RESOLUTION 2023-02

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE PINELLAS SUNCOAST FIRE & RESCUE DISTRICT SPECIFICALLY AMENDING THE FIRE PREVENTION CODE ORDINANCE #04; AMENDING PROVISIONS TO UPDATE ADOPTED EDITIONS OF THE FLORIDA FIRE PREVENTION CODE; AMENDING SPECIAL HAZARD PROVISIONS REDGARDING ACCESS ROADWAY CLEARANCE REQUIREMENTS AND BUILDING ACCESS; REPEALING PRIOR INCONSISTENT RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Pinellas Suncoast Fire & Rescue District ("District") has determined that Chapter 633, Florida Statutes, Fire Prevention and Control, requires the Pinellas Suncoast Fire & Rescue District Board of Commissioners ("Board") to adopt rules and regulations and to provide for their enforcement of the health, safety, and welfare of the people of the District; and,

WHEREAS, the Board has previously adopted a Fire Prevention Code for the District; and,

WHEREAS, the Board has determined that it is in the best interest of the District to amend the Fire Prevention Code.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE PINELLAS SUNCOAST FIRE & RESCUE DISTRICT:

SECTION 1.

FIRE PREVENTION CODE:

A. This Code shall be known as the Pinellas Suncoast Fire & Rescue District Fire Prevention Code (hereinafter referred to as "Fire Prevention Code").

B. Except to the extent that they are hereinafter deleted, modified, and/or amended by this Resolution, the following are hereby adopted and incorporated as though fully set forth herein:

C. The most current edition of the Florida Fire Prevention Code (Chapter 69A-60, FAC) and its incorporated standards and codes.

D. Not less than one (1) copy of the most current edition of the Florida Fire Prevention Code shall be available for reference in the Prevention Division. The provisions shall be controlled throughout Pinellas Suncoast Fire & Rescue District, Florida.

SECTION 2.

DEFINITIONS:

A. Authority Having Jurisdiction ("AHJ")

The Pinellas Suncoast Fire & Rescue District is the AHJ.

B. Board of Commissioners

Board of Commissioners shall refer to the Pinellas Suncoast Fire & Rescue District Board of Fire Commissioners.

C. Fire Chief

Fire Chief shall refer to the Fire Chief of the Pinellas Suncoast Fire & Rescue District.

D. Fire Department

Fire Department shall refer to the Pinellas Suncoast Fire & Rescue District.

E. Fire District

Fire District shall refer to the Pinellas Suncoast Fire & Rescue District.

F. Fire Marshal

Fire Marshal shall refer to fire official appointed as the Fire Marshal by the Board of Fire Commissioners to administer the Pinellas Suncoast Fire & Rescue District Fire Prevention Division.

G. Prevention Division

Prevention Division shall refer to the Pinellas Suncoast Fire & Rescue District Fire Prevention Division.

H. Inspector

Inspector shall include the Fire Marshal and any assistants to the Fire Marshal.

I. Investigator

Investigator shall include the Fire Marshal and any assistants to the Fire Marshal.

J. Plans Reviewer
Plans Reviewer shall include the Fire Marshal and any assistants to the Fire Marshal.

K. NFPA

NFPA shall refer to the National Fire Protection Association.

SECTION 3.

VIOLATIONS:

It shall be unlawful for any person to violate this resolution, to permit or maintain such a violation, to refuse to obey any such provision, or to fail or refuse to comply with any such provision or regulation except as variation may be allowed by the action of the Fire Marshal in writing. Proof of such an unlawful act or failure shall be deemed prima facie evidence that such act is that of the owner or other person in control of the premises. The prosecution, or lack thereof, of either the owner, occupant, or the person in charge shall not be deemed to relieve any of the others.

SECTION 4.

