

BROWARD COUNTY BOARD OF RULES AND APPEALS

ONE NORTH UNIVERSITY DRIVE
SUITE 3500-B
PLANTATION, FLORIDA 33324

PHONE: 954-765-4500
FAX: 954-765-4504

www.broward.org/codeappeals

2022 Voting Members

Chair

Mr. Daniel Lavrich, P.E., S.I., F.ASCE,
F.SEI
Structural Engineer

Vice-Chair

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Electrical Engineer

Mr. Sergio Pellecer,
Fire Service Professional
Mr. Gregg D'Attili,
Air Conditioning Contractor
Mr. John Famularo,
Roofing Contractor
Mrs. Shalanda Giles Nelson,
General Contractor
Mr. Daniel Rourke,
Master Plumber
Ms. Lynn E. Wolfson,
Representative Disabled Community
Mr. Dennis A. Ulmer,
Consumer Advocate
Mr. John Sims,
Master Electrician
Mr. Ron Burr,
Swimming Pool Contractor
Mr. Abbas H. Zackria, CSI,
Architect
Mr. Robert A. Kamm, P.E.,
Mechanical Engineer

2022 Alternate Board Members

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Mechanical Engineer
Mr. Alberto Fernandez,
General Contractor
VACANT,
Roofing Contractor
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Structural Engineer
Mr. Robert Taylor,
Fire Service
Mr. David Rice, P.E.,
Electrical Engineer
Mr. James Terry,
Master Plumber
Mr. David Tringo,
Master Electrician
Mr. Jeff Falkanger,
Architect

Board Attorney

Charles M. Kramer, Esq.

Board Administrative Directors

Dr. Ana Barbosa

—ESTABLISHED 1971—

To:

Members of the Fire Code Committee

S. Pellecer, Chairman	S. Bailey, PE, Vice Chair
B. Bowers	T. Demopoulos
J. Godfrey	G. Granitto
P. London	P. McGinnis
D. Perdue	D. Potkay
T. Reger	L. Wolfson

From:

Bryan Parks, Chief Fire Code Compliance Officer

Date:

October 20, 2022

Time:

9:00 AM

Location:

Virtual Meeting via Zoom (<https://broward-org.zoomgov.com/j/1600460725>)
Meeting ID: 160 046 0725

The Chair, Sergio Pellecer, called for a meeting of the Board of Rules and Appeals – Fire Code Committee to hear Appeal 22-05 Plantation Inn, modifications of the Local Amendments to the Florida Fire Prevention Code as found in Section F-121, Automatic External Defibrillator (AED) and Stop the Bleed Kit (SBK) and new code section, F-112.3, Automatic Sprinklers for New Single-Family Homes and Townhouses.

Chair Remarks

New Committee Member: Timothy Reger, Chief Plumbing Inspector

Roll Call

Approval of Minutes: April 14, 2022..... 2

Item 1: Appeal #22-05 Plantation Inn 7

- A. Appeal # 22-05 Plantation Inn 8
- B. Staff Review 30
- C. Appellant Presentation
- D. Plantation Fire Response 60
- E. Public Discussion (3 Minutes)
- F. Committee Discussion and Recommendation

Item 2: Modification – Code Section F-121, Automatic External Defibrillator (AED) and Stop the Bleed Kit (SBK). Tommy Demopoulos, Presenter for FM Group 65

- A. Staff Review 66
- B. Fire Marshals Presentation
- C. Public Comment (3 Minutes)
- D. Committee Discussion and Recommendation

Item 3: New Code Section F-112.3, Fire Sprinklers One- And Two-Family Homes and Townhomes. Tommy Demopoulos, Presenter for FM Group..... 72

- A. Staff Review 73
- B. Fire Marshals Presentation..... 75
- C. Public Comment (3 Minutes)
- D. Committee Discussion and Recommendation

Reference Documents

- A. Broward County Local Amendments to the Florida Fire Prevention Code 121
- B. 2022 Fire Code Committee List..... 146

Sunshine Law Reminder: Advisory Board members cannot communicate with each other on a possible committee or Board topic outside of a public meeting, per State statute.

Fire Code Committee Minutes: April 14, 2022



DRAFT

Broward County Board of Rules and Appeals
Fire Code Committee
April 14, 2022 - Meeting Minutes

Call to Order:

Chairman Pellecer, called a published meeting of the Fire Code Committee to order at 1:40 PM. The roll was called, and the following members were present:

Present:

Pellecer, Sergio – Chair
Bowers, Bruce
Demopoulos, Tommy
Bailey, Stephen
Kuritzki, Harlan
Granitto, Garret
London, Phil - *arrived at 1:46 pm*
McGinnis, Pete
Preston, John

Staff: Bryan Parks, Chief Fire Code Compliance Officer

James DiPietro, BORA Administrative Director

Guests: Marjorie Ellie
Jason Gelfand
Bruce Britton, City of Miramar,

Chair Mr. Pellecer welcomed new Committee member, Mr. Garret Granitto. He also referred to the items to discuss in the agenda.

Minutes approval requested from prior meeting February 25, 2022. Mr. Preston moved, Mr. Bowers second the motion. The motion passed unanimously.

Item 1- Appeal #22-02 Sunny Residence.

Mr. Parks introduced the appeal to the members of the committee, referred to the appeal initially filed with the Board of Rules and Appeals on March 22, 2022. In reference to F-124 Scope and F124.4 about the requirements to install a generator, "all generators shall be NFPA 110 compliant". According to a review with the Florida Fire Prevention Code (FFPC), Mr. Parks established licensing requirement that Ms. Ellie the facility is licensed as Adult Living Facility, which she provided. According to the Florida statutes 429, her licensing requirements according to the FFPC becomes a legally required, with her license, according to Florida statute 429 (in

the packet) to validate my statements. Also, according to it, the Florida law requires installation of the generator. FAC 58 A – Florida Administrative Code also again says she must provide a backup power in case of a loss of the utility. According to all of this, including NFPA 11.7.3, it is required by law to install a backup generator. NFPA 1 provides definition of emergency legally required generators, legally required generators shall be installed in accordance with NFPA 110. By review of the permit application and the documents supplied by appellant in none of them does it showed that the generator proposed to be installed is to meet 110. I believe the City of Miramar was correct in their review and recommend the appeal to be denied.

Discussion followed between the members of the committee.

Mss. Ellie, spoke on behalf of Sunny Residences, located in Miramar, licensed since 2003, providing service to the community. As of the date she has an alternate source of power approved by the emergency management office and has tried to obtain a stand-alone generator. Ms. Ellie expressed although she was not very familiar with the NFPA requirement, she researched and found that other places in Broward County have been using LA generators, and she expressed her plea to request the city of Miramar to grant her to use the generator proposed by the contractor instead of a commercial size generator. Given the facility is small and placed in a residential area.

City of Miramar representative was called to speak to the committee by the Chair. Given that the representative was not present yet at the meeting, Chair Mr. Pellecer called for discussion by the committee members. Mr. Demopoulos spoke regarding the events happened in 2018 he was involved with the county to do something locally before the legislation covered these cases. At the time it was proposed to have a local generator mandate. The NFPA recommended generators in compliance with NFPA 110, that says the installation must be compliant. Regarding the appeal the installation does not meet the current language as written, but in his opinion, we have some allowed alternatives due to the cost. Mr. Preston provide information to the appellant regarding other facilities in Broward County using a different kind of generators. Interpretation of the code is that they should be 110 compliant, different cities interpret differently but this appeal only pertains to one jurisdiction. Chair, Mr. Pellecer, gave extra time to the city of Miramar representatives to be able to reach the meeting and continue with item 2. to later come back to the appeal hearing.

Mr. Bruce Britton, Fire Marshall for Miramar Fire Rescue, arrived at the meeting and expressed

that a group home under Broward County is required to have a generator that is NFPA 110 compliant, our situation is that the owner does not have it and is looking to go with something different and is not complaint. City of Miramar has all Assisted Living Facilities complying with this requirement. Mr. Phil London asked what the difference between the requirement and the generator to be installed. Mr. Britton answered that the one they want to get installed doesn't have the required back up supply. Mr. Gelfand explained that the unit meets all the requirements for UL listed except for the 110, the generator proposed has features especial for medical facilities. It has higher standards than the state required. Broward County is the only county within the State of Florida with this requirement. Discussion followed.

Mr. Preston moved to deny the appeal, duly seconded by Bruce Bowers. The motion passed unanimously.

Mr. Parks informed Ms. Ellie, the appellant, he would contact her about the steps to follow after this decision.

Item 2: Modification related to the number of fire exams F-103.5.3.2

Mr. Parks presented the item and provided history about the item being proposed by Mr. DiPietro, BORA Administrative Director, during the committee meeting held on 2/25/2022. At the time it was the decision of the committee to table the item and reach out to the Fire Chief's Association for recommendation. The director agreed with the proposal to allow to take three exams and then take a class provided by the Fire Chief Subcommittee, after that they could take the exam up to three more times again. After failing the last three times you would have to wait for a year. The director asked if the subcommittee would offer this class and how long the students would have to wait for it. He requested to advise that Mr. Parks and staff would be willing to assist the subcommittee with these classes. Mr. DiPietro agreed with the summary provided by Mr. Parks. and again, offer the assistance from the Board of Rules and Appeals if needed. Discussion followed. Mr. Demopoulos agreed with language and recommended a clean-up, to spell out the word "three" and (3) and to ad "his/ her" to the proposed language.

Mr. Demopoulos. moved to approve the proposed language adding the clean-up word (three and his/ her). The motion was seconded by Mr. Bowers. The motion passed unanimously.

Item 3 - F-124. Generator Modifications –~~Modification of F-103.5.3.2~~

Mr. Parks presented the item, stating that not only in relation with the appeal just discussed at this meeting, but the BORA office has been inundated with complaints from lawyers and written reviews from a State Senator related to our F124. We had an appeal last month where a city cited two buildings to be erected in a campus where the city believed they needed generators. This facility was licensed under Florida Statute 402, which are not required to have a generator. After review of the facility, I informed the city that the requirement was not applicable to the type of building. The suggestion for the committee would be to clarify the scope of F-124 , not proposing to do away with NFPA 110 at this time, but propose the FCC removing the Board and Care category and where it says that this code is required to received an inspection, with these two removed from the scope and we just apply the FL statute , the Florida Fire Prevention Code and the Florida Administrative Code would be convenient and avoid complaints. Board and Care is such a broad occupancy. Discussion followed. Mr. Demopoulos suggested this proposal should go back to be discussed at the Fire Association that originally worked this issue.

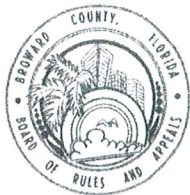
Mr. Preston moved to approve modified language proposed by staff, duly seconded by Mr. Kuritzki. The motion passed 8 -1. Opposed by Mr. Demopoulos.

Adjournment

Having no further business to go before the committee, Mr. Kuritzki moved to adjourn the meeting, at 2:29 PM.

Item 1: Appeal #22-05 Plantation Inn

Item 1A: Appeal # 22-05 Plantation Inn



Broward County Board of Rules & Appeals

1 N. University Drive, Suite 3500B

Plantation, FL 33324

Phone 954-765- 4500

Fax 954-765- 4504

http://www.broward.org/codeappeals

2022 AUG 24 PM 1:42

 RECEIVED BY
BROWARD CO.
BOARD OF RULES & APPEALS

Appeal Application

Please Type or Print Information

Appellant Representative Information:

Name Richard Coker
 Address 1404 S. Andrews Avenue
 City/State Fort Lauderdale FL 33316
 Business/Profession Attorney
 Phone 954-761-3636 Fax 954-761-1818
 E-mail Address rgcoker@coker-feiner.com

Office Use Only

Date of Receipt: _____
 Appeal # 22-05
 Hearing Date NONE
 Notice Mailed _____
 Code in Effect _____
 Electrical _____
 Fire Code _____
 Mechanical _____
 Plumbing _____
 Structural _____
 Alternate Material _____
 Alternate Method _____

Project Information:

Address 375 N. State Road 7, Plantation, FL 33317
 Type of Construction CBS
 Height of Building _____
 Square Footage per Floor _____
 Permit Number n/a
 Permit Application Date n/a
 Group of Occupancy Motel
 Number of Stories 3

We, the undersigned, appeal the decision of the Building/Fire Code Official of Plantation as it pertains to Chapter _____, Section _____, of the (check one) ☐ South Florida Building Code / ☐ Florida Building Code / ☒ Florida Fire Prevention Code, / ☐ Other See attached NOV, as applicable to Broward County. (Attach copy of relevant Code sections). **NFPA 1, Section 18.2.3.5.4**

Note: The Board shall base their decision upon the section(s) of the Code you have indicated above. If these are in error, you will be required to re-submit your appeal.

The Board is not authorized to grant variances from the Code.

Summary of appeal (attach additional sheets as necessary):

Please see attached materials

Results desired (attach additional sheets as necessary):

Please see attached materials

Note: Exhibits intended for distribution to the Board, supporting the appeal, must be submitted with the appeal. No additional material shall be passed out at the appeal hearing. A letter from the Building Official rejecting the applicant's appeal must be included in the appeal packet submitted to the Board of Rules and Appeals

Appellant Name (Please print) Plantation Hospitality Group LLC

Appellant Signature [Signature] Rafiqul Haque, authorized agent

PLANTATION HOSPITALITY GROUP, LLC

APPEAL OF DECISION OF CITY PLANTATION FIRE CHIEF

Description of Property:

Plantation Hospitality Group, LLC is the owner of the Plantation Inn motel located at 375 N. State Road 7 in the City of Plantation. The Folio number for the property is 5041 011 60 020. The property is developed with a 3-story motel building with 76 rooms and with an accessory building and swimming pool. An aerial of the property is attached as **Exhibit 1**. The property is located south of NW 3rd Court and is abutting commercial uses to the north and west.

The City records show that the motel building was built in approximately 1968. Access to the property from NW 3rd Court has for decades been through the commercial properties to the north and the access alley on the west side of the property. Access to the rear of the building for fire protection purposes has been by way of the access drive on the west side of the property as shown on the aerial. In addition, for decades a driveway was open between the Plantation Inn property and the commercial building to the north that provided vehicular access including access for fire protection services. **Exhibit 2** is an aerial that shows the fire lane driveway with a red arrow.

Installation of Fence Across Fire Lane.

At some point in 2019 the property owner to the north that owns the driveway directly north of the property obtain a permit to install a fence across the driveway. A copy of the permit application with department signoffs (including Fire) is attached as **Exhibit 3**. As the signoff sheet shows the permit was closed in 2020 when the fence was completed. The location of the fence is shown on Exhibit 2. A photograph of the fence and the fire lane is attached **Exhibit 4**.

The fire department signed off on the permit and allowed the fence to be constructed without consideration for fire safety. The fire department did not require the property owner to install a gate in the fence with the lock box so that the fire department could use the fire lane if needed in the future.

Notice of Violation from Fire Marshall.

On March 23, 2022, the City of Plantation, through its Fire Marshall, issued a notice of violation to Plantation Hospitality Group for a violation of FFPC NFPA-Fire Code 18.2.3.5.4. A copy of the NOV is attached as **Exhibit 5**. The Fire Marshall confirmed that the NOV was issued solely because the fence that was approved by the Fire Department was blocking the fire lane. Sec. 18.2.3.5.4 reads as follows:

18.2.3.5.4 Dead Ends

Dead-end [fire department access roads](#) in excess of 150 ft (46 m) in length shall be provided with [approved](#) provisions for the fire apparatus to turn around.

The owner's counsel discussed this matter with the Fire Marshall and requested that the City require the installation of a gate with a lock box to allow access across the driveway for fire protection purposes only but the Fire Marshall and the City declined.

The owner presented to the Fire Marshall the following argument in a series of emails:

As you know, I represent Plantation Hospitality Group LLC, the Respondent in the above referenced case. I have now had the opportunity to review the City files and the historical record of the Plantation Inn and the surrounding properties. Based on the information that I have reviewed I do not believe that the Fire Department should have signed off on the 2019 fence permit which allowed the installation of a fence blocking a long-standing designated fire lane. What I have seen dozens of times in the past, is that a fence can be allowed in a similar situation with at gate and either a code or a lockbox with the Fire Department given the code. This is a normal solution to a controlled access situation.

As I discussed with Chief Martins, the access drive/fire lane has been in existence and used in this manner for decades until the property owner was allowed to construct a fence in 2019 to block fire access through the fire lane. Plantation Inn did nothing to alter the existing fire access. Attached is a photograph of the fence called "Fence and Fire Lane" showing how the fire lane is blocked. There are "No Parking Fire Lane" signs required the Fire Department on the wall of the building as shown on the attached photographs.

The City records indicate that the building was built in 1968. The County aerials on the Property Appraiser's website go back to 1998. The aerials of the site from 1998, 2007 and 2022 are attached with the Fire Lane shown. Since this is an existing condition and the property owner being cited did nothing to alter the existing condition, it is my understanding that the current NFPA standards do not apply under the following provisions.

1.3.2.4 Retroactivity of Referenced Standards to Existing Conditions

Unless otherwise specified by [1.3.2.4.1](#) through [1.3.2.4.3](#), the current provisions of the referenced [standards](#) shall not apply to [facilities](#), equipment, structures, or installations that existed or were [approved](#) for construction or installation prior to the effective date of this [Code](#).

3.3.103* Existing

That which is already in existence on the date this edition of the [Code](#) goes into effect. [101, 2018]

3.3.104 Existing Condition

Any situation, circumstance, or physical makeup of any structure, premise, or process that was ongoing or in effect prior to the adoption of this [Code](#).

The 1998 aerial referenced above is attached as **Exhibit 6** and the 2007 aerial referenced is attached as **Exhibit 7**. A photograph of the fire lane sign referenced above is attached as **Exhibit 8**. Based on the facts set forth above, the NOV is not appropriate in the property is not in violation of the cited section of the Fire Code.

In addition to the arguments above, an approved turnaround driveway is available abutting the property. Directly on the west property line of the property is a medical office complex. **Exhibit 2** shows the drive isle and the location of the designated fire exit on the SW corner of the property. This designated fire lane has a locked gate with a lock that the fire department certainly has access to. **Exhibit 9** is a photograph of the fire exit with the locked gate. This fire access lane provides the appropriate turn around area for the entire medical complex and the Plantation Inn. Based on the availability of this fire access lane alone, the property is not in violation of the cited section of the Fire Code.

Fire Chief's Denial of Appeal.





B19-63777

PROJECT: FENCE AT 4050 NW 3RD CT, PLANTATION, FL.33317

USEAGE/REASON OF FENCE

1. Bordering property line
2. Reduce loitering and trespassing
3. Reduce illegal activities from neighboring establishment

COLOR OF FENCE

1. Prime and paint all metal, follow paint manufacturer recommendations for appropriate application.
2. Grey paint finish to match existing fence color.

RECEIVED
DEC 05 2019
BUILDING DEPT.

BUILDING DEPT:
PLEASE RETAIN
A COPY OF THIS DOCUMENT
IN MICROFILMED RECORDS

CITY OF PLANTATION
ZONING PLAN REVIEW

DEC 10 2019

A NEW FENCE

ISLAND PREMIER BLD

4050 NW 3RD CT (S. HOSPITAL DRIVE), PLANTATION FLORIDA

NOC-
NIA

3 Sets 1pg

DC

CITY OF PLANTATION
BUILDING DEPT

BROWARD COUNTY UNIFORM BUILDING PERMIT APPLICATION

Select One Trade: ☐ Building ☐ Electrical ☐ Plumbing ☐ Mechanical ☒ Other

RECEIVED
FEB 11 2019

Application Number:

Application Date: RECEIVED

Job Address:	4050 HWY 31 CT	Unit:		City:	PLANTATION
Tax Folio No.:	584101160030	Flood Zn:		BFE:	
Floor Area:		Job Value:	2,000		
Building Use:	MEDIA CENTER	Construction Type:	FENCE	Occupancy Group:	
Present Use:	COM	Proposed Used:			
Description of Work:	72' linear ft 5'-6" high fence metal				
<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Repair <input type="checkbox"/> Alteration <input type="checkbox"/> Demolition <input type="checkbox"/> Revision <input type="checkbox"/> Other:					
Legal Description:					<input type="checkbox"/> Attachment
Property Owner:	MARK RICKETTS	Phone:	(954) 588-6088	Email:	MARK@ISLANDP.COM
Owner's Address:	4050 HWY 31 CT	City:	PLANTATION	State:	FL
Zip:	33317				
Contracting Co.:		Phone:		Email:	
Company Address:		City:		State:	
Zip:					
Qualifier's Name:		Owner-Builder:	<input type="checkbox"/>	License Number:	
Architect/Engineer's Name:		Phone:		Email:	
Architect/Engineer's Address:		City:		State:	
Zip:					
Bonding Company:					
Bonding Company Address:		City:		State:	
Zip:					
Fee Simple Titleholder's name (if other than owner):					
Fee Simple Titleholder's Address (if other than owner):		City:		State:	
Zip:					
Mortgage Lender's Name:					
Mortgage Lender's Address:		City:		State:	
Zip:					

Application is hereby made to obtain a permit to do the work and installations as indicated. I certify that no work or installation has commenced prior to the issuance of a permit and that all work will be performed to meet the standards of all laws regulating construction in this jurisdiction. I understand that a separate permit must be secured for ELECTRICAL WORK, PLUMBING, SIGNS, WELLS, POOLS, FURNACES, BOILERS, HEATERS, TANKS, and AIR CONDITIONERS, etc.

OWNER'S AFFIDAVIT: I certify that all the foregoing information is accurate and that all work will be done in compliance with all applicable laws regulating construction and zoning.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

X Mark Ricketts
Signature of Property Owner or Agent

X _____
Signature of Qualifier

STATE OF FLORIDA
COUNTY OF BROWARD

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me this 10 day of October, 20 19 by

Sworn to (or affirmed) and subscribed before me this _____ day of _____, 20 _____ by _____

Mark Ricketts
(Type / Print Property Owner or Agent Name)

(Type / Print Qualifier's Name)

NOTARY'S SIGNATURE as to Owner or Agent's Signature

NOTARY'S SIGNATURE as to Qualifier's Signature

Notary Name

Notary Name

(Print, Type or Stamp Notary's Name)

(Print, Type or Stamp Notary's Name)

Personally Known _____ or Produced Identification _____

Personally Known _____ or Produced Identification _____

Type of Identification Produced _____

Type of Identification Produced _____

APPROVED BY: _____

Permit Officer

Issue Date: _____

Code in Effect: _____

A jurisdiction may use a supplemental page requesting additional information and citing other conditions, please inquire.

Note: If any development work as described in FS 380.04 Sec. 2 a-g is to be performed, a development permit must be obtained prior to the issuance of a building permit.

