) Any person, firm, or corporation that owns,
20 manages, or operates a residential multifamily dwelling,
21 including a condominium, which is at least 75 feet high and
22 contains a public elevator, as described in s. 399.035(2) and
23 (3), must have at least one public elevator that is capable of
24 operating on an alternate generated power source for the
25 purpose of allowing all residents access for a number of hours
26 each day over a 5-day period following a natural disaster,
27 manmade disaster, emergency, or other civil disturbance that
28 disrupts the normal supply of electricity. The alternate
29 generated power source must be capable of powering any
30 connected fire alarm system in the building which controls
31 elevator operations.

1 (2) At a minimum, the elevator must be appropriately
2 prewired and prepared to accept such alternate generated power
3 and must have a connection on the line side of the main
4 disconnect, pursuant to National Electric Code Handbook,
5 Article 700. In addition to the required power source for the
6 elevator and connected fire alarm system in the building, the
7 alternate power supply must be sufficient to provide emergency
8 lighting to the internal lobbies, internal hallways, and other
9 internal portions of the building used by the public.
10 Residential multifamily dwellings must have an available
11 generator and fuel source on the property or have proof of a
12 current guaranteed service contract for such equipment and
13 fuel source to operate the elevator on-call within 24 hours
14 after a request. Local building inspectors must provide
15 verification of engineering plans for alternate generated
16 power capability for such buildings to the emergency
17 management director of the county by December 31, 2006.
18 Verification of installation and operational capability must
19 be made by local building inspectors to the emergency
20 management director of the county by December 31, 2007.
21 (3) Each newly constructed residential multifamily
22 dwelling, as defined in this section, which has an operating
23 elevator must have at least one public elevator that is
24 capable of operating on an alternate generated power source
25 for the purpose of allowing all residents access for a number
26 of hours each day over a 5-day period following a natural
27 disaster, manmade disaster, emergency, or other civil
28 disturbance that disrupts the normal supply of electricity.
29 The alternate generated power source must be capable of
30 powering any connected fire alarm system in the building which
31 controls elevator operations. In addition to the required

1 power source for the elevator and connected fire alarm system
2 in the building, the alternate power supply must be sufficient
3 to provide emergency lighting to the internal lobbies,
4 internal hallways, and other internal portions of the building
5 used by the public. Engineering plans and verification of
6 operational capability must be provided by the local building
7 inspector to the emergency management director of the local
8 county before occupancy of the newly constructed building.

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

28 (5) As a part of the annual elevator inspection
29 required in s. 399.061, certified inspectors shall confirm
30 that all installed generators required by this chapter are in
31 working order, that the logs are current, and that the

1 required generator key is present in the lockbox posted at or
2 near the installed generator. If a building does not have an
3 installed generator, the inspector shall confirm that the
4 appropriate wiring and switching capabilities are operational
5 and that a contract for contingent services for alternate
6 generated power is current for the operating period.

7 (6) Multistory affordable residential dwellings for
8 persons age 62 and older which are financed or insured by the
9 United States Department of Housing and Urban Development must
10 make every effort to obtain grant funding from the Federal
11 Government or the Florida Housing Finance Corporation to
12 comply with this section. If an owner of such a residential
13 dwelling cannot comply, the owner must develop a plan with the
14 local emergency management director to ensure that residents
15 are evacuated to a place of safety in the event of a power
16 outage resulting from a natural or manmade disaster or other
17 emergency situation that disrupts the normal supply of
18 electricity for an extended period of time. A place of safety
19 may include, but is not limited to, relocation to an
20 alternative site within the building or evacuation to a local
21 shelter.

22 Section 2. This act shall take effect upon becoming a
23 law.

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STATEMENT OF SUBSTANTIAL CHANGES CONTAINED IN
COMMITTEE SUBSTITUTE FOR
SB 860

This committee substitute bill requires that residential multi-family dwellings at least 75 feet in height and having a public elevator, be capable of operating at least one elevator on alternate generated power. The elevator must be able to operate for an unspecified number of hours each day for a period of 5 days after a disaster or emergency resulting in an electrical power outage. The bill provides for inspection and verification requirements and requires the owner, managing, entity, or operator to develop a written emergency operations plan. The bill also requires that newly constructed residential multi-family dwellings covered by this section must meet engineering, installation, and verification requirements before occupancy.

The bill requires owners of affordable residential dwellings for persons age 62 and older which are financed or insured by the U.S. Department of Housing and Urban Development to develop an emergency evacuation plan if unable to comply with the alternate generated power requirement.