FIRE CHIEF:

A. The Fire Chief shall be responsible for enforcing the Fire Prevention Code. The Fire Chief may assign qualified members of the Fire District as inspectors as necessary from time to time. To assist in performing the responsibilities and duties placed upon the Fire Chief, a Prevention Division in the Fire District is hereby created.
B. The Prevention Division shall operate under the supervision of the Fire Chief. The Board of Commissioners shall appoint a Fire Marshal. The Fire Marshal shall be the administrator of the Prevention Division. The Fire Marshal shall be responsible for the direct administration and enforcement of the Fire Prevention Code as directed by the Fire Chief.
C. The Fire Marshal shall be appointed based on examination or other method of determining qualifications in accordance with the District Charter.

SECTION 5.

PREVENTION DIVISION:

A. It shall be the duty of the personnel of the Prevention Division to enforce this and all resolutions of the Fire District. The provisions of this code are applicable to:

a. The inspection of buildings, processes, equipment, systems, and other fire and related life safety situations;
b. The investigation of fires, explosions, hazardous material incidents, and other related life safety situations;
c. All aspects of development review, including site plans, construction plans, drawings, specifications for life safety systems, fire protection systems, access requirements, water supplies, processes, and hazardous materials, and other fire and life safety issues;
d. The fire safety education of responsible parties and the general public;
e. Existing occupancies and conditions, the design and construction of new buildings, remodeling of existing buildings, additions to existing buildings, and change of occupancy;
f. The storage, use, processing, handling, and review of hazardous materials;
g. The design, alteration, modification, construction, maintenance, and testing of fire protection systems and equipment;
h. Hazards from outside fires in trash, building debris, yard waste, forest and vegetative debris, and other materials deemed hazardous;
i. The regulation and control of special events including, but not limited to, firework displays, exhibits, trade shows, amusement parks, haunted houses, and other similar special occupancies, and tents.
j. The interior finish, decorations, furnishings, and other combustibles that contribute to fire spread, fire load and smoke production.

B. The personnel of the Prevention Division shall have such other powers and perform such other duties as are set forth in other sections of this Resolution and as may be conferred and imposed from time to time by law.
C. The Fire Chief may delegate any powers or duties under this Resolution to the Fire Marshal. The Fire Chief shall prepare instructions for the Fire Marshal and the Fire Marshal's assistants.

SECTION 6.

FIRE MARSHAL APPROVAL:

Before permits may be issued as required by this Fire Prevention Code, the Fire Marshal or the Fire Marshal's assistants shall inspect and approve the plans, systems, processes, vehicles, buildings, or storage places to be used for any such purpose.

SECTION 7.

PLANS REVIEW PROCESS:

A. Plans Review
    a. Plans shall be submitted to the appropriate jurisdiction’s building department in which the project resides.
    b. Plans shall only be accepted in digital format using an industry-

approved format.

c. Plans shall be directly submitted to the Fire District or obtained from the appropriate jurisdiction and shall be reviewed by the District to verify compliance with all applicable codes.
d. Review fees shall be paid prior to the plans being reviewed.
e. Upon completion of the plans review, the plans will be stamped by the Fire District's Plans Examiner, the written results will be attached either by hardcopy or digitally, and the plans will be returned to the respective building department. Incomplete submittals, those not approved, or those approved with revisions required, where no written acknowledgment of those revisions has been received by the Fire District, shall not be released to the respective building department.

SECTION 8.

PLANS REVIEW EXPIRATION:

A. Plans review approvals shall expire within one (1) year unless construction has commenced. Re-submittals (due to approval expiration) shall follow the same process as the original submittal.
B. All Fire Protection System plan reviews shall expire three (3) months from the date of permit issuance unless an initial fire inspection has been completed. Re-submittals (due to permit expiration) shall follow the same process as the original submittal.
C. All other permits (tent, fireworks display, etc.) shall expire on the date specified on the permit.
D. Requests for extensions of approvals and permits shall be made in writing at least one (1) week prior to the expiration date. Extensions shall be at the discretion of the Fire Marshal.

SECTION 9.

INSPECTIONS BY FIRE MARSHAL:

The Fire Marshal shall inspect or cause to be inspected all new premises in conjunction with the review process, and all existing premises on an annual basis as dictated by the District Charter and shall make such orders as may be necessary for safeguarding life and property from fire and for the enforcement of the laws and resolutions governing the same.