1.56

B19-03777

16



CITY OF PLANTATION
BUILDING DEPARTMENT
PERMIT APPLICATION ADDENDUM

PERMIT NO.: B19-03777

MASTER/RELATED PERMIT NO.: N/A

TYPE: Building Permit: Fence

JOB ADDRESS: 4050 NW 3 CT, PL 33317

Tenant: _____

D.E.R.D. #: _____

Created By: DCARRASCO

CITY OF PLANTATION
BUILDING DEPT.
OCT 11 2019
RECEIVED

Permit(s) Included in Review:

RECORD ID	RECORD TYPE	PERMIT FEE
B19-03777	Building Permit: Fence	\$ 710.35

12/10/19

Plan Review Summary:

TASK	APPROVED BY	DATE	NOTES
Electrical Review			
Engineering Review			
Fire Review		10/17/19	
Landscape Review			
Mechanical Review			
Plumbing Review			
Structural Review		10/17/19	
Utilities Review		10/17/19	
Zoning Review		12/10/19	SPI-2

B19-03777



CITY OF PLANTATION
BUILDING DEPARTMENT
PERMIT CLOSEOUT SUMMARY

RECORD NO: B19-03777

PERMIT STATUS: Closed

RECORD TYPE: Building Permit - Fence

STATUS DATE: 02/27/2020

FOLIO: 504101160030

DEVELOPMENT:

JOB ADDRESS: 4050 NW 3 CT

LEGAL DESC: PLANTATION PROFESSIONAL PROPERTIES PLAT NO 3 65-30 B TRACT 2

OWNER: RICKETTS, MARK

TENANT:

CONTRACTOR: OWNER/DEVELOPER - 99999

DESCRIPTION OF WORK: Install 72'LF 5'-6" High Metal Fence

STATUS HISTORY

APPLIED: 10/11/2019

ISSUED: 12/23/2019

FINALED: 02/26/2020

CLOSED: 02/27/2020

CERTIFICATE OF OCCUPANCY ISSUED: N

C/O DATE:

AUDIT NO:

Fees Paid: \$230.35

RELATED PERMITS

<u>Permit No.</u>	<u>Status</u>	<u>Status Date</u>	<u>Fees Paid</u>



CITY OF PLANTATION NOTICE OF VIOLATION/NOTICE OF HEARING

Date: March 23, 2022

To: PLANTATION HOSPITALITY GROUP LLC
375 N STATE ROAD 7
PLANTATION, FL 33317

Case Number: CE22-00756

Address of Violation: 375 N STATE ROAD 7, Plantation, Florida

Property ID #: 504101160020

Legal Description: PLANTATION PROFESSIONAL PROPERTIES PLAT NO 3 65-30 B TRACT 1 S 20,3,4,5

You are notified that the following violation(s) exist(s) on the property identified above:

Florida Fire Prevention Code 7th Edition

Violation Numeric(s) and Titles and required corrective action(s) is (are) as follows:

CHAPTER	SECTION	CORRECTIVE ACTION
FFPC NFPA 1 - Fire Code	18.2.3.5.4 Dead Ends	Provide approved provisions for the fire apparatus to turn around or provide approved automatic fire sprinkler protection to all structures within premises.

The violation(s) is (are) described as follows:

Dead-end fire department access road on west side of 3-story building is in excess of 150 ft in length and shall be provided with approved provisions for the fire apparatus to turn around.

Violation must be corrected by: 04/14/2022
Please call for a re-inspection to avoid a hearing being conducted.

Failure to correct the Violation(s) by that date will result in presentation of this (these) matter(s) to the City of Plantation Special Magistrate at a Hearing to be held on:

04/21/2022 at 1:00 PM

at **City Hall Council Chambers, City of Plantation, 400 NW 73 Avenue, Plantation, Florida 33317**. If the Special Magistrate determines at the Hearing that a violation exists, fines may be imposed for each day the violation continues, and costs may be assessed, pursuant to Chapter 162, Florida Statutes. Please bring documentation that shows compliance or attempts at compliance (contacts, cancelled checks, etc.).

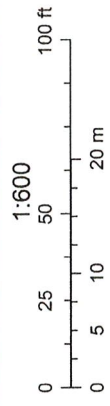
A case may be presented to the Special Magistrate even if the violation has been corrected prior to the hearing, and fines may be assessed up to \$250.00 a day, for each violation. In the case of a repeat violation, fines up to \$500.00 a day, for each violation, may be assessed as of the date of the Notice of Violation. If the code inspector has reason to believe a violation or the condition causing the violation presents a serious threat to the public health, safety, and welfare or if the violation is irreparable or irreversible in nature, the City may request to enter the property and make all reasonable repairs which are required to bring the property into compliance, and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. Failure to timely remedy the violation may result in a lien being recorded against the property.

Personal Service

Tony Martins, Fire Marshal

Property Id: 504101160020

**Please see map disclaimer



April 15, 2022



April 15, 2022

1:600
0 25 50 100 ft
0 5 10 20 m





Richard Coker

From: Martins, Tony <TMartins@psd.plantation.org>
Sent: Thursday, July 7, 2022 10:24 AM
To: Richard Coker
Cc: 'Brian J. Sherman'; .City Attorney; Nunemaker, Jason; Todd, Don
Subject: RE: [EXTERNAL SENDER] - RE: Plantation Hospitality Group, 375 N. State Road 7, Case CE22-00756

Good morning Mr. Coker!

City of Plantation Fire Chief Don Todd and myself have reviewed the information provided, as it pertains to Plantation Inn Hotel & Lounge, 375 N State Road 7, violation cited in the interim inspection of March 10th, 2020.

Florida Fire Prevention Code 7th Edition

Effective December 31, 2020

NFPA 1 - Fire Code - 2018 Edition

Chapter 18 Fire Department Access and Water Supply

18.2 Fire Department Access.

18.2.3 Fire Department Access Roads

18.2.3.4 Specifications

18.2.3.4.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46 m) in length shall be provided with approved provisions for the fire apparatus to turn around.

With the totality of the circumstances provide by the conditions of the site and the information within this correspondence thread, Plantation Hospitality Group appeal request to the code violation stated above is denied.

Tony Martins

Battalion Chief

Fire Marshal / Fire Code Official



City of Plantation Fire Department

550 NW 65th Avenue

Plantation, FL 33317-1702

(954) 797-2150 work

(954) 553-9092 mobile

From: Richard Coker <rgcoker@coker-feiner.com>

Sent: Friday, April 15, 2022 3:33 PM

To: Martins, Tony <TMartins@psd.plantation.org>; Todd, Don <DTodd@psd.plantation.org>

Cc: kezrol@cityatty.com; Holmes, Dan <DHolmes@plantation.org>; Plantation Inn <plantationinnhotel@gmail.com>; Kathryn Coker <krcoker@coker-feiner.com>

Subject: [EXTERNAL SENDER] - RE: Plantation Hospitality Group, 375 N. State Road 7, Case CE22-00756

I am attaching for your information the 2019 fence permit documents and drawings that I obtained from the City records. I will be getting site plans from 2005 and 2008 for the Plantation Inn from the planning department by PDF probably on Monday which show the access drive/fire lane as part of the site plan. Also attached is a photograph of the designated fire lane at the SW corner of the Plantation Inn property that goes through the medical office complex to the west. Although the sign says "Fire Exit Do not Block" there was a chain and lock on the gate when I took this picture. This fire exit is available to provide a turn around area for the Plantation Inn as it does (or supposed to do) for the medical complex.

Thank you again for your consideration of these matters.

Richard G. Coker Jr.

COKER & FEINER

1404 South Andrews Avenue

Fort Lauderdale, FL 33316

Tel: 954-761-3636

Email: rgcoker@coker-feiner.com

From: Richard Coker

Sent: Friday, April 15, 2022 3:11 PM

To: tmartins@psd.plantation.org; Todd, Don <DTodd@psd.plantation.org>

Cc: kezrol@cityatty.com; dholmes@plantation.org; Plantation Inn <plantationinnhotel@gmail.com>; Kathryn Coker <krcoker@coker-feiner.com>

Subject: RE: Plantation Hospitality Group, 375 N. State Road 7, Case CE22-00756

Good Afternoon Chief Martin and Chief Dodd:

As you know, I represent Plantation Hospitality Group LLC, the Respondent in the above referenced case. I have now had the opportunity to review the City files and the historical record of the Plantation Inn and the surrounding properties. Based on the information that I have reviewed I do not believe that the Fire Department should have signed off on the 2019 fence permit which allowed the installation of a fence blocking a long-standing designated fire lane. What I have seen dozens of times in the past, is that a fence can be allowed in a similar situation with at gate and either a code or a lockbox with the Fire Department given the code. This is a normal solution to a controlled access situation.

As I discussed with Chief Martins, the access drive/fire lane has been in existence and used in this manner for decades until the property owner was allowed to construct a fence in 2019 to block fire access through the fire lane. Plantation Inn did nothing to alter the existing fire access. Attached is a photograph of the fence called "Fence and Fire Lane" showing how the fire lane is blocked. There are "No Parking Fire Lane" signs required the Fire Department on the wall of the building as shown on the attached photographs.

The City records indicate that the building was built in 1968. The County aerals on the Property Appraiser's website go back to 1998. The aerals of the site from 1998, 2007 and 2022 are attached with the Fire Lane shown. Since this is an existing condition and the property owner being cited did nothing to alter the existing condition, it is my understanding that the current NFPA standards do not apply under the following provisions.

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We will be requesting a continuance at the hearing on April 20th so that this matter can be more fully discussed with the hope of finding a solution that is reasonable for everyone. Please advise if you will agree to the continuance. I would like to avoid a protracted hearing if I can until we have had a chance to discuss this matter. Please let me know. Thank you for your consideration of these comments.

Richard G. Coker Jr.

COKER & FEINER

1404 South Andrews Avenue

Fort Lauderdale, FL 33316

Tel: 954-761-3636

Email: rgcoker@coker-feiner.com

From: Richard Coker

Sent: Thursday, April 7, 2022 3:03 PM

To: tmartins@psd.plantation.org

Cc: kezrol@cityatty.com; dholmes@plantation.org; Plantation Inn <plantationinnhotel@gmail.com>; Kathryn Coker <krccoker@coker-feiner.com>

Subject: RE: Plantation Hospitality Group, 375 N. State Road 7, Case CE22-00756

Good Afternoon Chief Martins

Thank you for taking my call a few days ago. Apparently I dropped the "s" on your name on the original email and it did not get to you. You did receive it during our phone call. You have set the compliance date for April 14 so I would appreciate your response to the email as soon as possible either by email or a phone call. As you know, the property there has been no change in the property for decades except for the installation of a fence by the neighbor to the north. Thank you again for your consideration of this matter.

Richard G. Coker Jr.

COKER & FEINER

1404 South Andrews Avenue

Fort Lauderdale, FL 33316

Tel: 954-761-3636

Email: rgcoker@coker-feiner.com

From: Richard Coker
Sent: Wednesday, March 30, 2022 11:11 AM
To: tmartin@psd.plantation.org
Cc: kezrol@cityatty.com; dholmes@plantation.org; Plantation Inn <plantationinnhotel@gmail.com>; Kathryn Coker <krcoker@coker-feiner.com>
Subject: Plantation Hospitality Group, 375 N. State Road 7, Case CE22-00756

Good Morning Inspector Martin:

I represent Plantation Hospitality Group in the above referenced matter. The property, as you know, houses the Plantation Inn motel. The attachments labeled CCF 000176 and 178 are the NOV notices that were issued on the property.

You have cited the property for not having the proper fire access. As you know, this this entire strip commercial development has existing without substantial change of decades. You can look at the historical aerials on the Property Appraiser's website that go back to 1998 and I am sure the City has access to aerials and documents that go back even further in time. The fire access to the rear of the Plantation Inn has always been, since the development of the commercial buildings, from the access drive in the rear of the property (west side) along with the access drive directly to the north of the Plantation Inn building. There is also fire access and turnaround space from the medical office complex directly to the west.

In either 2017 or 2019 the property owner to the north, Mark Ricketts (Folio 5041 01 16 0030), was allowed to build a fence over the access drive on his property that provided fire access to the Plantation Inn property and Mr. Ricketts' property. Attached are the printouts from the City webpage on the two fence permits issued in 2017 and 2019. Mr. Ricketts has owned the property since 1999 according to the public records. The aerials indicate that the access drive has been in place since well before Mr. Ricketts owned the property. Attached as (2)Aerial Plantation is a BCPA arial of the Plantation Hospitality Group property outlined in Red with an arrow depicting the location of the access drive and the fence. Attached as Fence Over Access Drive is a photograph of the fence. It seems to serve no purpose other than to cut off access from the front to the back.

It is my understanding that the existence of this newly constructed fence is the reason for the NOV. I do not know the motive of the property owner to build this fence at this time but this fence should not have been permitted. It alters the traffic flow of the shopping center substantially and would at least require an amendment to the original site plan. By copy of the email to Danny Holmes I am respectfully requesting that his department review the issuance of this fence permit in the context of the original site plan and the City ordinances. Although I do not believe the permit should have been issued at all, it certainly would have been prudent to require a gate to be installed giving the fire department and the City access through a lockbox or code. This is a normal requirement that I have seen. I do not believe the City reviewer understood that this fence would alter the fire access for the entire commercial center. The appropriate action in my view is for the City to further review the permits that were issued and contact the property owner, Mr. Ricketts, to determine how the fire access issue created by the issuance of the permit and the construction of the fence can be resolved.

In addition to access the fire access from the access drive discussed above, there also seems to be legal and sufficient fire access through the drive isle in the rear (west) with a turnaround though the medical office complex to the west.

Thank you for your consideration of this information. I will follow up this email with a phone call .

Richard G. Coker Jr.
COKER & FEINER
1404 South Andrews Avenue
Fort Lauderdale, FL 33316

Tel: 954-761-3636

Email: rgcoker@coker-feiner.com

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Item 1B: Staff Review



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

Phone: 954-765-4500 | Fax: 954-765-4504

broward.org/CodeAppeals

TO: Board of Rules and Appeals, Fire Code Committee

FROM: Chief Fire Code Official, Bryan Parks

DATE: September 20, 2022

RE: Appeal #22-05 Staff Review

The Board of Rules and Appeals on August 24, 2022, received an appeal from Mr. Richard Coker PA representing Plantation Hospitality Group LLC (Plantation Inn).

Mr. Coker is appealing a Notice of Violation (NOV) issued by the Plantation Fire Marshal, Chief Tony Martins as it relates to a violation of NFPA 1, Section 18.2.3.5.4. (Attachment Appeal).

NFPA 1, 2018

18.2.3.5.4 Dead Ends. Dead-end fire department access roads in excess of 150 ft (46m) in length shall be provided with approved provisions for the fire apparatus to turn around.

Staff on September 15, 2022 visited the Plantation Inn area and took photos of NW 3rd Court (East / West road) and noted the located of two fire hydrants along NW 3 Court (one just off of SR 7 on NW 3rd Court and one located at the west end of building 4100 further west of the property in question) as it relates to this property and of the private roadways in front of the three story motel and the back side of the three (3) story motel building. It is staff believe that there is a dead-end issue on the west side of the Motel Building and the violation issued by the city is correct.

Staff printed out an overhead view of the area around Plantation Inn including the private roadways located on the east and west of the three (3) story motel building from the Broward property appraisers web site and used the distance scale provided to determine the distance from the street (NW 3rd Court) to the end of the private roadways. (See staff attachment 1).

Staff also noted that both roads in front of motel and back of motel have problems. The roadway behind the lobby building (375 SR 7) has a canapé located over the driveway leading out from behind the building and congested with parking which could restrict fire apparatus movement. The roadway located on the west side of the motel rooms have no egress and is a dead end.

Both roads are over 150 feet in length as illustrated on staff arial (See Staff Attachment 2).

In the appellants attached materials Mr. Coker references and provides 1.3.2.4 (NFPA 1) Retroactivity of Referenced Standards to Existing Conditions.

Unless otherwise specified by [1.3.2.4.1](#) through [1.3.2.4.3](#), the current provisions of the referenced [standards](#) shall not apply to [facilities](#), equipment, structures, or installations that existed or were [approved](#) for construction or installation prior to the effective date of this [Code](#).

Mr. Coker failed to provide the complete section as indicated in sections 1.3.2.4.1 thought 1.3.2.4.3 provided below.

1.3.2.4.1

Where specified by a reference standard for existing occupancies, conditions, or systems, the provisions of the referenced standards shall be retroactive.

1.3.2.4.2

Facilities, equipment, structures, and installations, installed in accordance with a reference standard, shall be maintained in accordance with the edition of the standard in effect at the time of installation.

1.3.2.4.3

In those cases where the AHJ determines that the existing situation constitutes an imminent danger, the AHJ shall be permitted to apply retroactively any portions of the current referenced standards deemed appropriate.

The appellant believes that a fence erected by an adjacent property owner Mr. Ricketts (4050 NW 3rd Court) on his property, which was permitted in 2019 by the city and approved in 2020 by the city should not have been allowed because they had always used Mr. Ricketts alley as alleged in the appellants submittals.

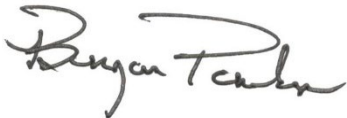
Staff reach out to the property owner of 4050 NW 3rd Court, Mr. Mark Ricketts who owns the property on the north side of the Plantation Inn motel building to obtain information as it pertained to any agreements, he had with the Plantation Inn to use the alley between the two building which is located on his property. Mr. Ricketts property owner (4050 NW 3rd Court) provided a written statement (Attachment)

It is staff's opinion that Mr. Ricketts fence and the allegations by Mr. Coker are not subject to review by the Fire Code Committee or the Board and are of a civil matter not a fire code issue as it relates to the fence located on Mr. Ricketts property and should be address to the civil court system for a resolution.

Staff on September 26, 2022, meet with Plantation Fire Marshal, Tony Martins to discuss the appeal and to see if there could be a resolution to the Notice of Violation. Chief Martins indicated that he would accept a alternative as allowed in NFPA 1, 1.4, he also stated that discussions had taken place between Plantation Inn and himself regarding alternatives, but Plantation Inn had not moved forward with the proposal.

Staff Conclusion

It is my opinion that the violation issued by the Plantation Fire Department is correct and recommend to the appeal 22-05 be denied.



Bryan Parks
Chief Fire Code Official
Board of Rules and Appeals

From: Chuck Kramer <ckramer@bmwlawyers.net>
Sent: Tuesday, September 27, 2022 11:59 AM
To: Parks, Bryan <BParks@broward.org>
Cc: Barbosa, Ana <ABARBOSA@broward.org>; Dipietro, James <JDIPIETRO@broward.org>
Subject: RE: Appeal 22-05

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Hi Bryan,

I will review the package but will advise that precedent typically dictates that administrative remedies must be exhausted before proceeding with a civil action. *To wit*: Plantation Inn could go through the process of litigation and obtain a favorable judgment only to turn to the Fire Code Committee which is not bound by third party contractual, or quasi- contractual remedies and discover that the Fire Code prevails notwithstanding any ruling of the civil court. What will plaintiff's do then? Sue the Florida legislature?

Statutes establishing a civil cause of action for damages caused by building or fire code violations are remedial statutes. They provide relief for a party whose rights have been infringed because construction was performed in violation of the code(s). *See Anderson v. Taylor Morrison of Florida, Inc.*, 223 So.3d 1088 (Fla. 3rd DCA 2017). The Court cannot provide relief without a determination of the kind and type of harm suffered and is limited in remedies by what is allowable under Code. Unless plaintiff counsel's has legislative authority to address the issue of the fence we do not agree with his position. The Fire Code Committee is authorized to consider all elements which individually or combined may or do create a violation of the Fire Code.

Highest regards,

Charles M. Kramer | **BENSON, MUCCI & WEISS PL**

Florida Supreme Court Qualified Arbitrator

Florida Bar Board Certified in Construction Law

General Counsel to the Broward County Board of Rules and Appeals

General Counsel to the Broward County Building Certification Committee

5561 University Drive, Suite 103

Coral Springs FL 33067

Phone 954.323.1023 | Direct 954.947.2523

ckramer@bmwlawyers.net | www.bmwlawyers.net

cmk@ckramerlaw.com

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Please consider the environment before printing.

From: Parks, Bryan <BParks@broward.org>

Sent: Tuesday, September 27, 2022 11:05 AM

To: Chuck Kramer <ckramer@bmwlawyers.net>

Cc: Barbosa, Ana <ABARBOSA@broward.org>; Dipietro, James <JDIPINETRO@broward.org>

Subject: Appeal 22-05

Chuck good morning

I am providing you with a copy of the appeal and the attachments please see Page 23 and 24 (it appears that Jonda just copied the documents which not in order as submitted to this office) as it was attached after the appeal form. In my written report, which I will provide to the Fire Code Committee I am indicating that the allegations made in the appeal documents form Mr. Coker (lawyer for Plantation Inn) as they pertain to the fence erected on Mr. Ricketts property (4050 NW 3rd Court) are not to be considered by the Fire Code Committee and need to be addressed in civil court.

