

1 A bill to be entitled
 2 An act relating to firesafety devices; amending s.
 3 633.025, F.S.; requiring certain battery-operated
 4 smoke alarms to meet specified standards; providing
 5 for applicability; conforming cross-references;
 6 providing an effective date.

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

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

12 633.025 Minimum firesafety standards.—

13 (9) Effective January 1, 2014, any battery-operated smoke
 14 alarm that is newly installed or replaces an existing smoke
 15 alarm must be powered by a nonreplaceable, nonremovable battery
 16 capable of powering the smoke alarm for at least 10 years. This
 17 subsection does not apply to an electrically operated smoke
 18 alarm, a fire alarm system with a smoke detector, a fire alarm
 19 device that connects to a panel, or any similar device that uses
 20 a low-power radio frequency wireless communication signal.

21 (10)~~(9)~~ The provisions of the Life Safety Code do ~~shall~~
 22 not apply to newly constructed one-family and two-family
 23 dwellings. However, fire sprinkler protection may be permitted
 24 by local government in lieu of other fire protection-related
 25 development requirements for such structures. While local
 26 governments may adopt fire sprinkler requirements for one- and
 27 two-family dwellings under this subsection, it is the intent of
 28 the Legislature that the economic consequences of the fire

HB 47

2013

29 | sprinkler mandate on home owners be studied before the enactment
30 | of such a requirement. After the effective date of this act, any
31 | local government that desires to adopt a fire sprinkler
32 | requirement on one- or two-family dwellings must prepare an
33 | economic cost and benefit report that analyzes the application
34 | of fire sprinklers to one- or two-family dwellings or any
35 | proposed residential subdivision. The report must consider the
36 | tradeoffs and specific cost savings and benefits of fire
37 | sprinklers for future owners of property. The report must
38 | include an assessment of the cost savings from any reduced or
39 | eliminated impact fees if applicable, the reduction in special
40 | fire district tax, insurance fees, and other taxes or fees
41 | imposed, and the waiver of certain infrastructure requirements
42 | including the reduction of roadway widths, the reduction of
43 | water line sizes, increased fire hydrant spacing, increased
44 | dead-end roadway length and a reduction in cul-de-sac sizes
45 | relative to the costs from fire sprinkling. A failure to prepare
46 | an economic report shall result in the invalidation of the fire
47 | sprinkler requirement to any one- or two-family dwelling or any
48 | proposed subdivision. In addition, a local jurisdiction or
49 | utility may not charge any additional fee, above what is charged
50 | to a non-fire sprinklered dwelling, on the basis that a one- or
51 | two-family dwelling unit is protected by a fire sprinkler
52 | system.

53 | (11)~~(10)~~ Before imposing a fire sprinkler requirement on
54 | any one- or two-family dwelling, a local government must provide
55 | the owner of any one- or two-family dwelling a letter
56 | documenting specific infrastructure or other tax or fee

HB 47

2013

57 allowances and waivers that are listed in but not limited to
58 those described in subsection (10) ~~(9)~~ for the dwelling. The
59 documentation must show that the cost savings reasonably
60 approximate the cost of the purchase and installation of a fire
61 protection system.

62 (12) ~~(11)~~ Notwithstanding ~~the provisions of~~ subsection (10)
63 ~~(9)~~, a property owner is ~~shall~~ not ~~be~~ required to install fire
64 sprinklers in any residential property based upon the use of
65 such property as a rental property or any change in or
66 reclassification of the property's primary use to a rental
67 property.

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