SECTION 10.

HAZARDOUS CONDITIONS:

A. Whenever an inspection shall find in any building, or upon any premises or other

places, conditions deemed hazardous to life or property from the threat of fire including, but not limited to, combustible or explosive matter or dangerous accumulations of rubbish or unnecessary accumulation of waste paper, boxes, shavings, or any highly flammable materials especially liable to fire, and which is so situated as to endanger property; or shall find obstruction to or in fire escapes, stairs, passageways, doors, or windows, liable to interfere with the operations of the fire department or egress of occupants in case of fire, the inspector shall order the same to be removed or remedied, and such order shall forthwith be complied with by the owner or occupant of such premises or buildings, subject to the appeals procedure provided for in the Fire Prevention Code.

B. Any owner or occupant failing to comply with such order within a reasonable period after the service of said order shall be liable to penalties as hereinafter provided.

C. The service of any such order may be made upon the occupant of the premises to whom it is directed, either by delivering a copy of same to such occupant personally, or leaving it with any adult person in charge of the premises, or, in case no such person is found, upon the premises by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises. Whenever it may be necessary to serve such an order upon the owner of the premises, such order may be served either by delivering to and leaving with the said person a copy of the order, or if the owner is absent from the jurisdiction of the officer making the order by mailing such copy by certified mail to the owner's last known post office address.

SECTION 11.

OPEN FIRE/OPEN BURNING REGULATIONS:

The Fire District shall enforce the open fire/open burning regulations as outlined within the municipal code of the location in which the open fire occurs. Should a municipality otherwise repeal this regulation, the Fire District shall revert to open fire regulations set forth by Pinellas County.

SECTION 12.

INVESTIGATION OF FIRES:

A. The Prevention Division shall investigate, when deemed necessary, the origin, cause, and circumstances of every fire occurring in the Pinellas Suncoast Fire & Rescue District by which property has been destroyed or damaged and, so far as possible, shall determine whether the fire is the result of carelessness or design. The Fire Marshal or his designated personnel shall take charge immediately of the physical evidence, shall notify the proper authorities designated by law to pursue the investigation of such matters, and shall further cooperate with the authorities in the collection of evidence and in the

prosecution of the case.

B. Each such report shall be in a form as prescribed by the Fire Marshal and shall contain a statement of all facts relating to the cause, origin, and circumstances of such fires, the extent of the damage thereof, and the insurance upon such property, and such other information as may be required, including the injury, death, or rescue of persons.

SECTION 13.

RECORD KEEPING:

The Fire Marshal shall compile and keep a record of all fires and of all the facts concerning the same, including injuries, deaths, the rescue of persons, and statistics as to the extent of such fires and the damage caused thereby and whether such losses were covered by insurance, and if so, in what amount. Such records shall be made daily from the reports made by the technical inspectors under the provisions of this Resolution. All such records shall be public to the extent required by the Florida Public Records Law.

SECTION 14.

ANNUAL REPORTS:

The Fire Marshal shall make an annual report of the activities of the Prevention Division and shall transmit this to the Board of Commissioners through the Fire Chief. The reports shall contain all proceedings under the Fire Prevention Code with such statistics as the Fire Chief may wish to include therein.

SECTION 15.

AMENDMENTS:

The Fire Chief or the Fire Marshal may, from time to time, recommend any amendments to the Fire Prevention Code.

SECTION 16.

APPLICABILITY:

The provisions of the Fire Prevention Code shall apply equally to both public and private property and to all structures and their occupancies, except as otherwise specified.

SECTION 17.

LIBERAL CONSTRUCTION:

This Resolution shall be deemed an exercise of the police powers of the Pinellas Suncoast

Fire & Rescue District for the preservation and protection of the public health, safety, and welfare and all the provisions of the Fire Prevention Code shall be liberally construed for that purpose.

SECTION 18.