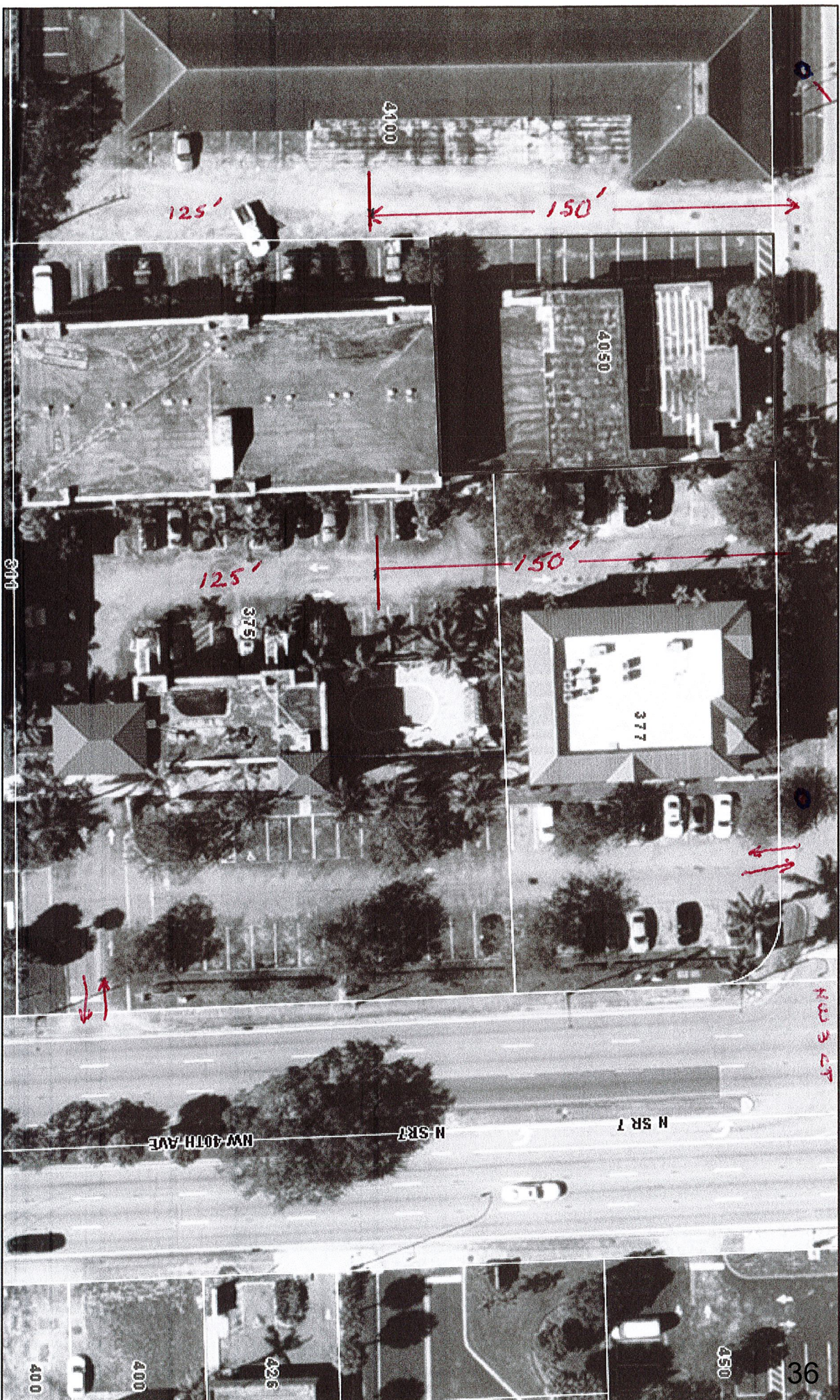
If you agree it would be nice to have something to place in the agenda for the Fire Code Committee that would preclude Mr. Coker arguments in front of the Committee and possible the Board

Bryan Parks
Chief Fire Code Official
Suite 3500 B
Broward Board of Rules and Appeals
1 North University Drive
Plantation, Florida 33324

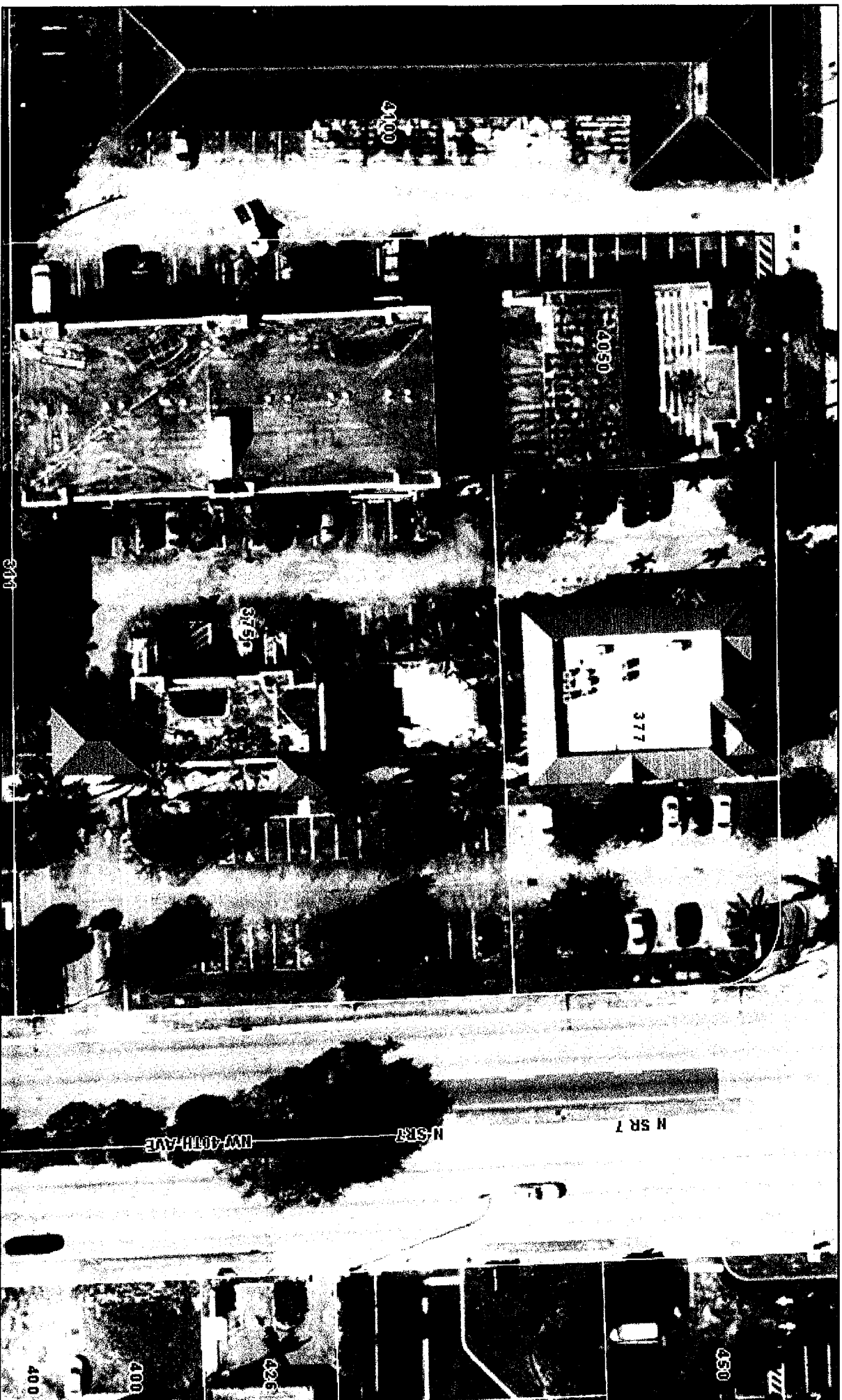
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4050 NW 3 Court

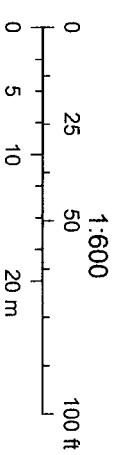


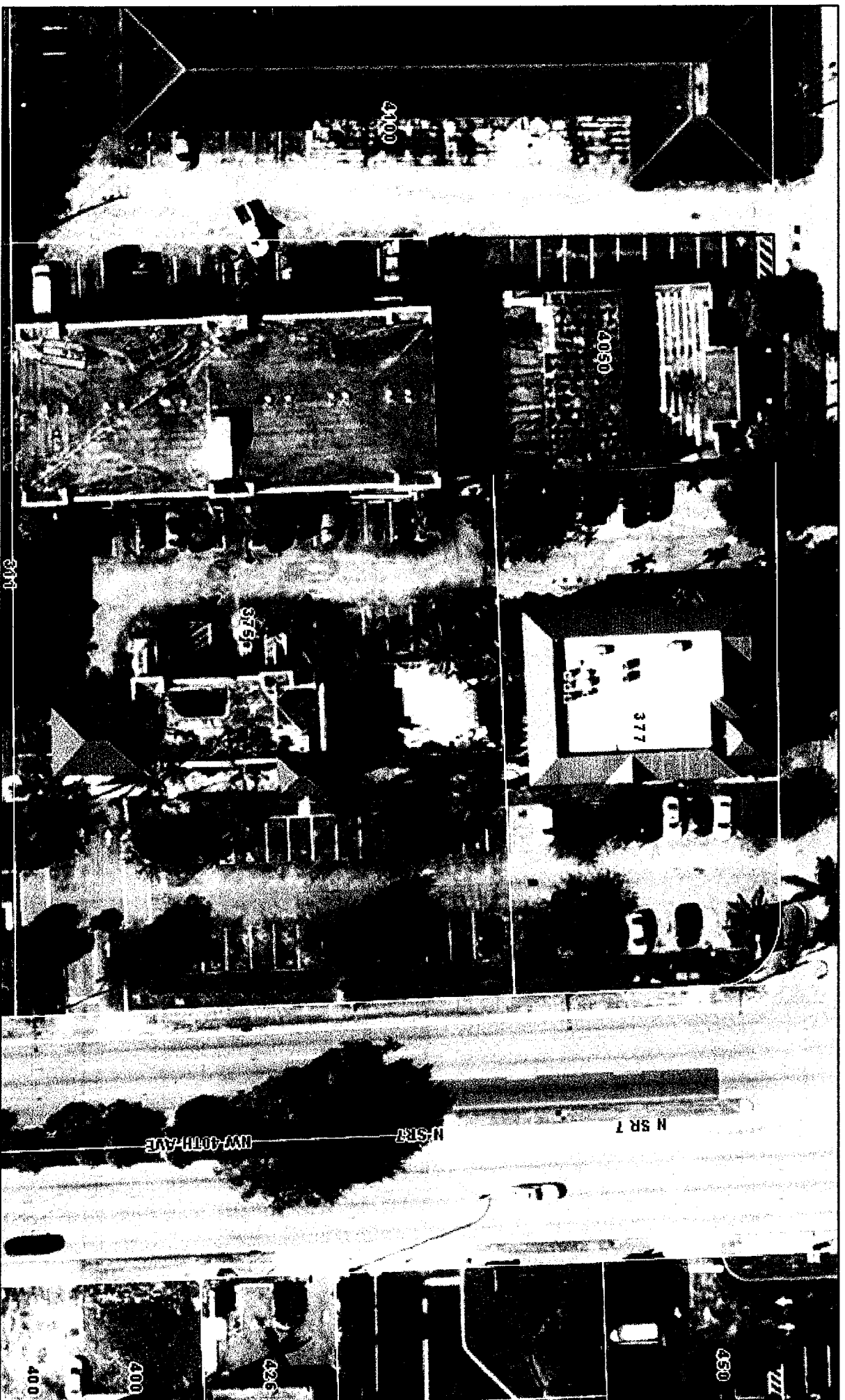


September 19, 2022

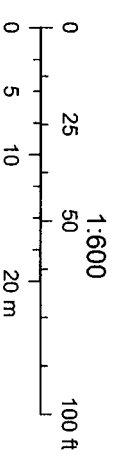


September 19, 2022





September 19, 2022















NW 3rd CT









TOW-AWAY
24 HRS **7 DAYS**
ZONE
UNAUTHORIZED VEHICLES OR
VESSELS WILL BE TOWED AWAY
AT OWNERS RISK & EXPENSE
ALL COUNTY TOWING
954-564-0486















ROAD CLOSED
Please enter at
main entrance on
441 (SR 7)

September 23, 2022

Brian Parks, Chief Fire Code Official
City of Plantation
Plantation, Florida

To Whom It May Concern:

My name is Mark Ricketts and I'm the owner of the property located at 4050 NW 3rd Court, Plantation, Florida, since 1999. In 2008 Mr. Davis, then owner of Plantation Inn contacted me to inquire about the sale of my property. At the time I informed him that if he made the right offer, I would be interested in selling. He eventually insisted on me giving him a price, and when I did, he didn't pursue it.

A few years later, around 2010-2011, I noticed that modifications were being done to Plantation Inn, and in the process, Mr. Davis paved my property, removed all the shrub hedges from where my property borders his, and widened the pathway that separated our property. He also striped my property for his fire lane, and this was placed in the spot where I frequently parked my delivery truck, which was on my property. I contacted Mr. Davis to inquire why he was modifying my property, and he informed me that he received a permit from the city that approved the work he did. He told me to take it up with the city. I contacted the city to inquire why a permit was approved for someone else to do work on my property. Each person in the city that I spoke with kept telling me that I must have been mistaken and that they would get back to me, but never did.

This inquiry with the city continued for a few years to no avail, until a city representative informed me that I should submit a permit to do work on my property, and the city would need to give me justification why I cannot. I submitted a permit request to the city and as a result, I now garnered the attention of all the permit departments to hold a meeting to review the survey for my property and the survey that was submitted by Mr. Davis for Plantation Inn. During this meeting it was verified that my claim was correct and that Mr. Davis had submitted a permit with fraudulent surveys showing part of my property as his (Permit numbers EN09.00056 and EN13.00099), which was somehow approved by the city.

I thought the city would have held Mr. Davis and his architect liable for submitting fraudulent documents, however, the city informed me that I would need to take the necessary steps to compel any corrective action from Mr. Davis. The city also informed me that the other pending permits that Mr. Davis submitted would not be approved.

After the meeting with the city, I submitted a Demand Letter to Mr. David in 2017 requesting that he restored my property to its original state. Mr. Davis then came to me asking if I would be willing to sell or lease the strip of property that he modified so it could be used as an easement. I told him no since that's the only space I had for a dumpster, and without that space, my property would be rendered virtually useless. Additionally, his patrons used my property for criminal activities, some of which were captured on camera. Shortly thereafter, I was informed that Mr. Davis sold Plantation Inn to Mr. Arif.

In September 2019, my attorney informed Michael Rich, the attorney for Mr. Arif, the new owner of Plantation Inn, of the property infringement and the Demand Letter that was sent to Mr. Davis, and that I would be closing off my property. A copy of the Demand Letter was sent to Michael Rich in September 2019. The new owner and his attorney ignored the information from my attorney for a few months. My lawyer reached out to Michael Rich again in February 2020 to inform them that the permit for the fence was approved and would be erected in a few days. Michael Rich responded to my attorney that he would discuss it with Mr. Arif and get back to us.

I was then contacted by Mr. Arif in February 2020, who told me he was not informed by the former owner, Mr. Davis, of the property infringement and the Demand Letter prior to purchasing Plantation Inn. He asked if my property was for sale, and I answered in the affirmative. He asked that I give him the opportunity to purchase it before I put it on the market. I told him to make me an offer, but he did not. Later that same month, Mr. Arif's attorney contacted my attorney to inquire if we had any offer in mind. Prior to erecting the fence at the border of my property, I reached out again to Mr. Arif to discuss his interest in purchasing 4050 NW 3rd Court. We had a meeting scheduled at Plantation Inn, and when I arrived for the meeting, Mr. Arif was a no show. No agreement was made, and the fence was erected.

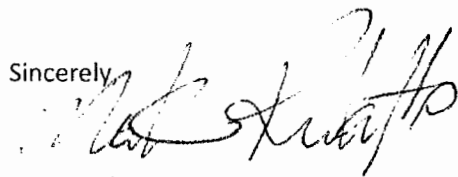
On the day the fence was being erected, the Plantation Inn Manager came and tried to prevent us from erecting the fence. He then called the police, who came and was given a copy of the permit, and after reviewing, they informed us that the work can proceed. After Mr. Arif was a no show for our scheduled meeting, he did not make any attempts to contact me until the morning when the fence construction began.

At no time was any agreement made for the property to be used as an easement, or to be used by anyone other than for my purposes. Furthermore, from the time of the fraudulent modification, I was against it, and had been fighting to resolve it with the city and Plantation Inn.

The modifications that Mr. Davis made to my property negatively impacted me in several ways. I was no longer able to park my delivery truck in the usual spot on my property, because it was now designated as the fire lane for Plantation Inn. There was no longer any privacy because there was no longer any demarcation between my property and Plantation Inn, since my hedges were removed and the whole strip of land paved. The crime also increased as patrons from Plantation Inn were using my property as if it's an extension of Plantation Inn. Stolen properties were found on my property, drug paraphernalia, attempted break-ins, robberies etc. The camera showed the perpetrators heading to or coming from Plantation Inn in all cases.

If you have any further questions, please do not hesitate to contact me at 954-588-6088. Thanks in advance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Ricketts', with a stylized flourish at the end.

Mark Ricketts,
Owner of 4050 NW 3rd Court, Plantation, FL

Mark Ricketts
4050 NW 3rd Court
Plantation, FL 33317
Phone: (954) 588-6088

January 10, 2018

S & D MOTELS CORP
375 N. State Road 7
Plantation, Florida 33317

Dear Sir/ Madam

The undersigned hereby demand that you restore all infringements and modifications made to 4050 NW 3rd Court, Plantation, FL 33317 as per Plantation building permits EN09.00056 and EN13.00099 and any other permits that infringed on 4050 NW 3rd Court. The misrepresentation of property line was addressed and acknowledged by the Plantation Building, Engineering and Code Enforcement departments and I would like the corrections to be made within 30 days of this letter before seeking legal action. These infringements and modifications include but not limited to asphalt pavement, which was widened from a one way to a two way with fire lane added and pavement water run-off sloped unto 4050 NW 3rd Court, fire lane striping, stop and no parking sign postings, building water drainage, and overhanging building moldings.

Please note that if I have to commence legal proceedings in order to require your performance of the restoration, this letter will be tendered in court as evidence of your failure to attempt to resolve this matter. Further, you may be liable for any court costs, attorney fees and damages, including punitive damages.

Yours sincerely,

Mark Ricketts

Item 1D: Plantation Fire Response

From: [Martins, Tony](#)
To: [Parks, Bryan](#)
Cc: [Curry, Brianna](#)
Subject: Response to BORA Appeal 22-05
Date: Monday, October 10, 2022 8:08:26 AM
Attachments: [2022-02-10 Email to Arif Ahmed.pdf](#)

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Good morning Chief Parks!

In response to the Broward County Board of Rules and Appeals Appeal 22-05, I would like to provide the following information:

- Referenced violation, originally cited on March 10m, 2020, reflects only the condition of the fire department access roadway adjacent to the west side of the three-story structure/building.
- Customer was afforded the alternate of protecting the structure/building with an automatic fire sprinkler system.
- As requested by Mr. Arif Ahmed, Plantation Hospitality Group representative, I sent him, on February 10, 2022, the minimum requirements for the installation of an automatic fire sprinkler system, as seen on the attached email.
- In April of 2022, I was contacted by two entities in reference to installing a fire sprinkler system: Mr. Christopher Haywood of Plantation Hospitality Group and Mr. Chris Johnson of Southern Fire Control.

Feel free to contact me at any time.

Thank you very much,

Tony Martins

Battalion Chief

Fire Marshal / Fire Code Official



City of Plantation Fire Department

550 NW 65th Avenue
Plantation, FL 33317-1702
(954) 797-2150 work
(954) 553-9092 mobile

The City of Plantation is a public entity subject to Chapter 119 of the Florida Statutes concerning public records. Under Florida law, most e-mail messages to or from City of Plantation employees or officials are public records, available to any person upon request, absent an exemption. All e-mail messages sent or received are captured by our server and retained as public records. Under Florida law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to the City of Plantation.

Martins, Tony

From: Martins, Tony
Sent: Thursday, February 10, 2022 4:39 PM
To: 'arif@muntrading.com'
Cc: Nunemaker, Jason; Todd, Don; 'plantationinnhotel@gmail.com'; Harrison, W. Howard
Subject: Plantation Inn Hotel & Lounge - Fire Sprinkler System requirements

Good afternoon Mr. Ahmed!

Thank you for contacting me to obtain minimum requirements for the installation of a Fire Sprinkler System in your property.

Please provide the following items to the fire sprinkler contractor:

- Provide proper fire sprinkler protection in all areas of both buildings.
- Fire sprinkler system shall be FFPC NFPA-101 29.3.5.3 and FFPC NFPA-13R compliant.
- Fire sprinkler system shall be hydraulically calculated to City of Plantation drought standard of 50-PSI static, 45-PSI residual at 1100-GPM flow, with a minimum 10% safety margin.
- Fire sprinkler system underground supply line shall have its own dedicated tap directly from water main, not shared; as such, the point of service shall be the valve at the water main tap.
- Fire sprinkler riser shall be in an area that provides an unobstructed 3' access to the front and to the sides of the appliances.
- Provide floor/zone control valves and drain valves no higher than 6' from floor.
- Fire Department Connection shall comply with following: free standing, single 4" screened Storz coupling on a 30-degree bend, intake between 24" to 36" above grade, no obstructions within 3' of sides, unobstructed 6' wide area from FDC to curb front, posted "NO PARKING - FIRE DEPARTMENT CONNECTION" sign behind it, compliant FFPC NFPA-1 and current City of Plantation Engineering Department Fire Lane Signing and Marking Standard.
- Fire department connection and its adjacent fire hydrant shall face main roadway, shall be located on same side of roadway, between 6' to 25' of each other, and within 6' of curb front.
- The same Florida Fire Protection Contractor I, II or V shall be responsible for the installation of the fire sprinkler system underground supply line from valve at water main up to the 12" above grade stub outside of building, the double detector check valve backflow (DDCV), and the FDC (if connected to supply line prior to the 12" above grade stub).
- Provide fire sprinkler plans that the system will be built from, with specification/component cut sheets and hydraulic calculations, for review/approval.
- Provide fire sprinkler monitor alarm plans that the system will be built from, with specifications and component cut sheets, for review/approval and submit permit application before building permit can be issued.
- Fire sprinkler monitoring alarm control panel shall be located in a properly conditioned room that provides an unobstructed 3' access to the front and to the sides of the cabinet.
- Fire sprinkler flow and tamper switches shall be supervised by a control panel with non-latching functions, such as a dialer. It shall not require acknowledgement, silencing, and resetting. The installation of a fire alarm control panel will not require the whole building to comply with NFPA-72, and is not necessary.
- Provide separate permits for fire sprinkler system underground supply line and backflow preventer; the fire sprinkler system underground supply line, from valve at water main up to the 12" above grade stub outside of building, including the DDCV and the FDC, shall be installed by the same fire protection contractor which holds a Category I, II or V license.
- Additional conditions may arise upon review of all required permitting plans.

If I may be of further service, please feel free to contact me at any time.

Thank you very much,

Tony Martins

Battalion Chief

Fire Marshal / Fire Code Official



City of Plantation Fire Department

550 NW 65th Avenue

Plantation, FL 33317-1702

(954) 797-2150 work

(954) 553-9092 mobile

Item 2: Modification – Code Section F-121, Automatic External Defibrillator (AED) and Stop the Bleed Kit (SBK). Tommy Demopoulos, Presenter for FM Group

Item 2A: Staff Review



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

Phone: 954-765-4500 | Fax: 954-765-4504

broward.org/CodeAppeals

TO: Members of the Board, Fire Code Committee

FROM: Bryan Parks, Chief Fire Code Official

DATE: October 20, 2022

RE: Proposed Modification Code Section F-121 Automatic External Defibrillator (AED) and Bleeding Control Kit (BCK)

Recommendation

Staff recommends support proposal to renaming of SBK to BCK and the modifying code section F-121 AED and BCK which provides more clarity and is more resendable in its application and provides better guidance to number of units and locations along with appropriate quantities.

Reasons

This proposal is to modify F-121 as it relates to BCK has been suggested by the Broward Fire Chiefs, Fire Prevention Sub-committee (Fire Marshals) as it has been found that previously enacted language relating to Stop the Bleed (SBK) is trademarked and the FM Group is proposing to amend this title to Bleeding Control Kit (BCK) as found in the following code sections.

Definitions W, F-121 Title, F-121.2, F-121.2.7 (a), F-121.3.1, F-121.3.2, F-121.3.2 (c), F-121.3.4, F-121.3.5, F-121.3.6, F-121.3.7 (a), (c), F-121.3.8, F-121.3.9, F-121.3.9.1, F-121.3.9.2, F-121.3.9.3, F-121.3.9.5, F-121.3.9.6, F-121.3.9.8, F-121.3.9.9, and F-121.3.9.10. It was also found that in section F-121.2.1 (b), and F-121.3.9.2 that the verbiage was not clear and needed to be modified for clarity.

Section F-121.2.1.1, as it deals with assembly occupancies is a new section being added for clarification as it relates to the size and travel distance, Mercantile occupancies is also being added F-121.2.6.1 as a new section to also add more clarity to what travel distance, Residential occupancies F-121.2.7.1 is removing the numbers based on floors of AED and BCK and new language as to placement at specific location closer to elevators and adding language AHJ to use the design of the building to determine such as it private elevators only serving individual dwelling units. Sections found in F-121.3.2 (f) has been added as it relates to the placement of units at entrances or exits of buildings.

It was also found that the numbers of items in section F-121.3.4 were duplicated for over 500 and under the items required and the quantities have been adjusted to be more in line with the perceived need.

Additional Information

An underlined / strikethrough, Local Fire Code is attached to indicate the proposed modification for consideration of section F-121.

A handwritten signature in black ink that reads "Bryan Parks".

Bryan Parks
Chief Fire Code Official
Board of Rules and Appeals

F-121 Automatic External Defibrillator (AED) and ~~Stop the Bleed Kit (SBK)~~ Bleeding Control Kit (BCK)

F-121.1.1 All new and existing buildings needing to comply with the following sections, shall be provided a maximum of eighteen (18) months from the date approved by the Broward County Board of Rules and Appeals to comply.

F-121.2 AED(S) and ~~SBK(S)~~ BCK'S shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

F-121.2.1 Assembly occupancy:

- a. Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.
- b. ~~Theaters, restaurants, drinking establishments,~~ Any assembly occupancy with a capacity of one hundred (100) or greater.
- c. Places of worship with a capacity of one hundred (100) or greater.

F-121.2.1.1 Assemblies exceeding 30,000 square feet and multi-story assemblies shall require additional devices where the travel distance exceeds fire hundred (500) feet between AED'S

F-121.2.2 Business occupancy:

- a. Office buildings/business occupancies with a square footage greater than twenty thousand (20,000) square feet.
- b. All Dental offices in accordance with Florida Administrative Code 64B5-17.015.

