



894358

LEGISLATIVE ACTION

Senate	.	House
Comm: RCS	.	
02/06/2013	.	
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The Committee on Community Affairs (Latvala) recommended the following:

**Senate Amendment (with title amendment)**

Delete everything after the enacting clause and insert:

Section 1. Subsections (9), (10), and (11) of section 633.025, Florida Statutes, are amended to read:

633.025 Minimum firesafety standards.-

(9) Effective January 1, 2014, any battery-operated smoke alarm that is newly installed or replaces an existing smoke alarm must be powered by a nonreplaceable, nonremovable battery capable of powering the smoke alarm for at least 10 years. This subsection does not apply to an electrically operated smoke



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13 alarm, a fire alarm system with a smoke detector, a fire alarm  
14 device that connects to a panel, or any similar device that uses  
15 a low-power radio frequency wireless communication signal.

16 (10)~~(9)~~ The provisions of the Life Safety Code do ~~shall~~ not  
17 apply to newly constructed one-family and two-family dwellings.  
18 However, fire sprinkler protection may be permitted by local  
19 government in lieu of other fire protection-related development  
20 requirements for such structures. While local governments may  
21 adopt fire sprinkler requirements for one- and two-family  
22 dwellings under this subsection, it is the intent of the  
23 Legislature that the economic consequences of the fire sprinkler  
24 mandate on home owners be studied before the enactment of such a  
25 requirement. After the effective date of this act, any local  
26 government that desires to adopt a fire sprinkler requirement on  
27 one- or two-family dwellings must prepare an economic cost and  
28 benefit report that analyzes the application of fire sprinklers  
29 to one- or two-family dwellings or any proposed residential  
30 subdivision. The report must consider the tradeoffs and specific  
31 cost savings and benefits of fire sprinklers for future owners  
32 of property. The report must include an assessment of the cost  
33 savings from any reduced or eliminated impact fees if  
34 applicable, the reduction in special fire district tax,  
35 insurance fees, and other taxes or fees imposed, and the waiver  
36 of certain infrastructure requirements including the reduction  
37 of roadway widths, the reduction of water line sizes, increased  
38 fire hydrant spacing, increased dead-end roadway length and a  
39 reduction in cul-de-sac sizes relative to the costs from fire  
40 sprinkling. A failure to prepare an economic report shall result  
41 in the invalidation of the fire sprinkler requirement to any



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42 one- or two-family dwelling or any proposed subdivision. In  
43 addition, a local jurisdiction or utility may not charge any  
44 additional fee, above what is charged to a non-fire sprinklered  
45 dwelling, on the basis that a one- or two-family dwelling unit  
46 is protected by a fire sprinkler system.

47 (11) ~~(10)~~ Before imposing a fire sprinkler requirement on  
48 any one- or two-family dwelling, a local government must provide  
49 the owner of any one- or two-family dwelling a letter  
50 documenting specific infrastructure or other tax or fee  
51 allowances and waivers that are listed in but not limited to  
52 those described in subsection (10) ~~(9)~~ for the dwelling. The  
53 documentation must show that the cost savings reasonably  
54 approximate the cost of the purchase and installation of a fire  
55 protection system.

56 (12) ~~(11)~~ Notwithstanding ~~the provisions of~~ subsection (10)  
57 ~~(9)~~, a property owner is ~~shall not be~~ required to install fire  
58 sprinklers in any residential property based upon the use of  
59 such property as a rental property or any change in or  
60 reclassification of the property's primary use to a rental  
61 property.

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

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

66 And the title is amended as follows:

67 Delete everything before the enacting clause  
68 and insert:

69 A bill to be entitled

70 An act relating to firesafety devices; amending s. 633.025,



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71 F.S.; requiring certain battery-operated smoke alarms to meet  
72 specified standards; providing for applicability; conforming  
73 cross-references; providing an effective date.  
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