

1 A bill to be entitled
2 An act relating to fire prevention; amending s.
3 553.7932, F.S.; defining the term "alteration";
4 revising the definition of the term "fire alarm system
5 project"; requiring a local enforcement agency to
6 issue a permit for a fire alarm system project or fire
7 sprinkler system project within a specified time
8 period; authorizing work to commence immediately;
9 requiring an inspection required by the local
10 enforcement agency of a fire alarm system project or
11 fire sprinkler system project within a specified time
12 period; requiring certain plans and specifications to
13 be available for an onsite plans review during an
14 inspection; requiring a contractor to provide
15 additional documentation, if necessary, within a
16 specified timeframe; prohibiting a local enforcement
17 agency from requiring additional plans reviews or
18 documentation outside the scope of the permitted work;
19 requiring permit fees to be reduced by a certain
20 percentage if a local government fails to meet certain
21 deadlines; providing exceptions; requiring local
22 enforcement agencies to establish a simplified
23 permitting process by a specified date; amending s.
24 633.202, F.S.; specifying a condition under which a
25 local amendment to the Florida Fire Prevention Code is

26 immediately rescinded; providing disciplinary action
 27 under certain circumstances; amending s. 633.312,
 28 F.S.; requiring a uniform summary inspection report to
 29 include the total number of deficiencies found during
 30 the inspection of a fire protection system or hydrant;
 31 removing the requirement for a brief summary of such
 32 deficiencies; removing an exception from submitting
 33 certain information within a detailed inspection
 34 report; providing an effective date.

35

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

37

38 **Section 1. Paragraphs (a) through (d) of subsection (1) of**
 39 **section 553.7932, Florida Statutes, are redesignated as**
 40 **paragraphs (b) through (e), respectively, present paragraph (c)**
 41 **of subsection (1), subsections (3) and (4), and paragraphs (a)**
 42 **and (b) of subsection (5) are amended, and subsections (6) and**
 43 **(7) are added to that section, to read:**

44 553.7932 Simplified permitting processes.—

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

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

48 (d)(e) "Fire alarm system project" means a fire alarm
 49 system alteration of a total of 20 or fewer initiating devices
 50 and notification devices; ~~or~~ or the installation or replacement of

51 a fire communicator connected to an existing fire alarm control
52 panel in an existing commercial, residential, apartment,
53 cooperative, or condominium building; or the replacement of an
54 existing fire alarm panel using the same make and model as the
55 existing panel.

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

62 (4) If a local enforcement agency requires an inspection,
63 the a local enforcement agency must provide such inspection
64 within 24 hours after such inspection is requested, ~~require at~~
65 ~~least one inspection of a fire alarm system project or fire~~
66 ~~sprinkler system project~~ to ensure compliance with applicable
67 codes and standards. If a fire alarm system project or fire
68 sprinkler system project fails an inspection, the contractor
69 must take corrective action as necessary to pass inspection.

70 (5) (a) For a fire alarm system project, a contractor must
71 keep a copy of the plans and specifications at the fire alarm
72 system project worksite and make such plans and specifications
73 available to the inspector for an onsite plans review at each
74 inspection. If the local enforcement agency determines that it
75 needs additional documentation, the contractor must provide such

76 documentation in paper or electronic form to the local
77 enforcement agency within 4 business days after the inspection.
78 The local enforcement agency may not require additional plans
79 reviews or documentation of areas or devices outside the scope
80 of permitted work.

81 (b) For a fire sprinkler system project ~~to alter an~~
82 ~~existing fire protection system,~~ a contractor must keep a copy
83 of the plans and specifications at the fire sprinkler system
84 project worksite and make such plans and specifications
85 available to the inspector at each inspection. If the local
86 enforcement agency determines that it needs additional
87 documentation, the contractor must provide such documentation in
88 paper or electronic form to the local enforcement agency within
89 4 business days after the inspection. The local enforcement
90 agency may not require additional plans reviews or documentation
91 of areas or devices outside the scope of permitted work.

92 (6) A local government that fails to meet a deadline under
93 this section must reduce the permit fee by 10 percent for each
94 business day after such failure, unless the parties agree in
95 writing to a reasonable extension of time, the delay is caused
96 by the applicant, or the delay is attributable to a force
97 majeure or other extraordinary circumstances. Each 10-percent
98 reduction shall be based on the original amount of the permit
99 fee, unless the parties agree to an extension of time.