PENALTIES:

A. Any person who shall violate any of the provisions of the Fire Prevention Code hereby adopted or shall fail to comply therewith, or shall violate or fail to comply with any order made there under, or shall build in violation of any details, statements, specifications, or plans submitted or approved thereunder, or shall operate not in accordance with the provisions of any certificate, permit, or approval issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Fire Marshal or by a court of competent jurisdiction within the time fixed herein shall for each and every violation and non-compliance, respectively in accordance with F.S. 633.214.
B. The imposition of a penalty for any violation shall not excuse the violation nor shall the violation be permitted to continue. All such violations or defects shall be corrected within a reasonable time, and when not otherwise specified, the application of the above penalty shall not be held to prevent the enforced removal or prohibited condition.
C. The Fire Marshal, or his representative, may present any violation of the Fire Prevention Code, or appeal thereof, to the Code Enforcement Board of the appropriate municipality or local governmental entity, provided the members of such Boards are not officers, agents, or employees of the municipality or local governmental entity.

SECTION 19.

BOARD OF APPEALS:

A. Any person shall be permitted to appeal a decision of the Authority Having Jurisdiction (AHJ) to the Board of Appeals in accordance with NFPA 1-1.10.4.
B. Appeals shall be submitted in writing to the AHJ within 30 calendar days of the notice of violation or adverse action.
C. Fire Code Board of Appeals shall follow the fire code NFPA 1.1.10 for the appeals process.
D. If a person receives an adverse ruling after proceeding through the appeals process outlined above, such person may then petition for a declaratory statement from the State Fire Marshal in accordance with Section 633.001, Florida Statutes.

SECTION 20.

SPECIAL CONSIDERATIONS:

If fire sprinklers are provided in any residential development, or other occupancy type, where no specific requirement for fire sprinklers exists in the Florida Fire Prevention Code or Florida building code, the specific requirements regarding fire department access, water supply, and other provisions of this Code may, as an incentive for the great protection afforded by fire sprinklers, be modified by the AHJ pursuant to NPFA 1-1.4.

SECTION 21.

MINIMUM SITE PLAN, WATER SUPPLY, FIRE HYDRANT, AND ACCESS REQUIREMENTS:

The Fire Marshal shall evaluate the adequacy of water supplies for firefighting purposes and shall evaluate all sources and delivery systems within the Pinellas Suncoast Fire & Rescue District, consistent with the fire risk and the fire department capabilities. Adequacy of supply for firefighting shall be established by determining minimum rates of fire flows to control potential fires in structures and exposures within the county. The fire flow rates are based on estimates of the number of hose streams needed to control potential fires in a given structure or group of structures subject to fire.

A. Site Plan Submittal

a. Site plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.
b. Site plans shall also include the type of construction as indicated in the most current edition of the Florida Building Code; the proposed height and the gross square footage of proposed and existing building(s) on and within one hundred (100) feet that are adjacent to the property site; the distance from property lines; the exterior wall dimensions and the distance between buildings located on the same lot.
c. Site plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal.

i. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access, including, but not limited to trees, canopies, etc.
ii. Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet.
iii. Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.
iv. Vertical clearances or roadway widths shall be increased when vertical clearances or roadway widths are not adequate to accommodate fire apparatus or as deemed necessary by the AHJ.
v. Dead-end roadways serving commercial or residential

occupancies must include a cul-de-sac when the roadway length exceeds one-hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted.

vi. The minimum cul-de-sac radius shall be fifty (50) feet measured to the edge of roadway pavement.

vii. Where a bridge, ramp, or elevated road is required to be used as part of a fire department access road, it shall be constructed and maintained in accordance with nationally recognized standards. The bridge shall be designed for a live load sufficient to carry the imposed loads of fire apparatus. Vehicle load limits shall be posted at both entrances to bridges, ramps, and elevated roadways where required by the AHJ.