F-121.2.3 Day Care occupancy:

- a. All adult day care facilities

F-121.2.4 Educational occupancy:

- a. All Charter and Private Schools.

F-121.2.5 Healthcare occupancy:

- a. Assisted living facilities as defined by section 429.021(5) Florida Statute as amended from time to time.
- b. Ambulatory surgical centers as defined by section 395.002 (3) Florida Statute as amended from time to time.
- c. Walk in medical care facilities.
- d. Hospitals providing emergency services, including freestanding facilities, shall be excluded.

F-121.2.6 Mercantile occupancy:

- a. Commercial and retail spaces with a square footage greater than thirty-five thousand (35,000) square feet.

F-121.2.6.1 Mercantile Class A and multistory occupancies shall require additional devices where the travel distance exceeds fire hundred (500) feet between AEDs

F-121.2.7 Residential occupancy:

- a. All hotels and motels.
- b. Multi-story residential/~~dormitory~~ buildings five (5) floors or more. Residential elevators supplying services to an independent dwelling unit only, shall be exempt from this requirement.

~~F-121.2.7.1 Multi-story occupancies listed above shall place an AED and SBK on every other floor beginning on the first floor. The AED and SBK shall be placed near the elevator(s) beginning in the first-floor lobby (first floor, third floor, fifth floor etc.)~~

F-121.2.7.1 Multi-story residential occupancies listed above shall place an AED and BCK at every building entrance lobby no further than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 requirements based on the footprint of the residential building.

F-121.3 Installation and Operation.

F-121.3.1 The Authority Having Jurisdiction (AHJ) shall verify all AED devices and ~~SBK's~~ BCK'S for operation prior to being placed in service or available for use, and on an annual basis.

F-121.3.2 AED(S) devices and Bleeding Control Kit ~~SBK(S)~~ BCK(S) shall be:

a. Conspicuously located in plain view of the primary public entrance or by the elevator lobby with unobstructed access.

b. Readily accessible and immediately available when needed for on-site employees and the general public, including disabled persons.

c. The AED(S) and ~~SBK(S)~~ BCK(S) shall be housed in a cabinet with a clear window in the door, an audible alarm signaling the opening of the door, permanently affixed to a wall, and whose top is no more than forty-eight (48) inches above the floor to prevent tampering, theft, or damage.

d. The AED shall be located below a sign having a minimum area of seventy (70) square inches and containing the letters "AED" and the universally recognizable symbol, which should be placed no more than sixty (60) inches, on center, above the floor.

e. The ~~SBK~~ BCK shall be located below a ~~SBK~~ BCK sticker. The ~~SBK~~ BCK sticker may also be placed on the cabinet containing the ~~SBK~~ BCK.

f. If there is more than one entrance or exit in the building, or if the building is multiple stories, the business owner shall place a sign at each entrance, exit, or elevator indicating the location of the automated external defibrillator device.

F-121.3.3 AED devices shall contain adult pads and pediatric pads as required by the AHJ.

F-121.3.4 ~~SBK-BCK(S)~~ with the exception of large occupancy ~~SBK-BCK(S)~~, shall minimally contain:

a. Two (2) ~~Eight~~ commercially manufactured tourniquets; and

b. Two sets of ~~Eight~~ gloves; and

c. One (1) scissor; and

d. Two (2) 3-inch gauze rolls; and

e. Two (2) gauze combine pads.

F-121.3.5 Places of occupancy that hold 500 or more persons, regardless of occupancy classification, shall have a large occupancy ~~SBK-BCK~~, which minimally contain:

a. Eight (8) commercially manufactured tourniquets; and

b. Four (4) Sets of ~~Eight~~ gloves; and

c. Two (2) scissors; and

d. Eight (8) 3-inch gauze rolls; and

e. Eight (8) gauze combine pads.

F-121.3.6 The AED(S) devices and ~~SBK~~ BCK(S) shall be used in accordance with the manufacturer's guidelines.

F-121.3.7 It shall be the responsibility of the owner/occupant to:

a. Install the AED device and ~~SBK~~ BCK;

b. Provide all necessary training and appropriate use; and

c. Maintain AED devices and ~~SBK~~ BCK in accordance with manufacture recommended maintenance requirements and as required herein.

F-121.3.8 If an AED device or ~~SBK~~ BCK is removed for repair, a replacement shall be provided by the owner/occupant or by the manufacturer.

F-121.3.9 *Requirements and procedures.* The following shall be the requirements and procedures for use, training, and data collection of the AED and ~~SBK~~ BCK program:

F-121.3.9.1 The implementation of an AED and/or ~~SBK~~ BCK shall occur only after a written notification is made to the Fire Chief or designee by the individual, entity, organization, or company acquiring an AED. The written notification must contain the facility or business name, street address, specific location of the AED and/or ~~SBK~~ BCK, the number employees at the facility or business, the total number of persons trained or to be trained in the use of the AED and ~~SBK~~ BCK, and name of manufacturer and model number of each AED.

F-121.3.9.2 Prior to implementation of an AED or ~~SBK~~ BCK, in any non-residential occupancy, the individual, organization or company will obtain and send to the AHJ, proof of standardized training for all intended users of the AED and ~~SBK~~ BCK. The training shall consist of a class provided by a nationally recognized organization, or locally approved by the AHJ, including, but not limited to, the American Heart Association, the American Red Cross, and the National Safety Council, and shall follow a standardized curriculum. The standardized curriculum shall include, at a minimum:

a. Signs and symptoms of sudden cardiac arrest.

b. Cardiopulmonary resuscitation (CPR); and

c. Proper use, maintenance, and inspection of AED's.

F-121.3.9.3 The training for the ~~SBK~~ BCK shall consist of a class provided by a nationally recognized organization or locally approved by the AHJ. The standardized curriculum shall include, at a minimum:

a. Tourniquet application and use

F-121.3.9.4 The owner of the AED will ensure that the use of the AED follows the policies and procedures developed and authorized by the AHJ, and the provision of F.S. § 401.2915, as may be amended.

F-121.3.9.5 Recertification of users, maintenance, and inspection of the AED and ~~SBK~~ BCK is the responsibility of the owner/occupant and shall be done on a periodic basis, as prescribed by the manufacturer and/or certifying agency. Recertification of users will consist of a class, which will review the techniques for using the AED and ~~SBK~~ BCK and follow a standardized curriculum. Recertification training shall be provided as in section F-121.2 and F-121.3 above. Maintenance of the AED device and SBK shall be in accordance with the manufacturer's recommendations.

F-121.3.9.6 The AHJ may conduct a quality assurance review after the use of an AED or ~~SBK~~ BCK that includes gathering clinical data and information from the person that used the AED or ~~SBK~~ BCK and from the AED itself.

F-121.3.9.7 Any person who uses an AED is required to contact the AHJ by calling 9-1-1 immediately prior to, or immediately upon use of the AED (F.S. § 401.2915 (c)).

F-121.3.9.8 The owner and user of the AED or ~~SBK~~ BCK will not withhold consent for a quality assurance review by the AHJ after the use of an AED or to the retrieval of clinical data from the device itself.

F-121.3.9.9 The AHJ shall verify the presence of the AED device and/or ~~SBK~~ BCK and may inspect any maintenance records and documentation of training to ensure compliance with the community AED and stop the bleed program.

F-121.3.9.10 The AHJ is not liable for any damages experienced by the AED and by the ~~SBK~~ BCK, or any person or entity arising as a result of

- a) business's use or misuse of the equipment or supplies.
- b) business's failure to provide services pertaining to the equipment supplies
- c) any defects in the equipment or supplies.

Immunity from civil liability provisions. The provisions of F.S.768.1325, and specifically the immunity from civil liability for any harm resulting from the use or attempted use of an automated external defibrillator (AED) device as found in F.S. 768.1325(3) as may be amended from time to time are hereby adopted and incorporated into the ordinance.

Item 3: New Code Section F-112.3, Fire Sprinklers One- And Two-Family Homes and Townhomes. Tommy Demopoulos, Presenter for FM Group

Item 3A: Staff Review



Broward County Board of Rules and Appeals

1 N. University Drive Suite, 3500B, Plantation, FL 33324

Phone: 954-765-4500 | Fax: 954-765-4504

broward.org/CodeAppeals

TO: Members of the Board, Fire Code Committee

FROM: Bryan Parks, Chief Fire Code Official

DATE: October 20, 2022

RE: Proposed New Code Section F-112.3 Fire Sprinklers One- and Two-Family Dwellings and Townhouses

Recommendation

Staff recommends support of this new code section F-112.3 in support of the Broward Fire Chiefs, Fire Prevention Sub-committee (Fire Marshals) with support of the Fire Chiefs Association of Broward County (FCABC).

Reasons

It has been proven by national study's that sprinkler in private dwellings save lives over 3,000 lives were lost every year according to NFPA 13D handbook in 2013, along with reducing the cost of repairs to the dwelling after a fire occurs. The fire sprinkler systems being proposed are NFPA 13D systems, which can be connected to existing water supply to the private dwellings with a working flow of 40 gpm. These system(s) can be installed using CPVC or PEX piping which utilizing special glue to secure the pipes and fittings. The system needs to maintain the minimal pressure for 10 minutes of water flow to control the fire which allows the residents to safely escape and the fire department time to respond. A typical fire might even be extinguished before the fire department arrives. These systems are required in living areas only and not in areas like bathrooms, closets, pantries, garages, carports and attics.

It should also be noted that homeowner can save money on home insurance which is mandated by Florida Statute in the state of Florida.

Additional Information

Copy of proposed new code section F-112.3 attached

A handwritten signature in black ink that reads "Bryan Parks".

Bryan Parks
Chief Fire Code Official
Board of Rules and Appeals

Item 3B: Fire Marshals Presentation

HOME FIRE SPRINKLER PRESENTATION

**HOME FIRE
SPRINKLERS**

SAVE LIVES



Residential Fire

Sprinkler Systems - Statistics

U.S. Fire Loss

- **+/- 379,500 residential fires in 2020.**
- **2,630 civilian fire deaths in 2020.**
- **11,900 civilian fire injuries in 2020.**
- **\$8.7 Billion in direct damage in 2020.**
- **In 2020, home structure fire was reported every 89 seconds, home fire death occurred every 3 hours and 24 minutes, and home fire injury every 46 minutes.**
- **Research indicates when sprinklers present, civilian death rates and injury rates drop **89%** and **24%** respectively.**

Residential Fire Sprinkler Systems - Resident Safety

- Lightweight roof/floor construction
- Lightweight stair construction
- Zero lot lines
- Highly combustible materials inside

STUDY SHOWS NEW HOMES
BURN FASTER THAN OLD
ONES



Residential Fire Sprinkler Systems - Firefighter Safety



Residential Fire Sprinkler Systems - Firefighter Safety

Cancer Prevention

Ice machines not in bays

Clean-cab concept

Shower within the hour

Two sets of gear

***FIRE SPRINKLERS IN ALL
BUILDINGS***

Residential Fire Sprinkler Systems – Fox News



Residential Fire Sprinkler Systems – IAFC Support



Position Statement

Fire Sprinklers in New Construction

The International Association of Fire Chiefs adopts the position that all new construction, including one- and two-family dwellings, should be built with fire sprinklers installed to protect the public, fire service personnel, the structure, its contents, the economy and the environment.

In an effort to reduce the number of deaths from an average of 3,000 citizens and 100 firefighters annually and to avert billions of dollars annually in property loss to the effects of fire, we must include fire sprinklers as an integral part of a community's fire protection. The increased demands made today on local fire departments, usually without increased staffing or funding, and the changes in building materials and home contents, all increase the risk to firefighters and the public. It's time to add active fire protection as a baseline in all new construction.

The time is now for the fire service to adapt to the changes in construction techniques; as new technologies become the norm in construction (light-weight construction, etc.), and as building contents become more flammable and more toxic as they burn. We must protect our communities in non-traditional ways with proactive, rather than reactive, approaches. The current built environment and furnishings necessitate the additional protection of built-in fire protection. Fire sprinklers will provide the active protection needed to reduce the fire risk of these new building components to citizens and firefighters.

We further state that we do not support and will oppose regulations that prevent or discourage the installation of fire sprinklers. We also stand against fees and charges that create economic barriers to the installation of fire sprinklers. We support incentives for business owners and citizens to protect their buildings, thus protecting our citizens, their property and fire service personnel.

This position statement supports the priorities of the International Association of Fire Chiefs and we pledge to work with IAFC sections, IAFC divisions, and other organizations which are interested in being proactive in providing community fire protection. We welcome partners and collaborative efforts that support similar goals. It's time for us all to take action.

Adopted by: IAFC Board of Directors
Date: March 13, 2008

Residential Fire Sprinkler Systems – FFCA Support

2023 Legislative Policy Statement

Adopted August 17, 2022

LIFE SAFETY AND PREVENTION

The Florida Fire Chiefs' Association supports the promotion of Fire Safety within our communities and the State.

BACKGROUND

Fire Prevention is the best defense against fire. We support the expansion of public education programs that help raise the level of awareness of the danger of fire and that help people take proactive steps to prevent fires. Public education programs can be costly and take considerable man hours. We support the availability of grant funds and support funding for local Fire Safety programs. The Florida Fire Chiefs' Association supports the statewide enforcement of the Florida Fire Prevention Code and the Florida Building Code. These codes help ensure the safety of both the citizens of Florida and the firefighters who protect them. We are opposed to any changes that would diminish the level of safety for either the citizens or our firefighters or that would inhibit the enforcement of the Florida Fire Prevention Code by the fire service.

Therefore, the Florida Fire Chiefs' Association will:

- **Support** legislation that mitigates the financial obstacles to retrofitting High-rise condominiums with fire sprinkler systems as required by NFPA 1 and NFPA 101.
- **Support** legislation requiring the installation of fire sprinkler systems in all new construction and 50% or greater renovations to existing properties, including manufactured homes.
- **Support** legislation that would require fire sprinklers in all health care facilities and churches as defined by state sales tax exemption statute.
- **Support** legislation for appropriate funding for fire research facilities.
- **Support** legislation or DSFM rule requiring local fire official oversight and approval in any new building construction, throughout all phases of the project from site plan review through building plan review, inspection during construction and final certificate of occupancy.
- **Support** legislation that would mandate local school boards correct Fire Safety deficiencies as determined by the AHJ required inspections.
- **Support** legislation that would require appointment of two to three members of the fire service as representatives on the Florida Building Commission.
- **Support** legislation that would mandate home sprinkler systems for all new single-family homes.
- **Oppose** legislation or rule that would weaken the High-rise fire sprinkler retrofit requirements within NFPA 1 and NFPA 101.
- **Oppose** legislation or rule that would weaken the minimum radio signal strength requirements of the Florida Fire Prevention Code.

Residential Fire Sprinkler Systems – FCABC Support



August 17, 2022

Broward County Board of Rules and Appeals

To Whom It May Concern:

Please accept this letter from the Fire Chiefs Association of Broward County (FCABC) in support of the proposed amendment to require all newly constructed one- and two-family dwellings and townhomes, to have a residential fire sprinkler system installed in accordance with the National Fire Protection Association (NFPA) 13D standard.

The statistical data shows that In the United States during 2020, there were approximately 379,500 residential fires, causing over \$8.7 billion in property loss, resulted in 11,900 civilian injuries and 2,630 civilian fire deaths. In 2020, a home structure fire was reported every 89 seconds, a home fire death occurred every three hours and 24 minutes, and a home fire injury occurred every 46 minutes. Research indicates that when sprinklers are present, civilian fire deaths and injury rates per fire were 89 percent and 27 percent lower respectively. The rate of firefighter injuries per fire was 60 percent lower. The benefits from residential fire sprinklers exceed the cost of installing them; the primary benefit is that fire sprinklers save lives.

Thank you very much for the attention to this matter and please do not hesitate to contact me may you require additional information

Sincerely,

Julie Downey
Fire Chief
Davie Fire Rescue
FCABC President

President
Julie Downey
Davie Fire Rescue
jdowney@davie-fl.gov

Vice President
Chad Brocato
Pompano Beach Fire Rescue
Chad.Brocato@copbfri.com

2nd Vice President
John McManara
Sunrise Fire Rescue
jmcmanara@sunrisefl.gov

Secretary
Steve Krnjank
Oakland Park Fire Rescue
stephank@oaklandparkfl.gov

Treasurer
Rodney Turpel
N. Lauderdale Fire Rescue
rturpel@nlauderdale.org

Residential Fire Sprinkler Systems



EVERYONE GOES HOME®

Firefighter Life Safety Initiatives by the National Fallen Firefighters Foundation



16 Firefighter Life Safety Initiatives

News

Training

Resources

Seatbelt Pledge

16 FIREFIGHTER LIFE SAFETY INITIATIVES

15. Code Enforcement & Sprinklers



Advocacy must be strengthened for the enforcement of codes and the installation of home fire sprinklers.

The term “fire prevention,” as used here, means preventing accidental fires from starting and, when they do start, minimizing their growth or extinguish them prior to human intervention. A successful effort in fire prevention will mean fewer fire responses by firefighters because of a reduction in fires, and less dangerous working conditions on the fire ground as a result of smaller, contained fires. With fewer fire responses and smaller, contained fires, and a better protected public, it is clear that there will be fewer firefighter injuries and fatalities – which is the goal of our overall efforts. The 15th Initiative asks us to advocate for stronger codes and laws which will decrease the number and severity of structural and residential fires to keep our firefighters out of harm’s way.

16 INITIATIVES RESEARCH ▸

1. CULTURAL CHANGE ▸

2. ACCOUNTABILITY ▸

3. RISK MANAGEMENT ▸

4. EMPOWERMENT ▸

5. TRAINING & CERTIFICATION ▸

6. MEDICAL & PHYSICAL FITNESS ▸

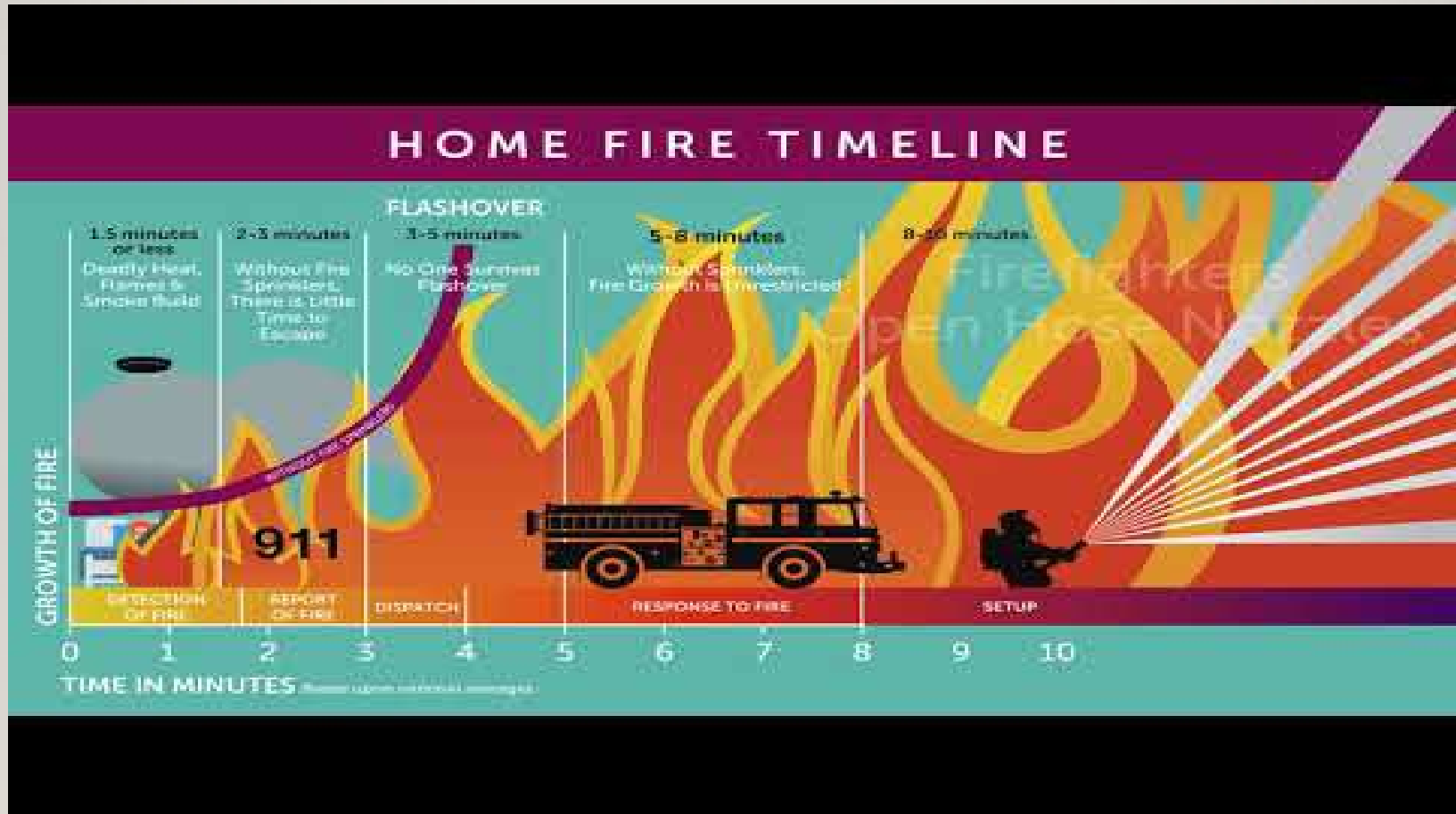
7. RESEARCH AGENDA ▸

8. TECHNOLOGY ▸

9. FATALITY, NEAR-MISS INVESTIGATION
▸

10. GRANT SUPPORT ▸

Residential Fire Sprinkler Systems - Statistics



Residential Fire Sprinkler Systems - Statistics

- Water used to fight fire at home fires **WITHOUT** fire sprinkler systems ranged from 100 - 41,000 GPM with **3,524 GPM** being the average.
-
- Water used to fight fire at home fires **WITH** a fire sprinkler system ranged from 22 – 38 GPM with **28 GPM** being the average.

