

By the Committee on Banking and Insurance; and Senator Legg

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1                   A bill to be entitled  
2           An act relating to firesafety; amending s. 429.41,  
3           F.S.; requiring the State Fire Marshal to establish  
4           uniform firesafety standards for assisted living  
5           facilities; revising provisions relating to the  
6           minimum standards that must be adopted by the  
7           Department of Elderly Affairs for firesafety in  
8           assisted living facilities; clarifying the fees a  
9           utility may charge for the installation and  
10          maintenance of an automatic fire sprinkler system;  
11          providing an effective date.

12  
13 Be It Enacted by the Legislature of the State of Florida:

14  
15           Section 1. Subsection (1) of section 429.41, Florida  
16 Statutes, is amended to read:

17           429.41 Rules establishing standards.—

18           (1) It is the intent of the Legislature that rules  
19 published and enforced pursuant to this section shall include  
20 criteria by which a reasonable and consistent quality of  
21 resident care and quality of life may be ensured and the results  
22 of such resident care may be demonstrated. Such rules shall also  
23 ensure a safe and sanitary environment that is residential and  
24 noninstitutional in design or nature. It is further intended  
25 that reasonable efforts be made to accommodate the needs and  
26 preferences of residents to enhance the quality of life in a  
27 facility. Uniform firesafety standards for assisted living  
28 facilities shall be established by the State Fire Marshal  
29 pursuant to s. 633.206. The agency, in consultation with the  
30 department, may adopt rules to administer the requirements of  
31 part II of chapter 408. In order to provide safe and sanitary  
32 facilities and the highest quality of resident care

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33 accommodating the needs and preferences of residents, the  
34 department, in consultation with the agency, the Department of  
35 Children and Families, and the Department of Health, shall adopt  
36 rules, policies, and procedures to administer this part, which  
37 must include reasonable and fair minimum standards in relation  
38 to:

39 (a) The requirements for and maintenance of facilities, not  
40 in conflict with chapter 553, relating to plumbing, heating,  
41 cooling, lighting, ventilation, living space, and other housing  
42 conditions, which will ensure the health, safety, and comfort of  
43 residents ~~and protection from fire hazard, including adequate~~  
44 ~~provisions for fire alarm and other fire protection suitable to~~  
45 ~~the size of the structure. Uniform firesafety standards shall be~~  
46 ~~established and enforced by the State Fire Marshal in~~  
47 ~~cooperation with the agency, the department, and the Department~~  
48 ~~of Health.~~

49 1. Firesafety evacuation capability determination.—

50 a. ~~The National Fire Protection Association, NFPA 101A,~~  
51 ~~Chapter 5, 1995 edition, shall be used for determining the~~  
52 ~~ability of the residents, with or without staff assistance, to~~  
53 ~~relocate from or within a licensed facility to a point of safety~~  
54 ~~as provided in the fire codes adopted herein. An evacuation~~  
55 ~~capability evaluation for initial licensure shall be conducted~~  
56 ~~within 6 months after the date of licensure. For existing~~  
57 ~~licensed facilities that are not equipped with an automatic fire~~  
58 ~~sprinkler system, the administrator shall evaluate the~~  
59 ~~evacuation capability of residents at least annually. The~~  
60 ~~evacuation capability evaluation for each facility not equipped~~  
61 ~~with an automatic fire sprinkler system shall be validated,~~

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62 ~~without liability, by the State Fire Marshal, by the local fire~~  
63 ~~marshal, or by the local authority having jurisdiction over~~  
64 ~~firesafety, before the license renewal date. If the State Fire~~  
65 ~~Marshal, local fire marshal, or local authority having~~  
66 ~~jurisdiction over firesafety has reason to believe that the~~  
67 ~~evacuation capability of a facility as reported by the~~  
68 ~~administrator may have changed, it may, with assistance from the~~  
69 ~~facility administrator, reevaluate the evacuation capability~~  
70 ~~through timed exiting drills. Translation of timed fire exiting~~  
71 ~~drills to evacuation capability may be determined:~~

72 ~~(I) Three minutes or less: prompt.~~

73 ~~(II) More than 3 minutes, but not more than 13 minutes:~~  
74 ~~slow.~~

75 ~~(III) More than 13 minutes: impractical.~~

76 ~~b. The Office of the State Fire Marshal shall provide or~~  
77 ~~cause the provision of training and education on the proper~~  
78 ~~application of Chapter 5, NFPA 101A, 1995 edition, to its~~  
79 ~~employees, to staff of the Agency for Health Care Administration~~  
80 ~~who are responsible for regulating facilities under this part,~~  
81 ~~and to local governmental inspectors. The Office of the State~~  
82 ~~Fire Marshal shall provide or cause the provision of this~~  
83 ~~training within its existing budget, but may charge a fee for~~  
84 ~~this training to offset its costs. The initial training must be~~  
85 ~~delivered within 6 months after July 1, 1995, and as needed~~  
86 ~~thereafter.~~

