

By the Committees on Rules; Community Affairs; and Banking and Insurance; and Senator McClain

595-03651-25

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A bill to be entitled

An act relating to fire prevention; amending s. 553.7932, F.S.; defining the term "alteration"; revising the definition of the term "fire alarm system project"; requiring a local enforcement agency to issue a permit for a fire alarm system project or fire sprinkler system project within a specified time period; authorizing work authorized by the permit to commence immediately after submission of a completed application; requiring the local enforcement agency to provide an inspection within a specified timeframe; requiring that certain plans and specifications be available for an onsite plans review during an inspection; requiring a contractor to provide additional documentation in paper or electronic form, if requested by an inspector, within a specified timeframe; prohibiting a local enforcement agency from requiring additional plans reviews or documentation outside the scope of the permitted work; requiring that a specified percentage of the permit fee be refunded if a local government fails to meet certain deadlines; providing exceptions; requiring that such refunds be based on the original amount of the permit fee; requiring local enforcement agencies to establish a simplified permitting process by a specified date; amending s. 633.202, F.S.; specifying a condition under which a local amendment to the Florida Fire Prevention Code is unenforceable; providing that a county, a municipality, or an authority having

595-03651-25

20251078c3

jurisdiction may only enforce an ordinance that has been sent to the Florida Building Commission and the State Fire Marshal as of a certain date; amending s. 633.312, F.S.; requiring that a uniform summary inspection report include certain information; deleting an exception from submitting certain information within a detailed inspection report; providing an effective date.

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

Section 1. Present paragraphs (a) through (d) of subsection (1) of section 553.7932, Florida Statutes, are redesignated as paragraphs (b) through (e), respectively, a new paragraph (a) is added to that subsection, present paragraph (c) of subsection (1), subsections (3) and (4), and paragraphs (a) and (b) of subsection (5) are amended, and subsections (6) and (7) are added to that section, to read:

553.7932 Simplified permitting processes.—

(1) As used in this section, the term:

(a) "Alteration" means to add, install, relocate, replace, or remove.

(d) ~~(e)~~ "Fire alarm system project" means a fire alarm system alteration of a total of 20 or fewer initiating devices and notification devices; ~~or~~ the installation or replacement of a fire communicator connected to an existing fire alarm control panel in an existing commercial, residential, apartment, cooperative, or condominium building; or the replacement of an existing fire alarm panel using the same make and model as the

595-03651-25

20251078c3

59 existing panel.

60 (3) A local enforcement agency must issue a permit for a
61 fire alarm system project or fire sprinkler system project in
62 person or electronically within 2 business days after submission
63 of a completed application. A contractor may commence work
64 authorized by the permit immediately after submission of a
65 completed application.

66 (4) The ~~a~~ local enforcement agency must provide an
67 inspection within 3 business days after such inspection is
68 requested ~~require at least one inspection of a fire alarm system~~
69 ~~project or fire sprinkler system project~~ to ensure compliance
70 with applicable codes and standards. If a fire alarm system
71 project or fire sprinkler system project fails an inspection,
72 the contractor must take corrective action as necessary to pass
73 inspection.

74 (5)(a) For a fire alarm system project, a contractor must
75 keep a copy of the plans and specifications at the fire alarm
76 system project worksite and make such plans and specifications
77 available to the inspector for an onsite plans review at each
78 inspection. If the local enforcement agency determines that it
79 needs documents for recording purposes, the contractor must
80 provide such documentation in paper or electronic form to the
81 local enforcement agency within 4 business days after the
82 inspection or 4 days after the documentation is requested,
83 whichever is later. The local enforcement agency may not require
84 additional plans reviews or documentation of areas or devices
85 outside the scope of permitted work, as needed on permit
86 applications.

87 (b) For a fire sprinkler system project ~~to alter an~~

595-03651-25

20251078c3

88 ~~existing fire protection system~~, a contractor must keep a copy
89 of the plans and specifications at the fire sprinkler system
90 project worksite and make such plans and specifications
91 available to the inspector at each inspection. If the local
92 enforcement agency determines that it needs additional documents
93 for recording purposes, the contractor must provide such
94 documentation in paper or electronic form to the local
95 enforcement agency within 4 business days after the inspection
96 or 4 days after the documentation is requested, whichever is
97 later. The local enforcement agency may not require additional
98 plans reviews or documentation of areas or devices outside the
99 scope of permitted work, as needed on permit applications.

100 (6) A local government that fails to meet a deadline under
101 subsection (3) or subsection (4) must refund the permit fee by
102 10 percent for each business day after such failure, unless the
103 local government and contractor agree in writing to a reasonable
104 extension of time, the delay is caused by the applicant, or the
105 delay is attributable to a force majeure or other extraordinary
106 circumstances. Each 10 percent refund shall be based on the
107 original amount of the permit fee.

108 (7) By October 1, 2025, a local enforcement agency must
109 establish a simplified permitting process that complies with
110 this section.

111 Section 2. Subsection (9) of section 633.202, Florida
112 Statutes, is amended to read:

113 633.202 Florida Fire Prevention Code.—

114 (9) (a) The State Fire Marshal shall make rules that
115 implement this section and ss. 633.104 and 633.208 for the
116 purpose of accomplishing the objectives set forth in those

595-03651-25

20251078c3

sections.

(b) A county, a municipality, or an authority having jurisdiction may only enforce an ordinance that has been sent to the Florida Building Commission and the State Fire Marshal pursuant to subsection (8) as of the date that the permit was submitted.

Section 3. Paragraph (b) of subsection (3) of section 633.312, Florida Statutes, is amended to read:

633.312 Inspection of fire control systems, fire hydrants, and fire protection systems.—

(3)

(b) The State Fire Marshal shall adopt rules to implement a uniform summary inspection report and submission procedures to be used by all third-party vendors and local authorities having jurisdiction. For purposes of this section, a uniform summary inspection report must record the address at which ~~where~~ the fire protection system or hydrant is located, the company and person conducting the inspection and their license number, the date of the inspection, and the fire protection system or hydrant inspection status, including the total number of deficiencies found, separated into critical and noncritical categories, and the brief description of impairment deficiencies ~~a brief summary of each deficiency, critical deficiency, noncritical deficiency, or impairment found.~~ A contractor's detailed inspection report must also be provided, but is not required to follow the uniform summary inspection report format. The State Fire Marshal shall establish by rule a submission procedure for each means provided under paragraph (a) by which a local authority having jurisdiction may accept uniform summary

595-03651-25

20251078c3

146 inspection reports. Each of the submission procedures must allow
147 a contractor to attach additional documents with the submission
148 of a uniform summary inspection report, including a physical
149 copy of the contractor's detailed inspection report. A
150 submission procedure may not require a contractor to submit
151 information contained within the detailed inspection report
152 ~~unless the information is required to be included in the uniform~~
153 ~~summary inspection report.~~

154 Section 4. This act shall take effect July 1, 2025.