100 (7) By October 1, 2025, a local enforcement agency must

101 establish a simplified permitting process that complies with
102 this section.

103 **Section 2. Subsection (10) of section 633.202, Florida**
104 **Statutes, is amended to read:**

105 633.202 Florida Fire Prevention Code.—

106 (10) (a) Notwithstanding other provisions of this chapter,
107 if a county or a municipality within that county adopts an
108 ordinance providing for a local amendment to the Florida Fire
109 Prevention Code and that amendment provides a higher level of
110 protection to the public than the level specified in the Florida
111 Fire Prevention Code, the local amendment becomes effective
112 without approval of the State Fire Marshal and is not rescinded
113 pursuant to this section, provided that the ordinance meets one
114 or more of the following criteria:

115 1.(a) The local authority has adopted, by ordinance, a
116 fire service facilities and operation plan that outlines goals
117 and objectives for related equipment, personnel, and capital
118 improvement needs of the local authority related to the specific
119 amendment for the next 5 years;

120 2.(b) The local authority has adopted, by ordinance, a
121 provision requiring proportionate reduction in, or rebate or
122 waivers of, impact or other fees or assessments levied on
123 buildings that are built or modified in compliance with the more
124 stringent firesafety standards required by the local amendment;
125 or

126 3.~~(e)~~ The local authority has adopted, by ordinance, a
 127 growth management plan that requires buildings and structures to
 128 be equipped with more stringent firesafety requirements required
 129 by the local amendment when these firesafety requirements are
 130 used as the basis for planning infrastructure development, uses,
 131 or housing densities.

132 (b) If a county or municipality fails to adhere to the
 133 requirements of this section when adopting an ordinance for a
 134 local amendment to the Florida Fire Prevention Code, the local
 135 amendment is rescinded immediately. If a county or municipality
 136 continues to enforce an ordinance that has been rescinded, the
 137 local fire marshal is subject to disciplinary action under s.
 138 633.106.

139 (c) Except as provided in s. 633.206, the local appeals
 140 process shall be the venue if there is a dispute between parties
 141 affected by the provisions of the more stringent local
 142 firesafety amendment adopted as part of the Florida Fire
 143 Prevention Code pursuant to the authority in this subsection.
 144 Local amendments adopted pursuant to this subsection shall be
 145 deemed local or regional variations and published as such in the
 146 Florida Fire Prevention Code. The act of publishing locally
 147 adopted firesafety amendments to the Florida Fire Prevention
 148 Code may not be construed to mean that the State Fire Marshal
 149 approves or denies the authenticity or appropriateness of the
 150 locally adopted firesafety provision, and the burden of

151 protecting the local firesafety amendment remains solely with
152 the adopting local governmental authority.

153 **Section 3. Paragraph (b) of subsection (3) of section**
154 **633.312, Florida Statutes, is amended to read:**

155 633.312 Inspection of fire control systems, fire hydrants,
156 and fire protection systems.—

157 (3)

158 (b) The State Fire Marshal shall adopt rules to implement
159 a uniform summary inspection report and submission procedures to
160 be used by all third-party vendors and local authorities having
161 jurisdiction. For purposes of this section, a uniform summary
162 inspection report must record the address at which ~~where~~ the
163 fire protection system or hydrant is located, the company and
164 person conducting the inspection and their license number, the
165 date of the inspection, and the fire protection system or
166 hydrant inspection status, including the total number of
167 deficiencies found ~~a brief summary of each deficiency, critical~~
168 ~~deficiency, noncritical deficiency, or impairment found.~~ A
169 contractor's detailed inspection report is not required to
170 follow the uniform summary inspection report format. The State
171 Fire Marshal shall establish by rule a submission procedure for
172 each means provided under paragraph (a) by which a local
173 authority having jurisdiction may accept uniform summary
174 inspection reports. Each of the submission procedures must allow
175 a contractor to attach additional documents with the submission

176 | of a uniform summary inspection report, including a physical
177 | copy of the contractor's detailed inspection report. A
178 | submission procedure may not require a contractor to submit
179 | information contained within the detailed inspection report
180 | ~~unless the information is required to be included in the uniform~~
181 | ~~summary inspection report.~~

182 | **Section 4.** This act shall take effect July 1, 2025.