87 ~~e. The Office of the State Fire Marshal, in cooperation~~  
88 ~~with provider associations, shall provide or cause the provision~~  
89 ~~of a training program designed to inform facility operators on~~  
90 ~~how to properly review bid documents relating to the~~

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91 ~~installation of automatic fire sprinklers. The Office of the~~  
92 ~~State Fire Marshal shall provide or cause the provision of this~~  
93 ~~training within its existing budget, but may charge a fee for~~  
94 ~~this training to offset its costs. The initial training must be~~  
95 ~~delivered within 6 months after July 1, 1995, and as needed~~  
96 ~~thereafter.~~

97 ~~d. The administrator of a licensed facility shall sign an~~  
98 ~~affidavit verifying the number of residents occupying the~~  
99 ~~facility at the time of the evacuation capability evaluation.~~

100 2. Firesafety requirements.-

101 ~~a. Except for the special applications provided herein,~~  
102 ~~effective January 1, 1996, The National Fire Protection~~  
103 ~~Association, Life Safety Code, NFPA 101 and 101A, current~~  
104 ~~editions 1994 edition, Chapter 22 for new facilities and Chapter~~  
105 ~~23 for existing facilities shall be used in determining the~~  
106 ~~uniform firesafety fire code adopted ~~applied~~ by the State Fire~~  
107 ~~Marshal for assisted living facilities, pursuant to s. 633.206.~~

108 ~~b. Any new facility, regardless of size, that applies for a~~  
109 ~~license on or after January 1, 1996, must be equipped with an~~  
110 ~~automatic fire sprinkler system. The exceptions as provided in~~  
111 ~~s. 22-2.3.5.1, NFPA 101, 1994 edition, as adopted herein, apply~~  
112 ~~to any new facility housing eight or fewer residents. On July 1,~~  
113 ~~1995, local governmental entities responsible for the issuance~~  
114 ~~of permits for construction shall inform, without liability, any~~  
115 ~~facility whose permit for construction is obtained before~~  
116 ~~January 1, 1996, of this automatic fire sprinkler requirement.~~  
117 ~~As used in this part, the term "a new facility" does not mean an~~  
118 ~~existing facility that has undergone change of ownership.~~

119 ~~e. Notwithstanding any provision of s. 633.206 or of the~~

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120 ~~National Fire Protection Association, NFPA 101A, Chapter 5, 1995~~  
121 ~~edition, to the contrary, any existing facility housing eight or~~  
122 ~~fewer residents is not required to install an automatic fire~~  
123 ~~sprinkler system, nor to comply with any other requirement in~~  
124 ~~Chapter 23, NFPA 101, 1994 edition, that exceeds the firesafety~~  
125 ~~requirements of NFPA 101, 1988 edition, that applies to this~~  
126 ~~size facility, unless the facility has been classified as~~  
127 ~~impractical to evacuate. Any existing facility housing eight or~~  
128 ~~fewer residents that is classified as impractical to evacuate~~  
129 ~~must install an automatic fire sprinkler system within the~~  
130 ~~timeframes granted in this section.~~

131 ~~d. Any existing facility that is required to install an~~  
132 ~~automatic fire sprinkler system under this paragraph need not~~  
133 ~~meet other firesafety requirements of Chapter 23, NFPA 101, 1994~~  
134 ~~edition, which exceed the provisions of NFPA 101, 1988 edition.~~  
135 ~~The mandate contained in this paragraph which requires certain~~  
136 ~~facilities to install an automatic fire sprinkler system~~  
137 ~~supersedes any other requirement.~~

138 ~~e. This paragraph does not supersede the exceptions granted~~  
139 ~~in NFPA 101, 1988 edition or 1994 edition.~~

140 ~~f. This paragraph does not exempt facilities from other~~  
141 ~~firesafety provisions adopted under s. 633.206 and local~~  
142 ~~building code requirements in effect before July 1, 1995.~~

143 ~~b.g.~~ A local government or a utility may charge fees only  
144 in an amount not to exceed the actual expenses incurred by the  
145 local government or the utility relating to the installation and  
146 maintenance of an automatic fire sprinkler system in an existing  
147 and properly licensed assisted living facility structure ~~as of~~  
148 ~~January 1, 1996.~~