Residential Fire **Sprinkler Systems – Types**

- **Stand-alone**
 - **Passive Purge**
 - **Multi-purpose**
 - **Network**
-

Residential Fire Sprinkler Systems – Incentives

SURVEYS SHOW AHJs SHOULD BE OFFERING SPRINKLER INCENTIVES TO HOMEBUILDERS-DEVELOPERS

IN A 2017 SURVEY* OF FIRE SERVICE MEMBERS



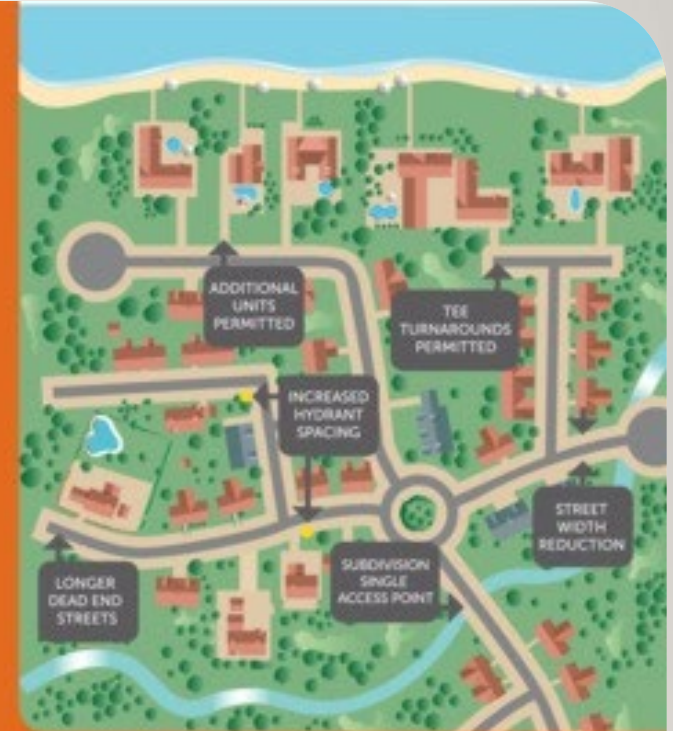
95% support home fire sprinklers in single-family homes



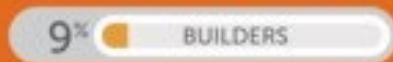
55% were not aware that jurisdictions without home fire sprinkler code requirements could offer incentives to developers



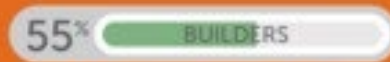
8% offer incentives to developers



IN A SURVEY** OF BUILDERS



9% are aware of incentives for home fire sprinklers in developments



55% would be interested in protecting homes with sprinklers if offered incentives

Home Fire Sprinkler COALITION
Protect What You Value Most
HomeFireSprinkler.org

*Survey conducted by FIREHOUSE
**Survey conducted by HanleyWood
©2018 Home Fire Sprinkler Coalition

Residential Fire Sprinkler Systems - Incentives

CHAPTER 627

INSURANCE RATES AND CONTRACTS

627.0654 INSURANCE DISCOUNTS FOR BUILDINGS WITH FIRE SPRINKLERS.—

(1) ANY RATES, RATING SCHEDULES, OR RATING MANUALS FOR A NEW OR RENEWAL FIRE INSURANCE POLICY FOR AN EXISTING OR NEWLY CONSTRUCTED BUILDING, WHETHER USED FOR COMMERCIAL OR RESIDENTIAL PURPOSES, MUST PROVIDE FOR A PREMIUM DISCOUNT IF A FIRE SPRINKLER SYSTEM HAS BEEN INSTALLED IN THE BUILDING IN ACCORDANCE WITH NATIONALLY ACCEPTED FIRE SPRINKLER DESIGN STANDARDS, AS ADOPTED BY THE DEPARTMENT, AND IF THE FIRE SPRINKLER SYSTEM IS MAINTAINED IN ACCORDANCE WITH NATIONALLY ACCEPTED STANDARDS.

(2) THE DISCOUNT REQUIRED BY THIS SECTION MUST PROVIDE A PREMIUM RATE THAT IS LOWER THAN THAT FOR A BUILDING IN WHICH A FIRE SPRINKLER SYSTEM HAS NOT BEEN INSTALLED. A DISCOUNT USED BY AN INSURER IS PRESUMED APPROPRIATE UNLESS CREDIBLE DATA DEMONSTRATES OTHERWISE.

HISTORY.—S. 4, CH. 95-379.

Residential Fire Sprinkler Systems – Promoting Sprinklers

Save the Date!
MAY 15-21, 2022



Residential Fire Sprinkler Systems – Adopting an Ordinance

633.208 (8)(a) The provisions of the Life Safety Code, as contained in the Florida Fire Prevention Code, do not apply to one-family and two-family dwellings. However, fire sprinkler protection may be permitted by local government in lieu of other fire protection-related development requirements for such structures. While local governments may adopt fire sprinkler requirements for one-family and two-family dwellings under this subsection, it is the intent of the Legislature that the economic consequences of the fire sprinkler mandate on homeowners be studied before the enactment of such a requirement. After the effective date of this act, any local government that desires to adopt a fire sprinkler requirement on one-family or two-family dwellings must prepare an economic cost and benefit report that analyzes the application of fire sprinklers to one-family or two-family dwellings or any proposed residential subdivision. The report must consider the tradeoffs and specific cost savings and benefits of fire sprinklers for future owners of property. The report must include an assessment of the cost savings from any reduced or eliminated impact fees if applicable, the reduction in special fire district tax, insurance fees, and other taxes or fees imposed, and the waiver of certain infrastructure requirements including the reduction of roadway widths, the reduction of water line sizes, increased fire hydrant spacing, increased dead-end roadway length, and a reduction in cul-de-sac sizes relative to the costs from fire sprinkling. A failure to prepare an economic report shall result in the invalidation of the fire sprinkler requirement to any one-family or two-family dwelling or any proposed subdivision.

Residential Fire Sprinkler Systems – Adopting an Ordinance

Economic Cost Benefit Analysis of Residential Fire Sprinkler Systems Tamarac, FL

September 2019



Economic Impacts from the Installation of Residential Fire Sprinklers in Estero, Florida



C.C.M. Economics, L.L.C.
Springfield, Missouri 65810
417.234.3618
DavidMitchell@ccmeconomics.com

Economic Cost Benefit Analysis of Residential Fire Sprinkler Systems Cape Coral, FL

July 2012

Prepared for:
Fire Department of the City of Cape Coral



Prepared by:
Newport Partners, LLC
Davidsonville, MD



Residential Fire Sprinkler Systems - Cost

Table 3. Cost per Square Foot

Location	Cost per square foot of sprinklered space
Tamarac	\$2.40
Coral Springs	\$3.16
Broward County (Average)	\$2.78

Table 1: Estimated Cost Savings from Reduced Infrastructure Requirements

Infrastructure Requirement	Estimate Value
Reduced requirements for hydrant spacing	\$49 per building lot
Reduced requirements for minimum road width	\$1,172 per building lot
Reduced requirements for fire flows	\$50 per building lot
Total Incentives "Per Lot"	\$1,271 per building lot

Source: Incentives for the Use of Residential Fire Sprinkler Systems in U.S. Communities, The Fire Protection Research Foundation

Table 2. Net Benefit

	Broward County (Average)
Average Cost of Installation	\$5,290.61
Infrastructure Reduction	\$1,271
Benefit	\$10,815.75
Net Positive Benefit	\$6,796.14

Residential Fire Sprinkler Systems - Cost

PRICE PER SQ. FT - \$2.78

AVERAGE INSTALLATION COST = \$5,290

\$5,290 / 30-YEAR MORTGAGE = \$176 PER YEAR

\$176 / 12 MONTHS = \$15 PER MONTH

\$15 / 30 DAYS = **\$0.50 PER DAY TO SAVE YOUR LIFE**

Residential Fire Sprinkler Systems - Partners



NATIONAL FIRE PROTECTION ASSOCIATION

The leading information and knowledge resource on fire, electrical and related hazards

**MINUTES
MATTER**

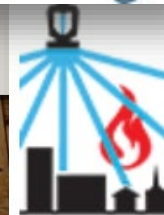
*Because families and
dreams become memories
in 3 minutes.*



Home Fire Sprinkler[®]

COALITION

Protect What You Value Most[™]



NFSA
NATIONAL FIRE SPRINKLER ASSOCIATION
The Voice of the Fire Sprinkler Industry

Residential Fire Sprinkler Systems - Partners

We're Not Alone

U.S.

Maryland (entire state)

California (entire state)

Gorham, Maine

Las Vegas

Palatine, Illinois

Rock Island, Illinois

Berlin, Massachusetts

Florida

Altamonte Springs

Town of Palm Beach

Residential Fire Sprinkler Systems – Next Steps

Next Steps if Approved

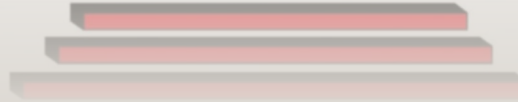
Meet and Discuss with Building Officials

Fire Code Committee

Board of Rules and Appeals



FIRE SPRINKLERS SAVE LIVES!



Broward County 2018 through 2020 Injuries, Fatalities and Property Loss

Department	Property Use 1 or 2 family dwelling Civilian Injuries	Civilian Fatalities	Fire Service Injuries	Fire Service Fatalities	Multifamily dwellings Civilian Injuries	Civilian Fatalities	Fire Service Injuries	Fire Service Fatalities	Total Civilian Injuries	Total Civilian Fatalities	Total Fire Service Injuries	Total Fire Service Fatalities
BROWARD COUNTY FR & EMS	5	3	4	0	4	1	3	0	9	4	7	0
2018	1	0	1	0	3	0	3	0	4	0	4	0
2019	4	1	0	0	1	0	0	0	5	1	0	0
2020	0	2	3	0	0	1	0	0	0	3	3	0
CORAL SPRINGS FIRE DEPT.	5	0	2	0	3	0	1	0	8	0	3	0
2018	3	0	0	0	2	0	0	0	5	0	0	0
2019	1	0	0	0	0	0	0	0	1	0	0	0
2020	1	0	2	0	1	0	1	0	2	0	3	0
DAVIE FIRE RESCUE	8	0	13	0	2	0	2	0	10	0	15	0
2018	3	0	8	0	1	0	2	0	4	0	10	0
2019	2	0	1	0	0	0	0	0	2	0	1	0
2020	3	0	4	0	1	0	0	0	4	0	4	0
FT. LAUDERDALE FR	5	0	1	0	2	1	0	0	7	1	1	0
2018	3	0	0	0	2	1	0	0	5	1	0	0
2019	1	0	1	0	0	0	0	0	1	0	1	0
2020	1	0	0	0	0	0	0	0	1	0	0	0
HALLANDALE BEACH FIRE RESCUE	0	0	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0	0	0
HOLLYWOOD FIRE RESCUE	1	0	2	0	1	0	2	0	2	0	4	0
2018	1	0	0	0	1	0	2	0	2	0	2	0
2019	0	0	0	0	0	0	0	0	0	0	0	0
2020	0	0	2	0	0	0	0	0	0	0	2	0
LAUDERDALE BY THE SEA VFD	0	0	0	0	0	0	0	0	0	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0	0
LAUDERHILL FIRE RESCUE	4	0	2	0	14	0	2	0	18	0	4	0
2018	2	0	2	0	7	0	1	0	9	0	3	0

2019	2	0	0	0	5	0	1	0	7	0	1	0
2020	0	0	0	0	2	0	0	0	2	0	0	0
LIGHTHOUSE POINT FIRE RESCUE	2	0	0	0	0	0	0	0	2	0	0	0
2018	1	0	0	0	0	0	0	0	1	0	0	0
2019	1	0	0	0	0	0	0	0	1	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0	0
MARGATE FIRE RESCUE	1	0	0	0	0	0	0	0	1	0	0	0
2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	1	0	0	0	0	0	0	0	1	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0	0
MIRAMAR FIRE RESCUE	2	0	2	0	1	0	0	0	3	0	2	0
2018	1	0	0	0	0	0	0	0	1	0	0	0
2019	0	0	1	0	0	0	0	0	0	0	1	0
2020	1	0	1	0	1	0	0	0	2	0	1	0
NORTH LAUDERDALE FIRE RESCUE	0	1	1	0	0	0	0	0	0	1	1	0
2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	0	0	1	0	0	0	0	0	0	0	1	0
2020	0	1	0	0	0	0	0	0	0	1	0	0
OAKLAND PARK FIRE RESCUE	0	1	0	0	0	0	0	0	0	1	0	0
2018	0	1	0	0	0	0	0	0	0	1	0	0
2019	0	0	0	0	0	0	0	0	0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0	0
PEMBROKE PINES FIRE RESCUE	2	0	3	0	2	0	1	0	4	0	4	0
2018	0	0	1	0	1	0	0	0	1	0	1	0
2019	1	0	1	0	1	0	0	0	2	0	1	0
2020	1	0	1	0	0	0	1	0	1	0	2	0
PLANTATION FD	0	1	2	0	0	0	0	0	0	1	2	0
2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	0	0	2	0	0	0	0	0	0	0	2	0
2020	0	1	0	0	0	0	0	0	0	1	0	0
POMPANO BEACH FIRE/RESCUE	8	0	8	0	17	3	10	0	25	3	18	0
2018	3	0	5	0	8	3	6	0	11	3	11	0
2019	4	0	3	0	8	0	3	0	12	0	6	0
2020	1	0	0	0	1	0	1	0	2	0	1	0
SOUTH WEST RANCHES VOL	0	0	0	0	0	0	0	0	0	0	0	0

2018	0	0	0	0	0	0	0	0	0	0	0	0
2019	0	0	0	0					0	0	0	0
2020	0	0	0	0	0	0	0	0	0	0	0	0
SUNRISE FIRE RESCUE	4	0	36	0	6	0	33	0	10	0	69	0
2018	1	0	1	0	2	0	0	0	3	0	1	0
2019	3	0	1	0	3	0	2	0	6	0	3	0
2020	0	0	34	0	1	0	31	0	1	0	65	0
TAMARAC FIRE DEPARTMENT	2	0	2	0	0	0	1	0	2	0	3	0
2018	2	0	0	0	0	0	0	0	2	0	0	0
2019	0	0	0	0	0	0	0	0	0	0	0	0
2020	0	0	2	0	0	0	1	0	0	0	3	0
Grand Total	49	6	78	0	52	5	55	0	101	11	133	0

- Source: NFIRS as of 05/11/2022

Economic Cost Benefit Analysis of Residential Fire Sprinkler Systems Broward County, Florida

Prepared for:
Broward County

September 2021



Prepared by:
Newport Partners, LLC
Davidsonville, MD

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Executive Summary

The cost of residential fire sprinkler systems varies across the country for a variety of reasons. Housing design, construction, and plumbing materials, and the availability of sprinkler contractors are a few variables that can factor into pricing. The purpose of this report is to present an estimate of the economic costs and benefits pertaining to the installation of residential fire sprinkler systems in new, one-and-two family homes in Broward County using the data from previously completed cost and benefits studies from Coral Springs (2021) and Tamarac, Florida (2019), two jurisdictions located within Broward County.

To best estimate the costs associated with installing residential fire sprinkler systems Newport obtained estimates from sprinkler contractors in Broward County. Three estimates were provided by contractors in Coral Springs and three from Tamarac for a total of six estimates. The estimates were based on house plans identified by each jurisdiction that best represent the characteristics of new home construction in the area. Contractors were asked to only provide estimates for the design and installation of the system, and not include any outside fees or costs.

In addition to the design and installation costs, other costs that are typically associated with installing a residential fire sprinkler system include permit fees and water meter fees or upsizing charges. Often, these fees and costs are determined by the individual jurisdictions. For this report, Newport determined that both Coral Springs and Tamarac had permit fees as well as a hard cost for upsizing water meters. These costs were determined through conversations with city and fire officials and sprinkler contractors in both jurisdictions and are included in the final cost estimates.

The total cost for installing residential fire sprinklers in Broward County was estimated by using the six contractor estimates for design and installation and adding the estimated permit fees and meter upsizing costs to each to obtain a total cost estimate for each home. From these estimates, the average cost across Broward County is \$2.78 per square foot of sprinklered space.¹ When compared to the most recent cost study from the National Fire Protection Association (NFPA) in 2013, this represents a higher-than-average cost. However, there are

¹ Sprinklered space refers to the area of the home required to be covered by an automatic fire sprinkler system according to NFPA 13D.

many variables that factor into the price of installing a residential fire sprinkler system that will be discussed later in the report.

Benefit calculations took into consideration a variety of inputs including determining probability of a home fire, the average ratio of property loss to value for homes without sprinklers, expected deaths or injury that occur from fires, and the value of life. In addition, the home and property value in Tamarac and Coral Springs were considered. These measures were compared for homes with and without fire sprinkler systems. The differences resulted in significant benefits associated with fire sprinklers in homes, including monetary benefits of lives saved, injuries averted, and the uninsured direct and indirect costs from property loss. Additionally, reduced cost of homeowner's insurance provides a direct economic benefit for homeowners.

The jurisdiction and its builders and developers may also benefit from residential sprinkler requirements from the reduction of impact fees, as well as a reduction of infrastructure requirements. Examples of infrastructure requirement reductions include: reduced requirements for hydrant spacing, minimum road widths, fire flows, cul-de-sac widths, and dead-end street width. Applicable incentives associated with Florida's adoption of NFPA 1, were considered in the net positive benefit calculations.

Table 1: Estimated Cost Savings from Reduced Infrastructure Requirements

Infrastructure Requirement	Estimate Value
Reduced requirements for hydrant spacing	\$49 per building lot
Reduced requirements for minimum road width	\$1,172 per building lot
Reduced requirements for fire flows	\$50 per building lot
Total Incentives "Per Lot"	\$1,271 per building lot

Source: Incentives for the Use of Residential Fire Sprinkler Systems in U.S. Communities, The Fire Protection Research Foundation

The costs and benefits associated with residential fire sprinkler systems are outlined in Table 1. This report discusses the methodology used in this study, the variables considered for both costs and benefits, and other factors that impact the costs of installing residential fire sprinklers.

Overall, the study concludes residential fire sprinklers are estimated to provide a net positive benefit in Broward County.

Table 2. Net Benefit

	Broward County (Average)
Average Cost of Installation	\$5,290.61
Infrastructure Reduction	\$1,271
Benefit	\$10,815.75
Net Positive Benefit	\$6,796.14

Overview

Homeowners today are at significant risk for injury, property loss, and even death from home fires. A recent National Fire Protection Association (NFPA) study, reported annual fires in residential buildings to be over 270,500.² One-and-two family homes only represent about twenty percent of all structure fires reported yet these fires represent 66 percent of civilian deaths and 51 percent of civilian injuries according to the same report.³

Fire sprinkler installation in one-and-two family homes can be used as a tool to greatly reduce death and injury for home inhabitants. Across a 4-year period, there was an 81 percent reduction in civilian deaths in homes with fire sprinklers than those without.⁴ Firefighters are also impacted by fire sprinklers when responding to home fires. Homes with fire sprinkler systems reported fire fighter injury rate being 79% lower than when responding to homes without sprinkler systems.⁵

Automatic residential fire sprinkler systems for one-and-two family homes have been required as part of the International Residential Code (IRC) since the 2009 version. This requirement has carried forward in each subsequent update (2012, 2015, 2018, and most recently in 2021). The 2020 Florida Building Code is based on the 2018 IRC with amendments that exclude provisions for residential fire sprinkler systems in one – and two-family homes.⁶ The Florida Fire

² *Trends and Patterns of Fire Losses in 2017*, National Fire Protection Association, January 2017

³ Ibid

⁴ Marty Ahrens, *U.S. Experience with Sprinklers*, National Fire Protection Association, July 2017

⁵ Ibid

⁶ Florida Building Code, 7th Edition, 2020, Section 903.2.11.3

Prevention Code, based on NFPA 1 and NFPA 101, also removes the requirements for automatic fire sprinkler systems in one-and-two family homes at the state level.⁷

While not a statewide requirement, Florida allows local jurisdictions the ability to implement residential fire sprinkler requirement for one-and-two family homes. To do so, the jurisdiction must perform an analysis of the economic impacts to inform local constituents prior to adopting the requirement. This analysis should not only include the cost to design and install the system, but also any additional fees as previously discussed, as well as the benefits that may accrue to residents. Before imposing any requirement, the local government must provide the homeowner with a letter documenting any infrastructure, tax, or fee allowances and waivers as well as a cost analysis that determines these cost savings are approximate to the cost of installing a residential sprinkler system.⁸ The purpose of this study is to show expected costs and benefits relevant to the proposed adoption of requirements for residential fire sprinkler systems in Broward County, Florida.

The main point of resistance to requiring automatic fire sprinklers in one-and-two family homes is cost. Because this is such a prevalent issue, there have been several economic studies conducted to analyze the cost impact associated with these sprinkler systems.

In 2013, NFPA completed [a comprehensive national study](#) which found the national average to design and install a residential fire sprinkler system to be \$1.35 per square foot. That report also compared the national data to data from states (California and Maryland) which have statewide requirements for all new construction, which dropped the average cost to \$1.16 per square foot. The cost of sprinkler systems can vary widely depending on several variables (house size, house design, climate, type of pipe, water supply, labor costs, etc.). What was apparent however, was that widespread adoption helps to lower costs.⁹

In addition to the cost studies, NFPA conducted a 2016 market research study, “Home Fire Sprinklers- - Stakeholder Perceptions in Mandatory Requirement States.” Various stakeholder groups (water purveyors, local government officials, and homeowners) in both California and Maryland were surveyed and interviewed to gauge how the statewide requirements were

⁷ Florida State Statute 633.208(8)(a)

⁸ Ibid

⁹ *Home Fire Sprinkler Cost Assessment*, Newport Partners, 2013

affecting stakeholders. The report highlights an overwhelmingly positive experience and perceived value from these groups. To summarize the key findings, homeowners noted that the sprinklers provided them with a sense of safety, added value to their home, and lowered their homeowners insurance rates. Local government officials believed that home fire sprinklers help reduce death and injury to both residents and firefighters and help in reducing the costs due to fire damage. Lastly, water purveyors indicated the impact on the water supply is a non-issue stating, “Our system can handle 2,000 gallons/min. Residential fire sprinklers are a drop in the bucket.” That report can be read in its entirety [here](#).¹⁰

Based on the estimates used in his report, the average cost per square foot of sprinklered space is estimated to be \$2.78 per square foot, as shown in Table 2. While at first this may seem significantly higher compared to the national average of \$1.35 per square foot, there are several variables that factor into the higher estimated cost. The lack of a residential sprinkler requirement results in a low number of residential projects, which impacts the cost in several ways. First, it drives up the design costs as each home in this report needed an individual design. With more expertise and repetition of designs, the design cost decreases. Second, the labor costs for any different or innovative type of work are almost always higher. This is true even if the contractor has commercial experience as residential systems are designed and installed differently. Newport contacted over 40 fire sprinkler installers that included “residential installations” in their promotional material to secure bids used in this report, however the vast majority indicated they had little to no experience installing residential systems. If volume were to increase by instituting a sprinkler requirement, more contractors would gain experience designing and installing them, and competition for the jobs would drive prices down. Materials may then be purchased in bulk, and builders and developers would likely work directly with sprinkler contractors to reduce costs.

For Coral Springs, an additional factor and arguably the biggest factor in the high price estimates is due to the COVID-19 pandemic ongoing during the time of the study. During the pandemic, it has been widely documented that building material prices across the board have risen and labor has been in short supply. Businesses in the construction industry have now been forced to charge higher prices. As these prices normalize again, and with the adoption of

¹⁰ *Stakeholder Perceptions of Home Fire Sprinklers*, Newport Partners, 2016

a sprinkler requirement, the cost of designing and installing a residential fire sprinkler system will likely move closer to the national average of \$1.35 per square foot.

Table 3. Cost per Square Foot

Location	Cost per square foot of sprinklered space
Tamarac	\$2.40
Coral Springs	\$3.16
Broward County (Average)	\$2.78

Methodology

This report uses data collected from two previous economic studies, Coral Springs and Tamarac, to estimate the costs and benefits of residential sprinkler systems for Broward County. The benefit of using these two jurisdictions is the difference in demographics and housing characteristics. Coral Springs population has larger households, higher income, and higher property values than Tamarac. One-and-two family homes (both detached and attached) also represent a larger share of the housing stock. Taken together the costs and benefits are a better estimate for the costs and benefits in Broward County than either individual study. The reports and their entirety can be read here for Coral Springs and [here](#) for Tamarac.