viii. The gradient for a fire department access road shall not exceed the maximum approved. The angle of approach and departure for any means of fire department access shall not exceed 1 ft drop in 20 ft (0.3 m drop in 6 m), or the design limitations of the fire apparatus of the fire department shall be subject to approval by the AHJ.

ix. Where required by the AHJ, approved signs or other approved notices shall be provided and maintained for fire department access roads to identify such roads, or prohibit the obstruction thereof, or both. Fire lanes shall be marked with freestanding signs with the wording, “NO PARKING FIRE LANE BY ORDER OF THE FIRE DEPARTMENT” or similar wording. Such signs shall be 12 in. by 18 in. with a white background and red letters and shall be a maximum of seven feet in height from the roadway to the bottom part of the sign. The signs shall be within sight of the traffic flow and be a maximum of 60 feet part.

x. The design and use of traffic calming devices shall be approved by the AHJ.

xi. More than one fire department access road or fire lane shall be provided when it is determined by the Fire Marshal that access by a single road or fire lane may be impaired by vehicle congestion, conditions of terrain, climatic conditions, building characteristics, fire behavior, or other factors that could limit access.

xii. The turning radius of a fire department access road must be approved by the AHJ.

B. Hydrant Spacing and Fire Flows

a. Fire flows shall be in accordance with NFPA 1 as amended by the State of Florida through the Florida Fire Prevention Code.

b. Hydrant spacing shall be in accordance with NFPA 1 as amended by the State of Florida through the Florida Fire Prevention Code.

C. Fire Department Connection (FDC)

a. All fire department connections shall be located on private property unless an exception is issued in writing by the authority having jurisdiction (AHJ). Such connection shall be a two-and-one-half-inch (2 1/2") Siamese connection verified by the AHJ.
b. All fire department connections shall be yard FDCs and shall be a minimum of 15 ft. from the protected building.
c. Freestanding FDC piping shall be capable of supporting and/or resisting the weight and lateral forces applied by connecting two (2) three-inch (3") hose lines when subjected to a minimum of 150 psi.
d. New FDC locations shall not be located on any double-check valve assembly.
e. The FDC shall be a two and one-half inch (2 1/2") connection listed for use as a fire department sprinkler connection. The two and one-half inch (2 1/2") connection shall be in accordance with design specifications as stated in NFPA 1963, Standard for Fire Hose Connections.
f. The FDC shall be arranged so that the connection is between thirty inches (30") and thirty-six inches (36") above the finished grade at the location of the connection.
g. A supporting fire hydrant shall be within 25-50 feet of the FDC (up to 100' may be granted with Fire Marshal approval).
h. The FHA and FDC location(s) shall be coordinated with the Prevention Division.
i. When separate standpipe and sprinkler systems (not a combination system) are provided, individual fire department connections are required with each marked as to the system they serve, such as the connection serving the fire sprinkler system shall be noted "SPRINKLER" and the connection serving a standpipe shall be noted "STANDPIPE." Approval for locating one or both fire department connections in a location other than the private property side of the fire line backflow preventer, as provided above must be obtained in writing from the authority having jurisdiction (AHJ).
j. When there are multiple standpipe or sprinkler systems on the same property, they must be labeled as to which location they serve.
k. The fire hydrant shall be on the same side of the street as the fire department connection in a location approved by the AHJ.

D. Access Control

a. As provided within the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes, the AHJ shall have the authority to require access box(es) to be installed in an accessible location where access to or within a structure is difficult because of security. Access shall also be provided to gated subdivisions or developments through the use of an AHJ approved device or system.
b. Where automatic vehicle control access gates are used, an approved access control key switch shall be obtained through the Prevention Division and

shall be installed by the owner, contractor, or agent on the access control panel for the gate. A means to open the gate manually upon loss of power must also be provided.

c. The owner or representative shall notify the Fire District and provide new keys when locks are re-keyed or changed to maintain proper access. Failure to do so may result in a fine as outlined in the district schedule of fees.