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149 ~~h. If a licensed facility undergoes major reconstruction or~~  
150 ~~addition to an existing building on or after January 1, 1996,~~  
151 ~~the entire building must be equipped with an automatic fire~~  
152 ~~sprinkler system. Major reconstruction of a building means~~  
153 ~~repair or restoration that costs in excess of 50 percent of the~~  
154 ~~value of the building as reported on the tax rolls, excluding~~  
155 ~~land, before reconstruction. Multiple reconstruction projects~~  
156 ~~within a 5-year period the total costs of which exceed 50~~  
157 ~~percent of the initial value of the building when the first~~  
158 ~~reconstruction project was permitted are to be considered as~~  
159 ~~major reconstruction. Application for a permit for an automatic~~  
160 ~~fire sprinkler system is required upon application for a permit~~  
161 ~~for a reconstruction project that creates costs that go over the~~  
162 ~~50-percent threshold.~~

163 ~~i. Any facility licensed before January 1, 1996, that is~~  
164 ~~required to install an automatic fire sprinkler system shall~~  
165 ~~ensure that the installation is completed within the following~~  
166 ~~timeframes based upon evacuation capability of the facility as~~  
167 ~~determined under subparagraph 1.:~~

168 ~~(I) Impractical evacuation capability, 24 months.~~

169 ~~(II) Slow evacuation capability, 48 months.~~

170 ~~(III) Prompt evacuation capability, 60 months.~~

171  
172 ~~The beginning date from which the deadline for the automatic~~  
173 ~~fire sprinkler installation requirement must be calculated is~~  
174 ~~upon receipt of written notice from the local fire official that~~  
175 ~~an automatic fire sprinkler system must be installed. The local~~  
176 ~~fire official shall send a copy of the document indicating the~~  
177 ~~requirement of a fire sprinkler system to the Agency for Health~~

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178 ~~Care Administration.~~

179 ~~j. It is recognized that the installation of an automatic~~  
180 ~~fire sprinkler system may create financial hardship for some~~  
181 ~~facilities. The appropriate local fire official shall, without~~  
182 ~~liability, grant two 1-year extensions to the timeframes for~~  
183 ~~installation established herein, if an automatic fire sprinkler~~  
184 ~~installation cost estimate and proof of denial from two~~  
185 ~~financial institutions for a construction loan to install the~~  
186 ~~automatic fire sprinkler system are submitted. However, for any~~  
187 ~~facility with a class I or class II, or a history of uncorrected~~  
188 ~~class III, firesafety deficiencies, an extension must not be~~  
189 ~~granted. The local fire official shall send a copy of the~~  
190 ~~document granting the time extension to the Agency for Health~~  
191 ~~Care Administration.~~

192 ~~k. A facility owner whose facility is required to be~~  
193 ~~equipped with an automatic fire sprinkler system under Chapter~~  
194 ~~23, NFPA 101, 1994 edition, as adopted herein, must disclose to~~  
195 ~~any potential buyer of the facility that an installation of an~~  
196 ~~automatic fire sprinkler requirement exists. The sale of the~~  
197 ~~facility does not alter the timeframe for the installation of~~  
198 ~~the automatic fire sprinkler system.~~

199 ~~l. Existing facilities required to install an automatic~~  
200 ~~fire sprinkler system as a result of construction type~~  
201 ~~restrictions in Chapter 23, NFPA 101, 1994 edition, as adopted~~  
202 ~~herein, or evacuation capability requirements shall be notified~~  
203 ~~by the local fire official in writing of the automatic fire~~  
204 ~~sprinkler requirement, as well as the appropriate date for final~~  
205 ~~compliance as provided in this subparagraph. The local fire~~  
206 ~~official shall send a copy of the document to the Agency for~~

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207 ~~Health Care Administration.~~

208 ~~m. Except in cases of life-threatening fire hazards, if an~~  
209 ~~existing facility experiences a change in the evacuation~~  
210 ~~capability, or if the local authority having jurisdiction~~  
211 ~~identifies a construction-type restriction, such that an~~  
212 ~~automatic fire sprinkler system is required, it shall be given~~  
213 ~~time for installation as provided in this subparagraph.~~

214  
215 ~~Facilities that are fully sprinkled and in compliance with other~~  
216 ~~firesafety standards are not required to conduct more than one~~  
217 ~~of the required fire drills between the hours of 11 p.m. and 7~~  
218 ~~a.m., per year. In lieu of the remaining drills, staff~~  
219 ~~responsible for residents during such hours may be required to~~  
220 ~~participate in a mock drill that includes a review of evacuation~~  
221 ~~procedures. Such standards must be included or referenced in the~~  
222 ~~rules adopted by the State Fire Marshal. Pursuant to s.~~  
223 ~~633.206(1)(b), the State Fire Marshal is the final~~  
224 ~~administrative authority for firesafety standards established~~  
225 ~~and enforced pursuant to this section.~~

226 ~~c. All licensed facilities must have an annual fire~~  
227 ~~inspection conducted by the local fire marshal or authority~~  
228 ~~having jurisdiction.~~

229 ~~3. Resident elopement requirements.—Facilities are required~~  
230 ~~to conduct a minimum of two resident elopement prevention and~~  
231 ~~response drills per year. All administrators and direct care~~  
232 ~~staff must participate in the drills which shall include a~~  
233 ~~review of procedures to address resident elopement. Facilities~~  
234 ~~must document the implementation of the drills and ensure that~~  
235 ~~the drills are conducted in a manner consistent with the~~



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236 facility's resident elopement policies and procedures.