Table 4. Household Size Trends shown in Median Persons per Housing Unit

Location	1990	2000	2010	2015
National	2.29	2.59	2.59	2.64
Florida	2.15	2.46	2.53	2.63
Broward	2.05	2.45	2.57	2.73
Coral Springs	2.85	2.96	2.95	3.12
Tamarac	1.85	2.00	2.13	2.31

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Table 5. Percent of One-and-Two Family Housing both Detached and Attached

Location	1-Unit detached %	1-unit attached %
Broward	41.3	8.3
Coral Springs	49.4	6.9
Tamarac	38.5	15.3

Source: U.S. Census Bureau, 2011-2015 American Community Survey 5-Year Estimates

Table 6. Location Characteristics from US Census Bureau

	Tamarac	Coral Springs	Broward County
Property Value (Structure+Contents)	\$340,000	\$449,909	\$265,000
Population	66,721	133,759	1,952,778
Median Income	\$48,930	\$77,360	\$59,547

Several items contribute to the total cost of a residential fire sprinkler system. Much of the system's cost comes from the design and installation for the system, but other costs must also be included. Table 7 outlines different costs that are applicable to Broward County and describes sources of information for these costs. It is important to note that while Broward County does not impose any permit or meter upsizing fees, these may vary among jurisdictions.

Table 7. Residential Fire Sprinkler System Cost Categories

Cost Category	Information Source
System design, installation, and materials	Cost estimates for design, installation, and materials from fire sprinkler contractor.
Sprinkler system permit fees	Discussions with city officials and sprinkler contractors
Added hard cost for increased water meter size from 5/8 in. to 1 in. in diameter.	Discussions with city officials and published residential meter cost schedule.

The size of homes in terms of square footage, the number of stories, the foundation types, as well as the system type and material choices can all contribute to the overall cost of fire sprinklers. Actual building plans that had been submitted to Tamarac and Coral Springs that represent a typical home in that area were obtained to generate cost estimates. Four of the six homes were two-story structures, while two homes were single-story structures. The homes ranged from 1,612 square feet to 2,675 square feet in size.

Newport contacted sprinkler contractors in both areas to verify they had experience with installing residential fire sprinkler system and discuss the details of the study. Because residential fire sprinklers are not a requirement, it was important to ensure the contractors providing estimates had experience with residential systems to best estimate the cost of design and installation. Once the contractors were identified, Newport provided all three sets of

building plans as well as project specifications and instructions for providing cost estimates. Each contractor was to provide an estimate for the design and installation of a NFPA 13D compliant fire sprinkler system, that was a standalone system using CPVC piping material, the most common system type and piping material found in residential systems. Contractors were asked to exclude any fees or additional costs, but were asked to identify what they were if they did exist.

Building Plans

Table 8 outlines the relevant characteristics for the homes with fire sprinkler specifications used in this report. All systems were to be designed to NFPA 13D standards, be a standalone sprinkler system type (as opposed to multi-purpose), use CPVC piping, and built on concrete slab on grade foundations.

Table 8. Sample Home Characteristics for Broward County

	Coral Springs			Tamarac		
Square Footage	1,721	1,915	2,076	1631 SF	1612 SF	2675 SF
Number of Stories	Two	One	Two	Two	One	Two

Estimated Costs

All estimates received from the fire sprinkler contractors were reviewed to ensure they included the correct system specifications and did not include any additional fees. In the case where detailed information was lacking, follow up contact was made with the fire sprinkler contractors to confirm the estimates were based on the correct details and specifications of the project. In some cases, minor adjustments were made to the original estimates. Contractors were asked to not include permit fees or any other additional fees beyond the design and installation of the fire sprinkler system as those were obtained from conversations with city officials in both Coral Springs and Tamarac and added to the estimates later.

To arrive at the average cost to design and install a residential fire sprinkler system in Broward County, permit fees and meter upsizing costs were added to the contractor estimates for each home. For Coral Springs these additional costs added \$255 (\$200 permit fees and \$55 meter upsizing) to the contractor estimates, and \$174 (\$110 permit fees and \$64 meter upsizing) was

added to the contractor estimates in Tamarac. It is important to note that permit fees will vary amongst jurisdictions and meter upsizing is not always required. The Florida State Statute explains that local jurisdictions or utilities may not charge an additional fee for a separate water connection if the “capacity required is hydraulically available at the property line”, or should a larger meter be required, can only charge “the difference in actual cost between the base meter and larger water meter.”¹¹ The person(s) responsible for flow testing should determine whether a larger water meter shall be required.

The average cost of each home in both studies was then added together and divided by the six estimates received. Based on this, the average system design and installation cost was calculated to be \$5,290.61 in Broward County. Table 9 below shows the total cost estimates (design and install plus additional fees) used to derive the average cost for Broward County.

Table 9. Individual Sprinkler Contractor Estimates by Home

Coral Springs Estimates				
	Home A	Home B	Home C	Average
Home Size (ft²)	1,721	1,915	2,076	1,904
Estimate (\$)	\$4,205.00	\$4,505.00	\$4,905.00	
Estimate (\$)	\$5,055.00	\$5,055.00	\$5,455.00	
Estimate (\$)	\$7,755.00	\$8,805.00	\$8,255.00	
Average (\$)	\$5,671.67	\$6,121.67	\$6,205.00	\$5,999.45
Average \$/ft²	\$3.30	\$3.20	\$2.99	\$3.16
Tamarac Estimates				
Home Size (ft²)	1,631	1,612	2,675	1,973
Estimate (\$)	\$6,674.00	\$5,374.00	\$6,574.00	
Estimate (\$)	\$3,274.00	\$3,374.00	\$5,074.00	
Estimate (\$)	\$3,344.00	\$3,499.00	\$4,049.00	
Average (\$)	\$4,430.67	\$4,082.33	\$5,232.33	\$4,581.78
Average \$/ft²	\$2.72	\$2.53	\$1.96	\$2.40
Broward County Estimates				
Average Cost (\$)	\$5,290.61			
Average \$/ft²	\$2.78			

¹¹ Florida State Statute 633.208(8)(b)

Estimated Benefits

Benefit calculations of a sprinkler system for homeowners in Broward County, Florida generally follow the methodology used in the 2007 report *Benefit-Cost Analysis of Residential Fire Sprinkler Systems* prepared by the National Institute of Standards and Technology¹² as well as the 2012 *Economic Cost Benefit Analysis of Residential Fire Sprinkler Systems in Cape Coral*.¹³ More recent data were used from updated sources in order to more accurately assess the benefits of a fire sprinkler system.

The estimates assume that the value of the structure and contents of a new home will be \$449,090 in Coral Springs and \$340,000 in Tamarac. That assumption influences the calculations for property damage and insurance, but not the values for lives saved and injuries averted. All monetary values in the calculations are in terms of 2021 prices. A real interest rate of 4.8 percent is used to discount future benefits (and costs) over 30 years to present values.

The estimated benefit from Coral Springs and Tamarac were averaged together for an estimated benefit in Broward County of \$10,815.75, shown in Table 10. Table 11 shows the key assumptions and estimated future benefits of sprinklers in new homes in Coral Springs and Tamarac.

Table 10: Summary of Estimated Benefits

Jurisdiction	Estimated Benefits
Coral Springs	\$13,527.15
Tamarac	\$8,104.36
Broward County	\$10,815.75

¹² David T. Butry, M. Hayden Brown, and Sieglinde K. Fuller, *Benefit-Cost Analysis of Residential Fire Sprinkler Systems* (U.S. Department of Commerce, National Institute of Standards and Technology, NISTIR7451, September 2007)

¹³ Newport Partners LLC, *Economic Cost Benefit Analysis of Residential Fire Sprinkler Systems Cape Coral, FL*, July 2012

Table 11. Estimated Present Value of Benefits as Calculated for Tamarac and Coral Springs

	Tamarac	Coral Springs
	Estimate 2019	Estimate 2021
Inputs:		
Annual Fire Probability	0.0031	0.003067485
Pr: Death/Fire (No Sprinklers)	0.0075	0.0075
Pr: Injury/Fire (No Sprinklers)	0.0340	0.034
Property Value (Structure+Contents)	\$ 340,000.00	\$449,909
Fire Loss-to value (No Sprinklers)	0.155	0.155
Uninsured Share of Direct Loss	0.20	0.2000
Indirect/Direct Loss	0.10	0.1000
Uninsured Share of Indirect Loss	0.40	0.4000
Reduction in Death (Sprinklers)	0.81	0.87
Reduction in Injury (Sprinklers)	0.31	0.27
Reduction in Fire Loss-to-value	0.63	0.63
Value of life (2019)	\$ 9,852,576.00	\$11,600,000
Rate in real increase in life, injury value	0.0088	0.880%
Value of Injury (2019)	\$ 463,071.07	\$ 545,200.00
Annual Insurance Prem (No Sprinklers)	\$ 3,004.00	\$6,143.00
Insur Discount for Sprinklers	9.00%	9.00%
Time horizon (years)	30	30
Real Discount Rate	4.80%	4.80%
Intermediate Calculations:		
Uniform PV of Constant T year benefit	15.7292203	\$ 15.73
Uniform PV with real growth g	17.46124368	\$ 17.46
Direct Prop Damage per Fire (No Sprinklers)	\$ 52,700.00	\$ 69,735.90
Uninsured direct loss/Fire (No Sprinklers)	\$ 10,540.00	\$ 13,947.18
Unins Indirect Costs/Fire (No Sprinklers)	\$ 2,108.00	\$ 2,789.44
Death/fire (Sprinklers)	0.001425	\$ 0.00
Injury/Fire (Sprinklers)	0.02346	\$ 0.02
Uninsured direct loss/Fire (Sprinklers)	\$ 3,899.80	\$ 5,160.46
Uninsured Indirect Costs/Fire (Sprinklers)	\$ 779.96	\$ 1,032.09
Value from Lower Deaths in 2019	\$ 183.60	\$ 232.18
Value from Lower Injury in 2019	\$ 14.97	\$ 15.35
Annual Value Lower Uninsured Direct	\$ 20.37	\$ 26.95
Annual Value Lower Uninsured Indirect	\$ 4.07	\$ 5.39
Annual Savings on Insurance	\$ 270.36	\$ 552.87
Present Value of Benefits:		
PV from Lower Deaths	\$ 3,205.93	\$ 4,054.12
PV from Lower Injury	\$ 261.42	\$ 268.07
PV from Lower Uninsured Direct Prop Loss	\$ 320.38	\$ 423.95
PV from Lower Uninsured Indirect	\$ 64.08	\$ 84.79
PV from Insurance Discount	\$ 4,252.55	\$ 8,696.21
	\$ 8,104.36	\$ 13,527.15

A large part of the estimated benefits of sprinklers consists of the value of lives saved. Although it is difficult to place a monetary value on a human life, people in fact implicitly do so regularly as they make choices about risks they face in choosing where to work or live, what products to buy, etc. Based on "revealed preferences" derived from those choices, particularly the wage premia demanded for riskier jobs, various studies have calculated the "value of a statistical life" (VSL), and such values have been widely employed in the evaluation of the costs and benefits of regulations and investments. VSL assumptions specified by the U.S. Department of Transportation in 2016 and used by a variety of government agencies are used as part of this analysis. Those VSL amounts were set at \$9.6 million for 2016, with annual real increases of 0.877 percent for succeeding years.¹⁴

Another significant component of the estimated benefits of sprinklers looks at the annual savings on insurance. Homes in Coral Springs are significantly more expensive than the average home in Tamarac. Annual insurance premiums within Coral Springs are estimated to be nearly double that in Tamarac leading to greater annual savings on insurance for a home with a fire sprinkler system.

Findings

This study finds that, for Broward County, the average total cost to design and install a residential fire sprinkler to NFPA 13D standards is \$5,290.61 or \$2.78 per square foot of sprinklered space, based on six contractor bids and estimated fees.

Benefit calculations for this report follow the general methodology of the 2007 NIST report and use the 9 percent reduction in insurance rates referenced. Values were updated to reflect most recent local data. The Present Value of benefits for installing a fire sprinkler system in Broward County comes to \$10,815.75 with most of the benefits attributable to savings on insurance and the value of fewer fatalities.

The net benefit expected is \$6,796.14 as shown in Table 10.

¹⁴ Memorandum from Molly J. Morgan, Carlos Monje to Secretarial Officers Model Administrators, "Guidance on Treatment of the Economic Value of Statistical Life" August 8, 2016

Table 10. Net Positive Benefit

	Tamarac	Coral Springs	Broward County (Average)
Average Cost	\$4,581.78	\$5,999.44	\$5,290.61
Infrastructure Reduction	\$1,271.00	\$1,271.00	\$1,271
Benefit	\$8,104.36	\$13,527.15	\$10,815.75
Net Positive Benefit	\$4,793.58	\$8,798.71	\$6,796.14



American Red Cross
Broward County Chapter

Broward County Service Delivery

Broward County YTD Months (July 2021 – June 2022)



Responded to 174 events
opening 212 cases.



Assisted over 700 individuals
with \$144,140 in assistance.



SOUND THE ALARM
Save a Life

290 smoke alarms installed
in Broward thus far. 133
Homes made safer.



The Pillowcase Project has
reached 300 students .



August 17, 2022

Broward County Board of Rules and Appeals

To Whom It May Concern:

Please accept this letter from the Fire Chiefs Association of Broward County (FCABC) in support of the proposed amendment to require all newly constructed one- and two-family dwellings and townhomes, to have a residential fire sprinkler system installed in accordance with the National Fire Protection Association (NFPA) 13D standard.

The statistical data shows that In the United States during 2020, there were approximately 379,500 residential fires, causing over \$8.7 billion in property loss, resulted in 11,900 civilian injuries and 2,630 civilian fire deaths. In 2020, a home structure fire was reported every 89 seconds, a home fire death occurred every three hours and 24 minutes, and a home fire injury occurred every 46 minutes. Research indicates that when sprinklers are present, civilian fire deaths and injury rates per fire were 89 percent and 27 percent lower respectively. The rate of firefighter injuries per fire was 60 percent lower. The benefits from residential fire sprinklers exceed the cost of installing them; the primary benefit is that fire sprinklers save lives.

Thank you very much for the attention to this matter and please do not hesitate to contact me may you require additional information

Sincerely,

Julie Downey
Fire Chief
Davie Fire Rescue
FCABC President

President

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Davie Fire Rescue
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Treasurer

Rodney Turpel
N. Lauderdale Fire Rescue
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Broward County FFRIS

(2016-2020)

Number of Structure Fires

2020 – 1,185

2019 – 1,032

2018 – 1,227

2017 – 1,368

2016 – 1,285

Total Dollar Loss

2020 – \$47,587,151.00

2019 – \$33,373,020.00

2018 – \$33,373,020.00

2017 – \$29,723,147.00

2016 – \$33,810,377.00

Civilian Injuries

2020 – 27

2019 – 69

2018 – 69

2017 – 86

2016 – 53

Firefighter Injuries

2020 - 357

2019 - 128

2018 - 128

2017 - 105

2016 - 131

Reference Document A: Broward County Local Amendments To The Florida Fire Prevention Code

Broward County Local Amendments to the Florida Fire Prevention Code

SECTION F-101 GENERAL

F-101.1— Title. These regulations shall be known as the Broward County Local Fire Code Amendments to the Florida Fire Prevention Code (FFPC).

F- 101.2 - Scope. The provisions of this Chapter shall govern the administration and enforcement the FFPC and the Fire Protection Provisions of this Code and shall apply countywide in both incorporated and unincorporated areas of Broward County, Florida. The provisions of this code shall apply to new and existing buildings or structures, equipment, installations, construction, alteration, movement, enlargement, replacement, repair, use and occupancy, location, maintenance, removal and demolition of every building or structure or any appurtenances connected or attached to such buildings.

F-101.2.1 Appendices or Annexes: Provisions in the appendices or Annexes shall not apply unless specifically adopted by Florida Statute 633.

F-101.2.2 Definitions:

- A. AHJ** means Authority Having Jurisdiction shall be a federal, state, local organization, office or individual responsible for enforcing the requirements of this code as found in Chapter 1, Broward Administrative Provisions.
- B. BCFCC** means Broward County Fire Code Committee
- C. BORA** means the Broward County Board of Rules and Appeals
- D. Engineer** means licensed professional engineer, licensed in the State of Florida
- E. FBC** means the Florida Building Code
- F. FFPC** means the Florida Fire Prevention Code including the Broward County Local Fire Amendments to the Florida Fire Prevention Code
- G. State** means State of Florida
- H. Fire Code Manager/Administrator** means a person certified by the State Fire Marshal Office as meeting the provisions found in NFPA 1037 and means Fire Marshal / Fire Code Official.
- I. Fire Service Provider** means Fire Department
- J. Door / Door Assembly;** when used for fire service provider access as referred to in this code or the FFPC, except

in chapters where other configurations are specifically permitted, shall mean a side hinged, swinging type egress exterior door / door assembly that can be opened from the outside and that provides access to the interior of the dwelling unit or building.

K. AHCA: Agency for Health Care Administration

L. APD: Agency for Persons with Disabilities.

M. Class: The class defines the minimum time, in hours, for which the EPSS is designed to operate at its rated load without being refueled or recharged.

N. Board and Care Occupancy. An occupancy used for lodging and boarding of residents, not related by blood or marriage to the owners or operators, for the purpose of providing personal care services.

O. Legally Required Standby Generator: Those systems required and so classed as legally required standby secondary power sources by municipal, state, federal, or other codes or by any governmental agency having jurisdiction. These systems are intended to automatically supply power to selected loads (other than those classed as emergency systems) in the event of failure of the normal source.

P. Emergency Generators Systems: Those systems legally required and classed as emergency by municipal, state, federal, or other codes, or by any governmental agency having jurisdiction. Those systems are intended to automatically supply illumination, power, or both, to designated areas and equipment in the event of failure of the normal supply or in the event of accident to elements of a system intended to supply, distribute, and control power and illumination essential for safety to human life.

Q. EPS: Emergency Power Supply. The source of electric power of the required capacity and quality for an emergency power supply system (EPSS).

R. EPSS: Emergency Power Supply System. A complete functioning EPS system coupled to a system of conductors, disconnecting means and overcurrent protective devices, transfer switches, and all control, supervisory, and support devices up to and including the load terminals of the transfer

equipment needed to operate as a safe and reliable source of electric power.

S. Permit: A document issued by the AHJ for the purpose of authorizing performance of a specified activity.

T. Plans: Plans are required for new construction, modification, or rehabilitation, construction documents and shop drawings and shall be submitted, reviewed and approved prior to the start of such work. Plans shall be prepared by a licensed Florida professional engineer.

U. Qualified Person: One who has skills and knowledge related to the operation, maintenance, repair, and testing of the EPSS equipment and installations and has received safety training to recognize and avoid the hazards involved.

V. External Defibrillator (AED)

(a) Is commercially available in accordance with the Federal Food, Drug, and Cosmetic Act,

(b) Is capable of recognizing the presence or absence of ventricular fibrillation and is capable of determining without intervention by the user of the device, whether defibrillation should be performed; and

(c) Upon determining that defibrillation should be performed, is able to deliver an electrical shock to an individual.

W. ~~Stop the Bleed~~ Bleeding Control Kit (SBCK)

(a) Capable of stopping severe bleeding through clotting, pressure, tourniquets, and other proven effective means of stopping blood loss; and

(b) Upon a blood loss emergency, is able to stem blood loss rapidly to prevent massive blood loss.

F-101.3 - Intent. The purpose of the FFPC is to establish the minimum requirements to safeguard the public health, safety and general welfare through structural strength, means of egress, facilities, stability, sanitation, adequate light and ventilation, energy conservation, and safety to life and property from fire and other hazards attributed to the built environment including alteration, repair, removal, demolition, use and occupancy of buildings, structures or premises, and by regulating the installation and maintenance of all electrical, gas, mechanical and plumbing systems, which may be referred to as service systems and to provide safety to fire fighters and emergency responders during emergency operations.

F-101.4 - Violations and Penalties. Any person, firm or corporation, who shall violate a provision of the FFPC or a Fire Protection Provision of this Code or fail to comply therewith, or with any of the requirements thereof, shall be guilty of a misdemeanor. Each such person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of the provisions of the FFPC or any Fire Protection Provisions of this Code is committed or continued, and upon conviction of any such violation, such person shall be punishable by a fine of not less than fifty (\$50) nor more than five hundred (\$500) dollars, or by imprisonment not exceeding sixty days, or by both such

fine and imprisonment.

F-101.5--- Quality control. Quality control of materials and workmanship is not within the purview of the FFPC or this Code except as it relates to the purposes stated herein.

F-101.6--- Referenced Codes. The other codes listed in and referenced elsewhere in the FFPC, all Fire Codes, and the Fire Protection Provisions of this Code shall be considered part of the requirements of the FFPC to the prescribed extent of each such reference.

F-101.6.1 Fire prevention. For provisions related to fire prevention, refer to the FFPC as referenced in Florida Statute 633, Broward County Local FFPCs as adopted and the Fire Protection Provisions of this Code as referenced above. The FFPC shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures, or premises; and from the construction, extension, repair, alteration or removal of fire suppression and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

SECTION F-102

Applicability

F-102.1 General. Where, in any specific case, different sections of this Code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall be applicable.

F-102.1.1 FFPC and the Fire Protection Provisions of this Code, does not apply to, and no code enforcement action shall be brought with respect to, zoning requirements, land use requirements and owner specifications or programmatic requirements which do not pertain to and govern the design, construction, erection, alteration, modification, repair or demolition of public or private buildings, structures or facilities or to programmatic requirements that do not pertain to enforcement of, FFPC and Fire Protection Provisions of this Code.

SECTION F-103

Fire Chief, Bureau of Fire Prevention, Fire Marshal, Fire Code Official, Fire Plans Examiner, and Fire Inspector

F- 103 — Bureau of Fire Prevention: A Bureau of Fire Prevention shall be established within the Fire Service Provider/Fire Department, under the direction of the Fire Chief, which shall consist of such Fire Service Provider/Fire Department personnel as may be assigned thereto, by the Fire Chief, in accordance with the requirements prescribed herein. The function of this bureau shall be to assist the Fire Chief in the administration and enforcement of the FFPC, Fire Protection Provisions of this Code, and the Fire Protection Provisions of this Chapter. Personnel assigned to the bureau as the Fire Marshal / Fire Code Official, Fire Plans Examiner, and/or Fire Inspector shall be certified by BORA.

F-103.1 — Appointment of Fire Marshal/ Fire Code

Official: There shall be appointed by the Fire Chief certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to be qualified as Fire Marshal / Fire Code Official. Personnel assigned to the bureau as Fire Marshal / Fire Code Official, Fire Plans Examiner, and / or Fire Inspector shall be State Certified Firefighters, State Certified Fire Inspectors, and certified by BORA. For state certification and recertification refer to Florida State Statute 633.

F- 103.2 Powers and Duties of a Fire Marshal /Fire Code

Official: The Fire Chief shall duly authorize their representative of the Fire Service Provider/Fire Department to exercise the powers and perform the duties of the Chief. They shall also be known as Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official shall be authorized and directed to enforce the Fire Protection Provisions of this Code and the FFPC, and the sole authority to render interpretations of the Fire Protection Provisions of this Code and the FFPC, and to adopt policies and procedures in order to clarify the application of its provisions and shall have responsibility for the administration and enforcement of the FFPC and Fire Protection Provisions of this Code. Such interpretations, policies, and procedures shall be in compliance with the intent and purpose of the Fire Protection Provisions of this Code and the FFPC. Such policies and procedures shall not have the effect of waving requirements specifically provided for in the Fire Protection Provisions of this Code and FFPC. It shall be their duty and responsibility to enforce and coordinate the work of all subordinates such as Fire Plans Examiners and Fire Inspectors. Based on current technology that the Fire Marshal/Fire Code Official does not have to be personally present at the Fire Service Provider/Fire Department as long as they are available by telephone/computer etc. and can perform their duties. In the event that the Fire Marshal/Fire Code Official is not available to perform his/her duties, the Fire Chief may appoint an interim Fire Marshal/Fire Code Official provided such person is qualified as set forth in Section F-103.3 of this Code and the FFPC. The Fire Chief or Fire Service Provider/Fire Department shall notify in writing BORA of the starting date and period of time that the Interim Fire Marshal/Fire Code Official will assume the Fire Marshal/Fire Code Official's duties. The name of the Interim Fire Marshal/Fire Code Official will be recorded by BORA but they will not be issued a certification card as a Fire Marshal/Fire Code Official. The Fire Marshal/Fire Code Official shall be subject to the powers vested by Florida State Statute 633 and BORA in this Code. If there is one Fire Plans Examiner or Fire Inspector hired by an inspection authority, that Plans Examiner or Inspector shall be a Fire Marshal/ Fire Code Official.