d. Key Box Systems

   i. A key box system provides a rapid and reliable access method to buildings to determine the cause of a fire alarm or other fire protection system activation without the expense of having to repair doors or windows damaged due to forced entry by the fire department. All necessary access keys to the building are marked and kept in the key box. The fire department's master key is kept under strict supervision and security. Only Knox Box UL 1037 listed boxes are approved in the Fire District.

   ii. All structures (other than one and two-family dwellings) equipped with automatic fire sprinkler systems, fire alarm systems, and any others deemed necessary by the Fire Marshal, shall have an approved access key box installed in an acceptable location. The access key box shall contain all keys necessary to access fire alarm panels, electrical rooms, sprinkler rooms, and any other areas to which the Pinellas Suncoast Fire & Rescue District may require entry. These keys shall be stamped or engraved to identify the locations of the locks they open.

   iii. Key Box Compliance

      1. To support Pinellas County's "one-key" initiative, all locations required to maintain a key box must provide the Fire District access to a key box that complies with this code within twenty-four (24) months of this resolution. Any property that does not comply will be subject to the inspection and reinspection fee schedule until the box is ordered and proof is rendered to the District.

   iv. Procedures for Obtaining a Key Box:

      1. Obtain an Ordering Instructions Form from the representative of the Fire District and follow the instructions as outlined.
      2. Purchase a Knox Box by visiting www.knoxbox.com/7751. The **3200 Series of 4400 Series Knox Box** will be required to accommodate the required number of keys to be placed inside.
      3. Found in parentheses below are labels that the keys should have stamped or engraved on for easy identification by fire department personnel. If there are questions concerning

the labeling, please contact the district.

4. Each of the following keys is required in the Knox Box:
    a. Access Door Keys – Lobby, Stairwells, etc. (LOBBY, STAIR, etc.)
    b. Elevator Room Key – (ELEV)
    c. Fire Pump Room Key – (FP)
    d. Fire Alarm Room Key – (FACP)
    e. Electrical Room Key – (ELEC)
    f. Generator Room Key – (GEN)
    g. Roof Access – (ROOF)
    h. Keys to any miscellaneous/common areas of the structure – (Identifiable label)

v. Each property shall provide one set of keys for each building containing all items listed above. For 3-story buildings, provide one complete set of keys to the property and two sets containing keys for items a-g. The same will apply to 4- and 5-story properties with one complete key set and either three (4-story) or four (5-story and above) sets containing items a-g. If the current box does not allow all sets to be placed inside, an additional or larger box may need to be purchased.

vi. The box will arrive in an open position, and you must contact the Fire District to lock the key box.

vii. Location
    1. The following guidelines are provided for locating the key box; however, the specific location shall be coordinated with the Fire District prior to installation.
        a. Installation height of the key box shall be not more than six feet (6') or as specifically approved by the Fire District.
        b. The key box should not be hidden by shrubbery or other screening material.
        c. The key box should be located to the right of the door nearest to the fire alarm panel if the building is so equipped. The specific location should be coordinated with the Fire District to ensure the adequacy of access to the key box after installation.

viii. Mounting
    a. The key box should be mounted per the manufacturer's instructions which are included with the box upon delivery. The key box must be mounted securely. Any firm that deems it appropriate may also order the key box equipped with a tamper switch that can then be tied to its burglar alarm for increased security.

SECTION 22.

FIRE ALARMS:

