

THE FLORIDA SENATE
2023 SUMMARY OF LEGISLATION PASSED
Committee on Community Affairs

CS/CS/HB 327 — Fire Sprinkler System Projects

by Commerce Committee; Regulatory Reform and Economic Development Subcommittee; and Rep. Bell and others (CS/SB 408 by Regulated Industries Committee and Senator Perry)

The bill creates a simplified permitting process for fire sprinkler system alteration projects involving 20 or fewer sprinklers. For these “fire sprinkler system projects,” as defined in the bill, a local enforcement agency may require a fire system contractor to submit a permit application and pay a permit fee, but may not require the contractor to submit plans or specifications as a condition of obtaining such permit. Such fire sprinkler system projects must have at least one inspection to ensure compliance with applicable codes and standards, and a contractor must keep a copy of plans available for inspection. The local enforcement agency must issue a permit for a fire sprinkler system project in person or electronically. These provisions mirror the simplified permitting process in current law for small fire alarm system projects.

The bill defines a “fire sprinkler system project” to mean a fire protection system alteration of a total of 20 or fewer fire sprinklers that have the same K-factor (relating to discharge rates from sprinkler heads) and does not change a hazard classification or an increased system coverage area, or the installation or replacement of an equivalent sprinkler system component in an existing commercial, residential, apartment, cooperative, or condominium building.

The bill also clarifies the scope of work for certain fire protection system contractors. It provides that a Contractor I or II may design the alteration of an existing fire sprinkler system if the alteration consists of the relocation or deletion of 249 or fewer sprinklers, and the addition of 49 sprinklers, as long as the cumulative total number of fire sprinklers being added, relocated, or deleted does not exceed 249.

If approved by the Governor, or allowed to become law without the Governor’s signature, these provisions take effect July 1, 2023.

Vote: Senate 40-0; House 110-0