F-103.2.1 Under the Fire Chief's direction, the Fire Service Provider/Fire Department shall enforce the Fire Protection Provisions of this Code and the FFPC and all Fire Codes pertinent to the prevention of fires, suppression or extinguishing of fires, storage, use and handling of explosive, flammable, combustible, toxic, corrosive and other hazardous gaseous, and solid and liquid materials. These inspections shall include, but are not limited to:

F-103.2.1.1 The inspection of equipment and maintenance of automatic, manual and other fire alarm systems and fire extinguishing equipment;

F-103.2.1.2 The maintenance and regulation of fire escapes;

F-103.2.1.3 The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures and other property, including those under construction;

F-103.2.1.4 The means and adequacy of each exit in the event of fire or similar emergency, from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theaters, amphitheaters and all other places in which people work, live or congregate from time to time for any purpose; and

F-103.2.1.5 The investigation of the origin, cause, and circumstances of fires.

F-103.2.3 No enforcing agency may issue any permit for construction, erection, alteration, repair, or demolition until the Building Official/Fire Code Official, in conjunction with the appropriate fire plans examiner, has reviewed the plans and/or specifications for such proposal and both officials have found the plans and/or specifications to be in compliance with the FFPC and the applicable fire safety standards as determined by the local authority in accordance with the FFPC and Chapter 633, Florida Statutes. Plans shall be reviewed within 30 working days from the date of submission or specifications are received. In the event that agreement cannot be reached between the Building and Fire Officials, the dispute shall be referred to the BCFCC for review and recommendation to BORA.

F-103.2.4 It shall be the duty of the Fire Chief of the Fire Service Provider/Fire Department to inspect or cause to be inspected by their duly authorized representatives of the Fire Prevention Bureau, as often as may be necessary, but not less than annually, during normal business hours, for the establishment in question, all buildings and premises, including common or public areas as well as all public aisles, corridors, halls, rooms, storage areas, or other nonresidential areas of such buildings, for the purpose of ascertaining and causing to be corrected, any condition liable to cause fire or any violation of the provisions or intent of the FFPC, by providing written notice of the code sections violated, and to otherwise enforce any violation of the Fire Protection Provisions of this Code and the FFPC. Whenever the Fire Chief or their duly authorized representatives of the Fire Service Provider/Fire Department determines that a violation exists, the person responsible for maintaining the building or area where such violation exists, shall be given reasonable written notice of such violation, and if the violation continues, a presumption of a violation of the Fire Protection Provisions of this Code and the FFPC, shall be created against the person responsible for maintaining the building or area where such violation exists. Rejections shall include specific reference to the Code Section upon which rejection is based in writing.

F-103.2.5 Right of Entry. Upon presentation of proper credentials, the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative may enter, at any reasonable time, any building, structure or premises for the

purpose of making any inspection or investigation, which under the Fire Protection Provisions of this Code and the FFPC.

F-103.2.6 Stop-Work Orders. If the Fire Chief becomes aware of a hazardous condition, which presents immediate danger to life, work being done contrary to this code or FFPC, work without permit, they shall be authorized to order the hazard removed or remedied immediately, and shall be empowered to order the closing of the building or place where such danger to life violation exists, until such time as same has been corrected. Any failure of immediate compliance shall empower the Fire Chief, or their duly authorized representative finding such hazardous condition creating immediate danger to life, to close such building or cause same to be closed and the people herein evacuated and barred from reentering until such time as such immediate danger to life, work being done contrary to this code or FFPC, work without permit, has been corrected. The Fire Chief, or their duly authorized representative is given the authority to order any gas company, power company, or other utility company, to disconnect its service to any building or buildings containing gas or power installations, where such installations, in the opinion of the Fire Chief, or their duly authorized representative creates an immediate danger to life, work being done contrary to this code or FFPC, work without permit, and to otherwise close or evacuate such building and to bar reentry thereto, until such installation is repaired or replaced and such hazard to life ceases to exist. Rejections shall include specific reference to the Code Section upon which rejection is based in writing.

F-103.2.7 The Fire Chief or their duly authorized representative upon the complaint of any person or whenever they shall deem it necessary, shall inspect any buildings and premises within their jurisdiction.

F-103.2.8 Approval of the Fire Service Provider/Fire Department accessibility and all tests of fire alarm detection and suppression systems, smoke evacuation systems and life safety systems shall be conducted prior to final structural inspection and issuance of Certificate of Occupancy.

F-103.2.9 Orders To Eliminate Dangerous Or Hazardous Conditions: Whenever the Fire Chief or their duly authorized representative shall find in any building or upon any premises, dangerous or hazardous conditions or materials, including, but not limited to violations of the requirements encompassed in Chapter 633, Florida Statutes, or the following Paragraphs they shall order such violations and dangerous conditions or materials removed or remedied.

F-103.2.9.1 Dangerous or unlawful amounts of combustible or explosive or otherwise hazardous materials.

F-103.2.9.2 Hazardous conditions arising from defective or improperly installed equipment for handling or using combustible or explosive or otherwise hazardous materials.

F-103.2.9.3 Dangerous accumulation of rubbish, wastepaper, boxes, shavings, or other flammable materials.

F-103.2.9.4 Accumulations of dust or waste material in air conditioning or ventilation systems or of grease in kitchen or other exhaust ducts.

F-103.2.9.5 Hurricane Protection Devices

After the termination of such periods of time that had been designated by the National Weather Service as being a hurricane watch or warning, hurricane protective devices installed on occupied buildings which impede required egress or required light and ventilation shall be removed within 15 days.

F-103.2.9.6 Obstructions to, on, or under fire escapes, stairs, passageways, or doors, liable to interfere with the operations of the Fire Service Provider/Fire Department or egress of occupants; locked exits shall constitute an unsafe condition.

Exception: unless permitted by the Fire Protection Provisions of this Code and the FFPC.

F-103.2.9.7 Obstruction to windows. Where windows are required to provide the second means of escape from a room or area, the following are prohibited.

F-103.2.9.7.1 Bars that cannot be opened from the inside.

F-103.2.9.7.2 Other obstructions such as security grill.

Exception: Only one (1) window is required to meet the above where two (2) windows are in the same room or area.

F-103.2.9.8 Reserved

F-103.2.9.9 Reserved

F-103.2.9.10 Any building or other structure which, for want of repairs, lack of adequate exit facilities, automatic or other fire alarm apparatus or fire extinguishing equipment, or by reason of age or dilapidated condition, or from any other cause, create a hazardous condition.

F-103.2.9.11 Reserved

F-103.2.9.12 The improper storage, transporting or handling of all classes of flammable or combustible liquids or otherwise hazardous substances any place within the enforcing jurisdiction.

F-103.3 Certification of Fire Marshal/Fire Code Official.

The Fire Marshal/Fire Code Official shall be certified by BORA as a Fire Code Official, be a certified Firefighter as defined by 69A-37 as referred to collectively (parts 1 and 2) as the “Minimum Standards Course”, be a State certified Fire Inspector, and shall meet one or more of the following qualifications:

F-103.3.1 An Engineer and/or a Degree in Fire Science and/or a Degree in Fire Prevention and shall have been employed as a County or City Fire Inspector for three (3) years within the State of Florida and shall possess a Broward County Certification.

F-103.3.2 A County or City Fire Plans Examiner with at least five (5) years of experience within the State of Florida and shall possess a Broward County Certification.

F-103.3.3 Ten (10) years’ experience as a Fire Inspector, employed in a County or City within the State of Florida with at least five (5) years of experience within the jurisdiction of the FFPC and be a Broward County Certified Fire Inspector.

F-103.3.4 Have been fulfilling the duties of a Fire Marshal/Fire Code Official with five (5) years continuous service as such within a County or City in the State of Florida and shall possess a Broward County Certification.

F-103.3.5 Possesses a certification issued by the State Fire Marshal as a Fire Code Manager/Administrator in accordance with NFPA 1037 with a total of six (6) years’ experience with a County or City as a fire plans examiner and inspector in Florida and shall possess a Broward County Certification.

F-103.3.6 Three (3) years’ experience as a Broward County Certified Plans Examiner and nationally certified as an NFPA Certified Fire Inspector 1 (CFI-1), NFPA Certified Fire Plans Examiner (CFPE) and NFPA Certified Fire Protection Specialist (CFPS).

F-103.4 Fire Plans Examiner. As set forth herein:

F-103.4.1 Appointment of a Fire Plans Examiner. There shall be appointed by the Fire Chief of each Fire Service Provider/Fire Department certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to serve as a Fire Plans Examiner. To be eligible for appointment as a Fire Plans Examiner, such person shall be certified by BORA.

F-103.4.2 Powers and Duties of the Fire Plans Examiner. Such employee shall have the duties and powers as delegated by the Fire Chief except that the Fire Chief may not delegate authority to subordinates to interpret provisions of the Fire Protection Provisions of this Code, FFPC, and all Fire Codes which authority is assigned to the Fire Marshal/Fire Code Official. A Fire Plans Examiner, if properly qualified, may be certified and assigned duties in more than one category. Prior to the issuance of any permit for construction, erection, alterations, repair, or demolition, the Fire Plans Examiner shall review all plans and/or specifications in conjunction with the Building Department. One and two family detached residential dwelling units shall not be subject to provisions found in NFPA 101 during plan review by the Fire Plans Examiner as described in this section or inspection by the Fire Plans Examiner as described in F.S. 633. When approvals by other

agencies having authority may logically be required to be affixed to the plans and/or specifications before approval by the Fire Plans Examiner, such approval shall be affixed to the plans and/or specifications before examination by the Fire Plans Examiner. If the application or plans and/or specifications do not conform to the requirements of all pertinent laws or regulations, the Fire Plans Examiner shall reject such application in writing, stating the reasons therefore and citing the relevant code section(s) of the FFPC. Plans and/or specifications that are rejected, as stated herein above, shall be returned for correction. Pen notations on mechanically reproduced plans and/or specifications may be accepted for only minor corrections. If the applications, plans and/or specifications, upon examination, are found to comply with the requirements of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, the plans and/or specifications shall be signed and marked approved. Fire Service Provider/Fire

Department acceptance of fire and life safety features in buildings after performance objectives are met is required, prior to certificate of occupancy being issued.

Nothing in this section shall be construed to provide an exemption from fire plan review for one and two family detached residential dwelling units which undergo a change in use or occupancy classification.

F-103.4.3 Certification of a Fire Plans Examiner. The Fire Plans Examiner shall be certified by BORA as a Fire Plans Examiner, shall be a certified Firefighter as defined by 69A-37 as referred to collectively (parts 1 and 2) as the “Minimum Standards Course”, be a State certified Fire Inspector, and shall meet one or more of the following qualifications:

F-103.4.3.1 An Engineer and/or a Degree in Fire Science, and/or a Degree in Fire Prevention and having a minimum of three (3) years as a fire plans examiner with a County or City within the state of Florida and shall be Broward County Certified.

F-103.4.3.2 Five (5) years of experience as a Fire Inspector employed with a County or City in the State of Florida and shall be a Broward County certified.

F-103.4.3.3 Ten (10) years of experience as a firefighter, four (4) years as a state certified fire inspectors employed with a County or City having fulfilled the duties of a fire inspector and shall be a Broward County certified.

F-103.4.3.4 Have been fulfilling the duties of a Fire Plans Examiner with five (5) years continuous service within the State of Florida and be Broward County certified.

F-103.4.3.5 Three (3) years’ experience as a Broward County and State of Florida Certified Fire Inspector and nationally certified as an NFPA Certified Fire Inspector (CFI-1) and NFPA Certified Fire Plans Examiner (CFPE) and be Broward County certified.

F-103.5 Fire Inspector. As set forth herein:

F-103.5.1 Appointment of a Fire Inspector. There shall be appointed by the Fire Chief of each Fire Service Provider/Fire Department certain fire prevention personnel to be qualified as set forth in this Chapter as part of the FFPC to serve as a Fire

Inspector. To be eligible for appointment as a Fire Inspector, such person shall be certified by BORA.

F-103.5.2 Powers and Duties of the Fire Inspector. Such employee shall have the duties and powers as delegated by the Fire Chief except that the Fire Chief may not delegate authority to subordinates to interpret the Fire Protection provisions of this Code, the FFPC, and all Fire Codes which authority is assigned to the Fire Marshal/Fire Code Official. A Fire Inspector, if properly qualified, may be certified and assigned duties in more than one category. Under the Fire Chief's direction, the Fire Inspector shall enforce all local ordinances of the jurisdiction pertinent to the prevention of fires, suppression or extinguishing of fires, storage, use and handling of explosive, flammable, combustible, toxic, corrosive and other hazardous gaseous, solid and liquid materials. The inspection of equipment and maintenance of automatic, manual, other fire alarm systems, fire extinguishing equipment, and the maintenance and regulation of fire escapes. The maintenance of fire protection and the elimination of fire hazards on land and in buildings, structures and other property, including those under construction. The means and adequacy of each exit in the event of fire or similar emergency, from factories, schools, hotels, lodging houses, asylums, hospitals, churches, halls, theaters, amphitheaters and all other places in which people work, live or congregate from time to time for any purpose. The investigation of the origin, cause, and circumstances of fire(s). If defects, omissions or violations exist on any other part of the system relating to work for which approval is requested, the issuance of the Approval shall be withheld until corrections have been made to the defective portion of the system, and the same are made to comply with this Fire Code. The Fire Inspector shall serve notice to the Fire Contractor/representative or owner/representative in writing, stating the reasons therefore and citing the relevant code section(s).

F-103.5.3 Certification of a Fire Inspector. Application for certification shall be on a form containing such pertinent information as is considered relevant to BORA. To be eligible for appointment as Fire Inspector, such person shall be certified by BORA and shall meet the following qualifications:

F-103.5.3.1 Be a certified Firefighter as defined by 69A-37 as referred to collectively (parts 1 and 2) as the "Minimum Standards Course" and shall be a state certified Fire Inspector.

Exception: At Fire Chief's discretion, a person may be given up to eighteen (18) months to become a Florida Certified Firefighter, from the date of hire.

F-103.5.3.2 Pass a written competency examination approved by BORA, to be given in May and November (only one (1) required) of each year. Other than the mandated dates as provided above, the test may be given when requested by at least three (3) applicants. If the candidate is unsuccessful after three (3) attempts, a remedial class developed and provided by FCABC, Fire Prevention Subcommittee shall be taken. Upon completion of the remedial class the candidate will be permitted three (3) additional attempts. If the candidate is still unsuccessful the candidate shall wait a mandatory period of no less than twelve (12) months from their last test before being able to retest.

F-103.5.3.3 Retention;

Individuals currently certified under this code may, at their separation date from a local fire department as an inspector place their certification in a non-active status for one FFPC code cycle or a period of four (4) years whichever is longer, by notifying the Board of Rules and Appeals in writing of their selection. During this period the individual shall maintain continuing educational credits in Fire Prevention in the amount of 60 hours as required for renewal. At the conclusion of the code cycle or four (4) year period, as stated above the individual previously holding a certification in a non-active status will become null and void unless the provisions for recertification are met at the conclusion of the code cycle or four (4) year period.

F-103.6 Certification. All Fire Service Provider/Fire Department Inspection Personnel shall be certified by BORA.

F-103.6.1 Certification Fee: If applicable, each application shall be accompanied by a check in the amount appropriate for each discipline according to the BORA Fee Schedule for Certification, payable to "Broward County Commissioners."

F-103.6.2 Broward County Certification is valid for a period of four years and shall expire on the same date as their State of Florida Fire Inspector Certification.

F-103.6.3 The certification of Fire Service Provider/Fire Department Inspection Personnel may be revoked, for cause, by BORA. BORA may deny, refuse to renew, suspend, or revoke the BORA certificate of a Fire Marshal/Fire Code Official, Fire Plans Examiner, or Fire Inspector if it finds that any of the following grounds exist:

- A)** Any cause for which issuance of a certificate could have been refused had it then existed and been known to BORA.
- B)** Violation of Florida Statutes 633 or any local fire code amendments.
- C)** Falsification of records relating to the certificate.
- D)** Having been found guilty of or having pleaded guilty or nolo contendere to a felony, whether or not a judgment of conviction has been entered.
- E)** Failure to meet any of the renewal requirements.
- F)** Having been convicted of a crime in any jurisdiction which directly relates to the practice of the fire code inspection, plan review, or administration.
- G)** Making or filing a report or record that the certificate holder knows to be false, or knowingly inducing another to file a false report or record, or knowingly failing to file a report or record required by the state or local law, or knowingly impeding or obstructing such filings, or knowingly inducing another person to impede or obstruct such filing.
- H)** Failure to properly enforce applicable fire codes or permit requirements within this state which the certificate holder knows are applicable by committing willful misconduct, gross negligence, gross misconduct, repeated negligence, or negligence resulting in a significant danger to life or property.

I) Accepting labor, service, or materials at no charge or at a noncompetitive rate from any person who performs work that is under the enforcement authority of the certificate holder and who is not an immediate family member of the certificate holder. For the purpose of this paragraph, the term "immediate family member" means a spouse, child, parent, sibling, grandparent, aunt, uncle, or first cousin of the person or the person's spouse or any person who resides in the primary residence of the certificate holder. BORA upon verification of the above grounds, shall immediately notify the Fire Marshal, Fire Code Official, Fire Plans Examiner, and/ or Fire Inspector involved, who, upon notification from BORA, shall appear before the Board to explain why their certification should not be revoked.

F-103.6.4 Personnel assigned to the bureau as Fire Inspectors shall be State of Florida Certified Firefighters *(see 18 month exception)*, State of Florida Certified Fire Inspectors. For certification refer to Florida State Statute 633. Individuals being considered for appointment will be required to complete an affidavit of compliance with 71-575 (see Board policy 14-02)

F-103.7 Recertification. All Fire Service Provider/Fire Department Inspection Personnel shall be recertified by BORA.

F-103.7.1 To be recertified all Fire Marshal/Fire Code Officials, Fire Plans Examiners, Fire Inspectors or a combination thereof who are presently certified by BORA, shall meet the following criteria:

F-103.7.1.1 Be presently employed by a governmental fire entity within Broward County.

F-103.7.1.2 Recertification shall have the same anniversary date as provided in Florida Statutes, Chapter 633, with the completion of sixty (60) contact hours in continuing education every four (4) consecutive years on Fire Protection and Fire Safety, which are approved by BORA.

F-103.7.1.3 Personnel assigned to the bureau as Fire Inspectors shall be State of Florida Certified Firefighters, and State of Florida Certified Fire Inspectors. For certification or recertification refer to Florida State Statute 633.

F-103.7.2 If certification is not renewed and allowed to lapse, application for recertification shall be accompanied with proof that (15) contact hours per year, in the preceding 4 years in continuing education has been met. Attendance at the BORA meetings and/or the BORA committee meetings shall be counted as one (1) hour for a maximum of fifteen (15) county required contact hours within a four (4) year renewal period.

If the certification is not renewed within 8 years, the individual must retake the state fire safety inspectors training and take the local fire exam and shall be on a form containing such pertinent information as is considered relevant to BORA. Individuals being considered for recertification will be required to complete an affidavit of compliance with 71-575 (see Board policy 14-02)

F-103.7.3 Recertification Fee: If applicable, each application shall be accompanied by a check in the amount appropriate for each discipline according to the BORA Fee Schedule for Recertification, payable to "Broward County Commissioners."

SECTION F-104

Broward County Board of Rules and Appeals

F-104 Broward County Board of Rules and Appeals.

F-104.1 The Broward County Board of Rules and Appeals shall maintain a staff position to coordinate the enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes thereto. This person shall be known as the Chief Fire Prevention Code Compliance Officer and shall be certified as Fire Marshal/Fire Code Official. It is recommended that the individual under consideration for Fire Code Compliance Officer have at a minimum four years documented as a Fire Code Official / Fire Marshal.

F104.2 The Fire Code Compliance Officer shall have the authority to make inspections in the discipline and shall be responsible to see that the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes are being uniformly enforced by all AHJs (building and Fire Service Provider/Fire Department in Broward County).

SECTION F-105

Broward County Fire Code Committee

F-105 Broward County Fire Code Committee:

F-105.1 In order to determine the suitability of alternate materials and type of construction, to provide for reasonable interpretations of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, and to assist in the control of the life/safety in buildings and structures, there is hereby created a Broward County Fire Code Committee, to make recommendations to BORA.

F-105.2 Membership: The BCFCC shall consist of:

1. One Mechanical Engineer, Florida P.E.
2. One Architect, Florida Registered
3. One Fire Sprinkler Contractor
4. One Representative of Persons with disabilities
5. One Master Electrician
6. Four Fire Service (Florida Certified Fire Inspectors)
7. One Fire Service Member of the Board of Rules and Appeals
8. One Contractor, Certified to Install Fire Alarms
9. One General Contractor
10. One Florida P.E., Electrical Discipline

11. One Mechanical Contractor
12. One Consumer Advocate
- 13 One Florida P.E., Structural Discipline,
- 14 One Chief Plumbing Inspector

F-105.3 Membership, such as membership of the BCFCC, will be for one year (with members being able to succeed themselves through reappointment by BORA Chairperson). The Chairperson of BORA will select all members, including the Chairperson of the BCFCC. The Chairperson of the BCFCC shall be a Fire Service member of BORA.

F-105.4 Appeals from the Decisions of the Fire Chief and/or Building Official:

F-105.4.1 The BCFCC shall review all appeals from the decisions of the Fire Chief and/or Building Official wherein such decision is on matters regulated by the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes. Appeals can be submitted by any person who has reason to believe they have been subjected to unreasonable enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-105.4.2 Procedures for Appeals: The BCFCC shall review the appeal prior to hearing by BORA and shall make recommendations to BORA for resolution of the appeal. BORA shall then hear the appeal and make a final ruling.

F-105.4.3 Decisions by the BOARD related to an appeal of the FFPC can be challenged by submitting a request for a Declaratory Statement to the State Fire Marshal's Office.

F-105.5 Procedures in County Court /Code Enforcement Board:

When charges are filed based upon a violation under this code, such charges, prepared under the direction of the city, state, or county attorney and shall be heard by a county judge or Code Enforcement Board, within the time prescribed under county court procedures or Code Enforcement Board. Such conditions shall constitute an immediate danger to life.

SECTION F-106

Authority Fire Chief, Fire Marshal/Fire Code Official, or his/her duly authorized representative

F-106 Authority:

F-106.1 The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall investigate the origin, cause, and circumstances of every fire occurring within their AHJ. Such investigation shall begin immediately upon the occurrence of a fire, and the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall be immediately notified of the facts. The Fire Chief, Fire

Marshal/Fire Code Official, or their duly authorized representative shall take charge immediately of the physical evidence and shall notify the proper authorities designated by law to pursue the investigation of such matters. The Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative shall further cooperate with the authorities in the collection of evidence and in the prosecution of the case.