A. As provided in the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes where fire department notification is required by the Florida Fire Prevention Code, the fire alarm shall be arranged to transmit the alarm automatically via a listed central station service.
B. Fire alarm panels shall be located in an area designated by the Fire Marshal and shall be immediately available to Fire District personnel at all times. Fire alarm panels shall not be located outdoors in non-air-conditioned areas or in individual (private) tenant spaces.
C. The replacement of individual fire alarm equipment components (i.e., power supply, motherboard, batteries, etc.) due to age, damage, or any other reason shall comply with the applicable requirements of the most current edition of the Florida Fire Prevention Code Chapter 43 Building Rehabilitation.
D. Replacement of Fire Alarm Control Panel (FACP)
    a. All FACP upgrades and replacements require permits and inspections from by the Fire District
    b. Replacing or upgrading an FACP will require the new FACP to comply with current code requirements. The upgrade of the fire alarm system shall be determined according to the scenarios listed below:
        i. Panel Failure
            1. Replacement of an FACP due to catastrophic failure will not require the existing fire alarm system to be upgraded to comply with current code requirements. Any devices or appliances that need to be replaced due to the upgrade will be permitted to be replaced on a one-for-one basis in the existing locations, provided that the devices and appliances are installed in accordance with their listings and codes in effect when the system was installed.
        ii. Model Discontinued and/or No Longer Supported by the Manufacturer
            1. An FACP that has been discontinued and is no longer supported by the manufacturer shall be permitted to be upgraded to the next model which has replaced it. Any devices or appliances that need to be replaced due to the upgrade will be permitted to be replaced on a one-for-one basis in their existing locations, provided that the devices and appliances are installed in accordance with their listings and codes in effect when the system was installed.
        iii. Voluntary Replacement of a Fire Alarm Control Panel
            1. Replacing a functional FACP with a new panel from a different manufacturer will require the existing core areas of the building be upgraded to meet current code requirements. Core areas include lobbies, public bathrooms, common

corridors, and means of egress pathways.

iv. Tenant/Building Improvements
    1. When an FACP cannot support new devices or appliances required for a building tenant improvement, the new panel and all new work associated with the tenant improvement shall comply with current code requirements. In addition, core areas building must also be brought up to compliance with current code requirements. Core areas include lobbies, public bathrooms, common corridors, and means of egress pathways.

v. Accessibility Upgrades
    1. Replacement of an FACP in order to support ADA upgrades will not require the existing fire alarm system to be upgraded to comply with current code requirements. All new fire alarm work associated with the ADA upgrades shall comply with current codes. Any devices or appliances not associated with the ADA upgrade will be permitted to be replaced on a one-for-one basis in the existing locations. This is provided the devices and appliances are installed in accordance with their listings and codes in effect when the system was installed.

vi. Other Scenarios
    1. When an FACP replacement is proposed that does not meet one of the scenarios i-v above, contact the Prevention Division.

c. Inspections
    i. All projects that include the installation of a new FACP will require a 100% test of the fire alarm systems during the final inspection. Systems shall not be transferred to a new panel before the final inspection is performed by the Fire District.

SECTION 23.

TWO-WAY RADIO ENHANCEMENT SYSTEMS/BI-DIRECTIONAL AMPLIFIER SYSTEMS (BDAS) REQUIREMENTS:

A. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected, and operationally tested in accordance with the manufacturer's published requirements by the Fire District and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. High-rises, new, and existing commercial construction shall be pre-surveyed for radio signal strength and comply with timelines outlined in Florida Statute 633.202. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping, or a certification document of radio signal strength provided by a licensed engineer. Any alternative methods for providing radio signal strength pre-survey shall be subject to AHJ approval.

SECTION 24.

RESPONSE TO MALFUNCTIONING OR NUISANCE ALARMS, DETECTION, AND SUPPRESSION SYSTEMS:

A. Fire responses to malfunctioning systems not only create a burden on Fire Department resources but also create a safety risk for the general public. Occupants in structures where malfunctioning systems are considered "routine" may acclimate to the malfunctioning system and not pay attention to these critical systems during an emergency. It shall be the responsibility of the owner, agent, and/or occupants of a structure having fire and life safety systems to maintain the systems for the life of the building by employing a qualified contractor. All structures and premises shall adhere to the inspection, testing, and maintenance requirements, as defined in the most recently adopted versions of the Florida Fire Prevention Code, National Fire Protection Association (NFPA) Standard 25, Standard for the Inspection, Testing, and Maintenance of Water Based Fire Protection Systems, and NFPA Standard 72, National Fire Alarm and Signaling Code.
B. The owner, agent, and/or occupant(s) must have a qualified contractor on site within a reasonable time of the Fire District's request.
    a. If there is no responsible party on-site at the time of a malfunctioning life safety system, in the interest of saving lives and property, the Fire Department will post a "Fire Watch," and fees shall be assessed in compliance with the Pinellas Suncoast Fire & Rescue Schedule of Fees.

