

By Senator Flores

37-00973-13

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1 A bill to be entitled
2 An act relating to public educational facilities;
3 amending s. 1013.37, F.S.; authorizing district school
4 boards to voluntarily comply with the State
5 Requirements for Educational Facilities of the Florida
6 Building Code for new construction, remodeling, and
7 renovation projects; providing that this compliance by
8 the school boards is not mandatory; providing an
9 effective date.

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

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13 Section 1. Subsection (1) of section 1013.37, Florida
14 Statutes, is amended to read:

15 1013.37 State uniform building code for public educational
16 facilities construction.—

17 (1) UNIFORM BUILDING CODE.—A uniform statewide building
18 code for the planning and construction of public educational and
19 ancillary plants by district school boards and Florida College
20 System institution district boards of trustees shall be adopted
21 by the Florida Building Commission within the Florida Building
22 Code, pursuant to s. 553.73. District school boards may
23 voluntarily comply with the State Requirements for Educational
24 Facilities of the Florida Building Code for new construction,
25 remodeling, and renovation projects. Such compliance is not
26 mandatory. Included in this code must be flood plain management
27 criteria in compliance with the rules and regulations in 44
28 C.F.R. parts 59 and 60, and subsequent revisions thereto which
29 are adopted by the Federal Emergency Management Agency. It is

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30 also the responsibility of the department to develop, as a part
31 of the uniform building code, standards relating to:

32 (a) Prefabricated facilities or factory-built facilities
33 that are designed to be portable, relocatable, demountable, or
34 reconstructible; are used primarily as classrooms; and do not
35 fall under the provisions of ss. 320.822-320.862. Such standards
36 must permit boards to contract with the Department of Business
37 and Professional Regulation for factory inspections by certified
38 building code inspectors to certify conformance with applicable
39 law and rules. The standards must comply with the requirements
40 of s. 1013.20 for relocatable facilities intended for long-term
41 use as classroom space, and the relocatable facilities shall be
42 designed subject to missile impact criteria of s. 423(24)(d)(1)
43 of the Florida Building Code when located in the windborne
44 debris region.

45 (b) The sanitation of educational and ancillary plants and
46 the health of occupants of educational and ancillary plants.

47 (c) The safety of occupants of educational and ancillary
48 plants as provided in s. 1013.12, except that the firesafety
49 criteria shall be established by the State Fire Marshal in
50 cooperation with the Florida Building Commission and the
51 department and such firesafety requirements must be incorporated
52 into the Florida Fire Prevention Code.

53 (d) Accessibility for children, notwithstanding the
54 provisions of s. 553.512.

55 (e) The performance of life-cycle cost analyses on
56 alternative architectural and engineering designs to evaluate
57 their energy efficiencies.

58 1. The life-cycle cost analysis must consist of the sum of:

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59 a. The reasonably expected fuel costs over the life of the
60 building which are required to maintain illumination, water
61 heating, temperature, humidity, ventilation, and all other
62 energy-consuming equipment in a facility; and

63 b. The reasonable costs of probable maintenance, including
64 labor and materials, and operation of the building.

65 2. For computation of the life-cycle costs, the department
66 shall develop standards that must include, but need not be
67 limited to:

68 a. The orientation and integration of the facility with
69 respect to its physical site.

70 b. The amount and type of glass employed in the facility
71 and the directions of exposure.

72 c. The effect of insulation incorporated into the facility
73 design and the effect on solar utilization of the properties of
74 external surfaces.

75 d. The variable occupancy and operating conditions of the
76 facility and subportions of the facility.

77 e. An energy-consumption analysis of the major equipment of
78 the facility's heating, ventilating, and cooling system;
79 lighting system; and hot water system and all other major
80 energy-consuming equipment and systems as appropriate.

81 3. Life-cycle cost criteria published by the Department of
82 Education for use in evaluating projects.

83 4. Standards for construction materials and systems based
84 on life-cycle costs that consider initial costs, maintenance
85 costs, custodial costs, operating costs, and life expectancy.
86 The standards may include multiple acceptable materials. It is
87 the intent of the Legislature to require district school boards

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88 to comply with these standards when expending funds from the
89 Public Education Capital Outlay and Debt Service Trust Fund or
90 the School District and Community College District Capital
91 Outlay and Debt Service Trust Fund and to prohibit district
92 school boards from expending local capital outlay revenues for
93 any project that includes materials or systems that do not
94 comply with these standards, unless the district school board
95 submits evidence that alternative materials or systems meet or
96 exceed standards developed by the department.

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98 It is not a purpose of the Florida Building Code to inhibit the
99 use of new materials or innovative techniques; nor may it
100 specify or prohibit materials by brand names. The code must be
101 flexible enough to cover all phases of construction so as to
102 afford reasonable protection for the public safety, health, and
103 general welfare. The department may secure the service of other
104 state agencies or such other assistance as it finds desirable in
105 recommending to the Florida Building Commission revisions to the
106 code.

107 Section 2. This act shall take effect July 1, 2013.