237 (b) The preparation and annual update of a comprehensive  
238 emergency management plan. Such standards must be included in  
239 the rules adopted by the department after consultation with the  
240 Division of Emergency Management. At a minimum, the rules must  
241 provide for plan components that address emergency evacuation  
242 transportation; adequate sheltering arrangements; postdisaster  
243 activities, including provision of emergency power, food, and  
244 water; postdisaster transportation; supplies; staffing;  
245 emergency equipment; individual identification of residents and  
246 transfer of records; communication with families; and responses  
247 to family inquiries. The comprehensive emergency management plan  
248 is subject to review and approval by the local emergency  
249 management agency. During its review, the local emergency  
250 management agency shall ensure that the following agencies, at a  
251 minimum, are given the opportunity to review the plan: the  
252 Department of Elderly Affairs, the Department of Health, the  
253 Agency for Health Care Administration, and the Division of  
254 Emergency Management. Also, appropriate volunteer organizations  
255 must be given the opportunity to review the plan. The local  
256 emergency management agency shall complete its review within 60  
257 days and either approve the plan or advise the facility of  
258 necessary revisions.

259 (c) The number, training, and qualifications of all  
260 personnel having responsibility for the care of residents. The  
261 rules must require adequate staff to provide for the safety of  
262 all residents. Facilities licensed for 17 or more residents are  
263 required to maintain an alert staff for 24 hours per day.

264 (d) All sanitary conditions within the facility and its

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265 surroundings which will ensure the health and comfort of  
266 residents. The rules must clearly delineate the responsibilities  
267 of the agency's licensure and survey staff, the county health  
268 departments, and the local authority having jurisdiction over  
269 firesafety and ensure that inspections are not duplicative. The  
270 agency may collect fees for food service inspections conducted  
271 by the county health departments and transfer such fees to the  
272 Department of Health.

273 (e) License application and license renewal, transfer of  
274 ownership, proper management of resident funds and personal  
275 property, surety bonds, resident contracts, refund policies,  
276 financial ability to operate, and facility and staff records.

277 (f) Inspections, complaint investigations, moratoriums,  
278 classification of deficiencies, levying and enforcement of  
279 penalties, and use of income from fees and fines.

280 (g) The enforcement of the resident bill of rights  
281 specified in s. 429.28.

282 (h) The care and maintenance of residents, which must  
283 include, but is not limited to:

- 284 1. The supervision of residents;
- 285 2. The provision of personal services;
- 286 3. The provision of, or arrangement for, social and leisure  
287 activities;
- 288 4. The arrangement for appointments and transportation to  
289 appropriate medical, dental, nursing, or mental health services,  
290 as needed by residents;
- 291 5. The management of medication;
- 292 6. The nutritional needs of residents;
- 293 7. Resident records; and

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294 8. Internal risk management and quality assurance.

295 (i) Facilities holding a limited nursing, extended  
296 congregate care, or limited mental health license.

297 (j) The establishment of specific criteria to define  
298 appropriateness of resident admission and continued residency in  
299 a facility holding a standard, limited nursing, extended  
300 congregate care, and limited mental health license.

301 (k) The use of physical or chemical restraints. The use of  
302 physical restraints is limited to half-bed rails as prescribed  
303 and documented by the resident's physician with the consent of  
304 the resident or, if applicable, the resident's representative or  
305 designee or the resident's surrogate, guardian, or attorney in  
306 fact. The use of chemical restraints is limited to prescribed  
307 dosages of medications authorized by the resident's physician  
308 and must be consistent with the resident's diagnosis. Residents  
309 who are receiving medications that can serve as chemical  
310 restraints must be evaluated by their physician at least  
311 annually to assess:

312 1. The continued need for the medication.

313 2. The level of the medication in the resident's blood.

314 3. The need for adjustments in the prescription.

315 (l) The establishment of specific policies and procedures  
316 on resident elopement. Facilities shall conduct a minimum of two  
317 resident elopement drills each year. All administrators and  
318 direct care staff shall participate in the drills. Facilities  
319 shall document the drills.

320 Section 2. This act shall take effect July 1, 2016.