SECTION 25.

FIRE SPRINKLER REQUIREMENTS:

A. Automatic fire sprinkler systems, either code required or voluntary, regardless of occupancy classification, shall be electronically supervised by an approved fire alarm system.
B. All fire sprinkler system control valves, including double detector check valves, shall be electronically supervised.
C. All underground pipes, tees, plugs, caps, bends, reducers, valves, and hydrant branches shall be restrained against movement by approved mechanical restrained joint systems. The use of thrust blocks and restrained joint systems may be used.
D. Piping shall be listed for fire protection service and comply with the standards and codes listed in the most current edition of the Florida Fire Prevention Code NFPA 24 Standard for Installation of Private Fire Mains and Their Appurtenances (2013).
E. Unless otherwise permitted by the Fire District, access to the fire sprinkler system riser(s) and fire pumps(s), if required, shall be accomplished from an exterior door located adjacent to such equipment.

SECTION 26.

REPORTING REQUIREMENTS FOR ALL FIRE PROTECTION RELATED SYSTEMS, DEVICES, AND PROPERTY REPRESENTATIVES (Fire Alarm Systems, Fire Sprinkler Systems, Fixed Fire Protection, Fire Extinguishers, Private Fire Hydrants, and all other fire protection systems):

A. All reports related to fire protection system inspection, testing, and maintenance shall be reported to the Pinellas Suncoast Fire & Rescue District by an internet-based fire inspection reporting system approved by the Fire District
B. Owners, agents, and/or occupants shall be assessed a fee for contractors who fail to submit inspection, testing, and maintenance reports electronically shall be assessed in compliance with the Pinellas Suncoast Fire & Rescue District Schedule of Fees.
C. All contractors shall immediately notify the Fire Department when a life safety system is taken offline or out of service. Contractors that fail to notify the Fire Department of an out-of-service life safety system shall be fined in accordance with the Pinellas Suncoast Fire & Rescue District Schedule of Fees.
    a. During normal business hours, please call 727-595-1117 x103. After hours contact Pinellas County Dispatch at 727-588-4761. In either instance, please provide the property location, system(s) affected, expected duration, and a contact name and phone number.
D. Each property shall have on file with the district at least one person or company to serve as the primary agent. This owner, agent, and/or occupant shall serve as the NFPA Impairment Coordinator unless this position is delegated to another representative. This owner, agent, and/or occupant shall also serve as the main point of contact for the Fire District. This information shall include name, company, phone number, email address, and billing address at minimum. And shall always be kept up to date. Should a representative change occur, and the Fire District is not notified, a fee will be assessed in accordance with the Pinellas Suncoast Fire & Rescue District Schedule of Fees.

SECTION 27.

FEES:

The Board of Commissioners is authorized to impose impact fees, inspection fees, plans review fees, special event fees, and others as authorized by various District resolutions, State Statutes, and the District's Charter. A schedule of all fees is on file and available by request at the administrative office of the Fire District. This fee schedule shall be known as "Pinellas Suncoast Fire & Rescue District Schedule of Fees."

SECTION 28. This Resolution shall remain in full force and effect until supplemented, amended, modified, repealed, discontinued or otherwise altered.

SECTION 29. If any section, subsection, sentence, clause, phrase of this Resolution, or the particular application thereof shall be held invalid by any court, administrative agency,

or other body with appropriate jurisdiction, the remaining section, subsection, sentences, clauses, or phrases under application, shall not be affected thereby.

PASSED AND ADOPTED on the 20th day of June, 2023.

PINELLAS SUNCOAST FIRE & RESCUE DISTRICT

Board of Commissioners: ATTEST:

_____ _____

Louis R. Snelling, IV
Chair

Lawrence G. Schear,
Secretary/Treasurer