F-106.2 Notices and Orders. The Fire Chief, Fire Marshal/Fire Code Official or Fire Code Manager/Administrator, or their duly authorized representative shall issue all necessary notices or orders to ensure compliance with the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-106.2.1 A building, structure, occupancy, premises, or vehicle shall not be used when in violation of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-106.2.2 Unlawful Continuance of Fire/Life Safety Hazard: Any person or persons operating or maintaining any occupancy, premises or vehicle subject to this Code who shall permit any fire and/or life safety hazard to exist on premises or property under their control, and who shall fail to take immediate action to abate such hazards, when ordered or notified to do so by the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative, shall be guilty of a second degree misdemeanor. Criminal enforcement of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes shall remain with local law enforcement departments and officials charged with enforcement of the criminal laws of the State.

F-106.2.3 Concealed Work: The Building Official or his/her duly authorized representative and/or Fire Marshal/Fire Code Official or their duly authorized representative may order portions of the structure frame of a building and/or structure to be exposed for inspection when, in his/her opinion, there is a good reason to believe that a building or portion thereof is in an unsafe or dangerous condition or that there is willful or negligent concealment of a violation of this Code, the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes.

F-106.3 Removal or Destruction of Signs or Tags:

F-106.3.1 It shall be unlawful to remove or tamper with any seal, warning tag, or lock placed on an article, appliance, vehicle, meter, tank, or building by the building department or the Fire Service Provider/Fire Department, without first obtaining permission to do so by the AHJ

F-106.3.2 It shall be unlawful for any person to tamper with or change the position of any utility valve, switch, wiring, piping, meter, or connection, or alter any utility service in any way, unless properly authorized to do so.

SECTION F-107
Standby Fire Watch

F-107 Standby Fire Watch:

F-107.1 Whenever in the opinion of the Fire Chief, Fire Marshal/Fire Code Official, or their duly authorized representative, when a potentially hazardous condition or a reduction in life safety features, due to the number of persons, or the nature of the performance, exhibition, display, contest or activity, the Fire Chief or their duly authorized representative may require the owner, agent or lessee to employ one or more certified Fire Inspectors or Firefighters, as required and approved by the Fire Chief, to be on duty at such place. Said Fire Inspectors/Firefighters shall be subject to the Fire Chief's and/or their duly authorized representative orders at all times, when so employed, and remain on duty during the times such places are open to the public, or when such activity is being conducted. The Fire Chief may allow the use of other trained individuals to serve as an alternative to a Fire inspector / Fire Fighters requirement. Before each performance or the start of such activity, said Fire Inspector/Firefighter or others allowed by the Fire Chief shall inspect all required fire/life safety equipment, to insure that such equipment is in proper working order, and shall keep diligent watch for any emergency that should arise. Should any emergency arise, the Fire Inspector/Firefighter or others allowed by the Fire Chief shall take whatever action necessary to protect the occupants and public from injury or any life-threatening condition.

SECTION F-108

Tents, Membrane Structures, Temporary Structures and Uses

F-108 Tents and Membrane Structures

F-108.1 For the purpose of this Section, a place of assembly shall include any circus, sideshow, carnival, tent show, theater, skating rink, dance hall or any other exhibition, production, engagement or offering, or other place of assembly in or under which 50 or more persons may gather for any purpose.

F-108.1.1 General. The Building Official or Fire Code Official is authorized to issue a permit for the erection of temporary structures such as seats, canopies, tents and fences used in construction work or for temporary purposes such as reviewing stands. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. Such structures shall be completely removed upon the expiration of permit.

- a) Temporary structures, such as tents with sides, exceeding 100 sq./ft., and canopies without sides exceeding 225 sq./ft., containing occupancy or operations that could present a life safety hazard to occupants and/or the general public based on the opinion of the Fire Code Official, shall be required to have a permit issued in conformance with permitting section of Chapter 1 and

this code and be in conformance with the Life Safety provisions of this code and the Florida Building Code.

F-108.1.2 Reserved

F-108.1.3 Conformance.

Temporary structures and uses shall conform to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this Code and the FFPC as necessary to ensure public health, safety and general welfare.

F-108.2 Parking of Vehicles: Automotive equipment that is not necessary to the operation of the tent show performance shall not be parked within 20 feet of the tent or membrane structure. No other automotive equipment or internal combustion engines shall be located within 50 feet of the tent except upon a public street.

F-108.3 Smoking and Open Flame:

F-108.3.2 An approved receptacle for the disposal of lighted smoking materials shall be provided at all entrances to tents and membrane structures.

F-108.4 Fire Extinguishers and other Fire-Protection Equipment: Fire extinguishers and other fire protection equipment shall be provided in every tent or membrane structure as follows:

F-108.4.1 A minimum of one 4A-10B:C type extinguisher shall be provided in every tent or air supported structure having a floor area less than 2,000 square feet and also one in each additional 2,000 square feet or fraction thereof.

F-108.4.2 At least one 40-B:C type fire extinguisher shall be provided for each power generator or transformer and at locations where flammable or combustible liquids are used, stored or dispensed.

F-108.5 Storage of Flammable or Combustible Liquids:

Flammable or combustible liquid shall not be stored in a tent or membrane structure nor less than 50 feet from any tent or membrane structure.

F-108.6 Housekeeping: Hay, straw, trash and other flammable material shall not be stored less than 35 feet from any tent or membrane structure, except as authorized by the authority having jurisdiction.

F-108.7 Seating Arrangements:

F-108.7.1 Bonding of chairs. All loose seats, folding chairs or similar seating facilities that are not fixed to the floor shall be bonded together in groups of not less than six. Exceptions:

(1) When not more than 500 such seats, chairs or facilities are provided, bonding thereof may be deleted.

(2) The bonding of chairs shall not be required when tables are provided, as when the occupancy is used for dining or similar purposes.

F-108.7.2 Securing of chairs, folding and telescoping seat seating, reviewing stands, grandstands, and bleachers shall be in accordance with NFPA 102.

F-108.8 Awnings, Tents and Canopies:

F-108.8.1 Awnings, tents, canopies, and similar products whether attached or detached from a building shall have a flame spread rating of 25 or less.

F-108.9 Vehicular Access:

F-108.9.1 Fire access roads shall be surfaced with solid pavement, grass turf reinforced by concrete grids, or by similar type surfaces approved by the authority having jurisdiction, designed to accommodate fire apparatus weighing a minimum of 32 tons.

F-108.9.2 Buildings having ramps and/or elevated roadways shall have posted weight limit signs showing maximum load capacity.

F-108.9.3 All new and existing automatic entry gates installed in either commercial or multifamily communities shall be provided with a universal access system, approved by the Fire Prevention subcommittee of the Fire Chiefs Association of Broward County, to allow rapid entry. Existing applications may be provided up to one (1) year to complete as approved by the AHJ.

F-108.10 Vehicles on Display:

F-108.10.1 When vehicles are on display ~~or stored~~ inside any occupancy group other than an automobile show room it shall comply with the provisions listed in NFPA 1, 20.1.5.5.4.12

SECTION F-109 RESERVED

SECTION F-110 Reserved

SECTION F-111

Test Criteria for Mechanical Smoke Control Systems

F-111 Initial Acceptance Test Criteria and Periodic Testing of Mechanical Smoke Control Systems:

Test Criteria for Mechanical Smoke Control Systems shall be stated on the mechanical plans.

F-111.1 The following shall receive notice from the Mechanical Contractor so that they may witness the system's performance test:

F-111.1.1 Fire Service AHJ.

F-111.1.2 Building Department (Mechanical) AHJ.

F-111.1.3 Periodic Testing:

All smoke control systems shall be retested as per the provisions found in the FFPC by a firm (test and balance) possessing a certificate of competency as a test and balance contractor for smoke control systems as required in Broward County Ordinances, Chapter 9 and Broward Local Administrative Provisions Chapter 1 of the FBC and shall be approved by the local AHJ. The smoke control system shall be retested without smoke, in both the manual and automatic modes per the sequence of operation. The annual periodic testing and balancing results shall be provided in a certified test and balance report to the Fire Service Provider/Fire Department AHJ, who shall consult with the Chief Mechanical Inspector

At a minimum the annual periodic test report shall contain the following information;

- 1) All smoke control system air movement equipment and if operating as intended.
- 2) Retest voltage.
- 3) Retest amperage.
- 4) Retest RPM if applicable.
- 5) All smoke control system control dampers shall be identified and if operating as intended.
- 6) All smoke zone differential pressures at egress exit doors (egress doors shall have no more than 30 lbf on break and 15 lbf on swing.

SECTION F-112

Automatic Sprinklers Required

F-112 Automatic Sprinklers Required:

F-112.1 Fire flow testing of a water supply for an Automatic Fire Protection Systems (AFPS) and/or Standpipe System using water as an extinguishing agent for new and existing buildings and structures shall be in accordance with NFPA 291, Recommended Practice for Fire Flow Testing and

Marking of Hydrants, Florida Administrative Code (FAC) 69A-60.

F-112.2 The following occupancies shall be protected throughout by an approved automatic sprinkler system installed in accordance with NFPA 13.

F-112.2.1 Storage.

In existing storage occupancies (other than parking garages and high-piled combustible storage) used for the storage of combustible goods or merchandise and exceeding 20,000 square feet per floor.

F-112.2.4 2 Industrial Occupancies:

All existing industrial occupancies exceeding 15,000 square feet per floor.

F-112.3 ~~Reserved~~—One-and Two-Family Dwellings and Townhomes Sprinklers.

All new one-and two-family dwellings and townhouses, permitted after December 31, 2023, shall have a fire sprinkler system installed in accordance with the provisions found in NFPA 13D as adopted in Florida Administrative Code (FAC) 69A-60.

F-112.4 Where automatic fire sprinkler systems are installed, the location of the Fire Service Provider/Fire Department connection shall be approved by the Fire Service Provider/Fire Department having jurisdiction.

F-112.5 Limited Access Structures

F-112.5.1 Where automatic fire sprinklers are installed in new Mini Storage Buildings, fire department emergency access openings acceptable to the AHJ shall also be provided. The emergency access openings shall not be less than the dimensions referenced in the Life Safety Code for Underground and Limited Access Structures.

SECTION F-113 Corridors

F-113 Corridors.

Where exterior corridors or exterior balconies serving as a required means of egress are enclosed on both sides and above, and the length of the enclosure along the long axis is twenty-five (25) feet or more, fire-resistivity of walls and the protection of openings therein shall be required as if such corridors or balconies were enclosed interior corridors.

SECTION F-114 Reserved

SECTION F-115 RESERVED

SECTION F-116

Flammable and Combustible Liquids

F-116 Flammable and Combustible Liquids.

F-116.1 Underground Storage and Dispensing of Flammable/Combustible Liquids:

Underground tanks used to store flammable liquids shall bear an Underwriters' label or equivalent testing agency. Tank capacity for underground installations shall be limited to thirty thousand (30,000) gallons or less. Any tank to be installed shall be jointly approved in writing by the Fire Chief, Building Official, the director of zoning, and/or their duly authorized representative, after an appropriate review has been conducted. Such review includes, but is not limited to, an analysis of the proposed installation, location, distance separations, types of occupancies in the vicinity, tank corrosion protection and construction, and applicable zoning restrictions. The maximum storage capacity in any one location shall not exceed an aggregate total of one hundred thousand (100,000) gallons unless approved by the local Fire Code Official. Any property or facility requesting installation of tanks exceeding an aggregate capacity of sixty thousand (60,000) gallons of flammable liquids shall comply with the following additional requirements:

- 1) The property must be of suitable size, shape and topography to allow for the safe installation of the proposed tanks and be in compliance with location requirements identified in other sections of the NFPA, state and local fire codes; and
- 2) The facility must have an attendant on site during hours of operation; and
- 3) The facility must be continuously monitored, either by an on-site attendant or a third party when the facility is not in operation; and
- 4) The operator must provide evidence of an employee training program for on-site attendants that educates concerning all on-site equipment, including life safety equipment and emergency response procedures; and
- 5) The facility must provide additional emergency shut-off stations for ready accessibility by on-site attendants and the public; and
- 6) Station operator shall submit an emergency response plan for review and approval prior to issuance of permits for operations of the facility. The emergency response plan shall, at a minimum, provide emergency contact information and notification requirements, fire prevention and control equipment employed at the site, monitoring requirements and plans and procedures for mitigating release of hazardous

materials, as well as all other information required by applicable governing and permitting agencies.

When flammable liquids are stored in more than one location, tanks shall not be interconnected between locations.

Exception: Broward County Office of Transportation's Transit Operations and municipal, county and special districts having underground bulk fuel storage facilities shall comply with the provisions of NFPA 30. Aggregate Limitations of Flammable and Combustible Liquids as per the F- 116.1 shall not apply. Permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department having Jurisdiction.

F-116.1.1 Underground tanks out of service for a period of one year shall be removed. Underground tanks may be abandoned in place only if approved by the Fire Service Provider/Fire Department having jurisdiction.

F-116.2 Storage and Use on Site of Combustible Liquids Used for Fixed Equipment Shall Be Under the Following Requirements:

F-116.2.1 Aboveground installation of single-wall tanks shall comply with NFPA 30 and the following additional requirements:

F-116.2.1.1 Above ground tanks having a capacity in gallons greater than 10,000 shall be approved by zoning and local AHJ.

Exception: Municipal, County and Special Districts installing aboveground fuel storage tanks for fixed equipment for providing governmental services. Permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department AHJ .

F-116.2.1.2 Tanks shall be surrounded with an embankment or impervious dike not less than four feet high and capable of holding not less than one- and one-half times the capacity of the tank surrounded. Embankments or dikes shall be continuous, with no opening for piping or roadways.

F-116.2.2 All aboveground storage tanks shall be identified by a suitable sign which will state type of fuel and capacity of the tank.

F-116.2.3 Tanks used for stationary combustion engines and gas turbines shall comply with NFPA 37, as adopted in FAC 69A-60, Standard for the

Installation and Use of Stationary Combustion Engines and Gas Turbines.

F-116.2.4 Distance separation between aboveground storage tanks and property lines and buildings shall be as specified in

Table F-116.2.4 below:

Table F-116.2.4

Capacity in Gallons	To line of adjoining unprotected building or property which may be built upon	To line of adjoining protected buildings	To line of existing frame buildings
1,000	12 feet	8 feet	20 feet
2,000	20 feet	15 feet	40 feet
3,000	20 feet	15 feet	40 feet
10,000	30 feet	20 feet	50 feet

F-116.3 Aboveground Storage for Dispensing of Flammable and Combustible Liquids from UL listed 142 (double wall), 2085 or Equivalent Tanks:

F-116.3.1 Aboveground storage of flammable and combustible liquids shall be approved by the Fire Chief, Building Official, and/or their duly authorized representative after an appropriate review has been conducted. Such review includes, but is not limited to, an analysis of the proposed installation, location, distance separations, types of occupancies in the vicinity, tank corrosion protection and construction, and applicable zoning restrictions. The maximum storage capacity in any one location shall not exceed an aggregate total of 12,000 gallons. Aboveground storage of flammable and combustible liquids shall comply with the following regulations:

Exception: Municipal, county and special districts having aboveground fuel storage facilities shall comply with the provisions of NFPA 30. Aggregate Limitations of Flammable and Combustible Liquids as per F116.3.1 shall not apply. Permit shall be reviewed for compliance by the local Fire Service Provider/Fire Department AHJ .

F-116.3.1.1 The provisions in this Section shall not supersede any zoning standard that might regulate or eliminate the use of aboveground storage tanks.

F-116.3.1.2 Aboveground Tanks containing flammable and combustible liquids shall be in approved fire resistive tank enclosure assemblies.

F-116.3.1.2.1 A fire resistive tank enclosure assembly storing flammable liquids shall consist of a tank bearing an Underwriters' label 142, 2085 or an equivalent testing criterion by an approved testing agency. A single tank or combination of tanks shall not exceed 12,000 gallons at one site.

F-116.3.1.3 The tank assembly shall be installed upon a minimum four-inch (4") slab, meeting requirements of the manufacturer's specifications. Each tank assembly shall be

anchored to withstand uplifting by flooding or storm surges, including when the tank is empty.

F-116.3.1.4 Area around tank assembly shall be maintained free of combustible waste, debris and all types of storage. Any tank assembly exposed to vehicular traffic shall have collision barrier posts installed on all corners and sides so exposed and shall not be spaced more than four feet (4') apart, center to center. Fire Marshal/Fire Code Official, or their duly authorized representative, may require the installation of collision barrier posts, even if the clearance guidelines can be achieved.

F-116.3.1.5 Dispensing devices are allowed to be installed on top of the tank enclosure assembly. Any such device dispensing Class 1 liquids shall have installed on the fill hose, a UL listed emergency breakaway device designed not to lose liquid from either side of the breakaway point. All product piping attached to the tank enclosure assembly shall be double walled, contain a sheer valve or equivalent, and shall be installed by an authorized pollutant storage system specialty contractor. External piping leading away from the tank shall have a valve located within six inches (6") to the shell of the tank. Approved antisiphon devices shall be installed at each connection of piping to a tank when such piping extends below the level of the top of such tanks both internally and externally. All underground pipe work shall be uncovered until inspected by building and Fire Service Provider/Fire Departments, and other regulatory agencies.

Exception: Factory installed piping does not have to be installed by an authorized pollutant storage system specialty contractor.

F-116.3.1.6 Aboveground tank assemblies temporarily out-of-service for a period not exceeding ninety (90) days shall immediately have the fill, gauge openings and pump suction capped and secured against tampering. The vent lines shall be left open. Aboveground tank assemblies out-of-service for a period exceeding ninety (90) days, shall be removed. The property owner or agent shall notify the Fire Service Provider/Fire Department of any tanks out-of-service greater than 90 days.

F-116.4 Only Labeled and Listed Pumps Shall Be Used; Gravity Flow Pumps Are Prohibited. Fuel shall be drawn from aboveground storage tanks by pumps bearing the label of an Approved Testing Laboratory, such as Underwriters Laboratories, Inc. The use of pressure systems or gravity flow type pump systems is prohibited.

SECTION F-117

Dispensing Areas

F-117.1 Dispensing areas shall be provided with a vehicular driveway constructed of reinforced concrete. It shall be sloped to allow any accidental discharge from the dispensing of fluid to flow away from the dispenser or any building and shall be subject to the approval of the Fire Marshal/Fire Code Official, or their duly authorized representative. This driveway shall be a minimum of twelve feet (12') wide and twenty feet (20') long, minimum. In every case, this driveway shall be large enough that the fuel hose, when fully extended, does not reach the far edge of the driveway.

F-117.2 A fire extinguisher with a minimum classification 4A-60BC shall be provided and so located that it will be not more than one hundred feet (100') from any pump, dispenser, or fill-pipe opening.

SECTION F-118

Flammable Liquid Storage at Port Everglades and the Fort Lauderdale-Hollywood International Airport

F-118.1 Aboveground storage of flammable liquids shall be permitted at Port Everglades and the Fort Lauderdale-Hollywood International Airport ("Airport"). All tank locations at the Airport shall be approved by the Broward County Fire Marshal/Fire Code Official, or their duly authorized representative, prior to the issuance of a permit to erect or install a tank.

F-118.2 All flammable liquid storage tanks at Port Everglades shall be constructed, installed and maintained in accordance with the Port Everglades Tariff Number 12 amendments thereto and reissues thereof.

SECTION F-119

Liquefied Petroleum Gases

F-119.1 Scope. This Section shall apply to the storage, handling and transportation of liquefied petroleum gas and the installation of all equipment pertinent to systems for such uses in addition to the requirements stated in NFPA-58, Storage and Handling of Liquefied Petroleum Gases.

F-119.2 Definition. Distributing Plant: A facility, the primary purpose of which is the distribution of gas, and which receives LP-Gas in tank car, truck transport or truck lots, distributing this gas to the end user by portable container (packaged) delivery, by tank truck or through gas piping. Such plants have bulk storage (2,000 gallons water capacity or more) and usually have container filing and truck loading facilities on the premises. Bulk plants are considered as being in this category. Normally no person other than plant management or plant employees shall have access to these facilities. Additionally, definitions contained in NFPA 58 shall apply.

F-119.4 Location of Containers and Limits:

F-119.4.1 All new liquefied petroleum gas storage installation and handling shall be in accordance with NFPA-58, the laws of the State of Florida, and all applicable rules, regulations, and ordinances of the AHJs.

F-119.4.2 Within the limits established by law restricting the storage of liquefied petroleum gas for the protection of heavily populated or congested commercial areas, the aggregate capacity of any one installation shall not exceed 2,000 gallons water capacity, except that in particular installations this capacity limit may be altered by the approval of the Fire AHJ after consideration of special features such as topographical conditions, nature of occupancy and proximity to buildings, capacity of proposed tanks, degree of private fire protection to be provided and facilities of the local Fire Department. The storage of liquefied petroleum gas shall conform to the provisions of the local zoning ordinance.

F-119.4.3 Where a distributing point is allowed, there shall be in attendance a qualified person to make the transfer of liquefied petroleum gas. This person shall have been trained by a licensed gas company and be in possession of documents certifying such training. The owner of the distributing point shall be licensed by Florida Department of Agriculture and Consumer Services – Visions of Consumer Services.

F-119.4.4 All plans for installations at distributing points shall be submitted to the AHJs for permits and approval. In addition, plans for locations at distributing points for fixed (stationary) installations of

- 1) 2,000 gallons individual water capacity, or
- 2) with the aggregate water capacity exceeding 4,000 gallons, or
- 3) Any installation, regardless of size, which will be used for resale to the public, shall be submitted to the Florida Department of Agriculture and Consumer Services – Visions of Consumer Services for approval and proper licensing, and be approved before the installation is started. Other safety precautions shall be adhered to as designated by the Fire Code Official/Fire Marshal, or their duly authorized representative.

F-119.4.5 An LP Gas storage tank shall not be installed on the same island used for gasoline or diesel fuel dispensing. A minimum distance of 25 feet shall be maintained between the LP gas storage tank and the flammable liquid dispensing devices.

F-119.4.6 A distributing plant, as defined in F-119.2, shall be prohibited unless approved by the Fire Code Official/Fire Marshal or their duly authorized representative, of the jurisdiction.

F-119.4.7 Multiple container installations with a total storage water capacity of more than 180,000 gallons (150,000 gallons

LP-gas capacity) shall be subdivided into groups containing not more than 180,000 gallons in each group. Such groups shall be separated by a distance of not less than 50 feet, unless the tanks are:

- 1) buried or mounted in an approved manner, or
- 2) protected with approved insulation on such areas that may be subject to impingement of ignited gas from pipelines or other leakage, or
- 3) protected by firewalls of approved construction, or
- 4) protected by an approved system for application of water, or
- 5) protected by other approved means, where one of these forms of protection is provided, the separation shall not be less than 25 feet between such container groups.

F-119.4.8 The storage and transportation of liquefied petroleum gas and the installation of all pertinent equipment shall be installed and maintained in accordance with NFPA-58, and subject to the approval of the Fire Chief, or their duly authorized representative. These orders shall apply to all persons and places within the jurisdiction except as herein provided.

F-119.5 Parking and Garaging: Vehicles containing cylinders of liquefied petroleum gases 20 lbs or greater in size are prohibited in public parking garages, this includes LP gas delivery vehicles. Vehicles that are powered by LP gas and meet NFPA 54 for fuel systems are permitted.

F-119.6 Prohibited Use of Liquefied Petroleum Gas:

F-119.6.1 Liquefied petroleum gas shall not be used for the purpose of operating any device or equipment unless such equipment or device is approved for use with a liquefied petroleum gas.

F-119.6.2 Liquefied petroleum gas shall not be released to the atmosphere except through an approved liquid level gauge or other approved device.

F-119.7 Dispensing and Overfilling.

F-119.7.1 The dispensing of liquefied petroleum gases shall be performed by a qualified attendant.

(a) It shall be illegal for any person, firm, corporation, association, club or organization to operate a self-service liquefied petroleum gas dispensing operation which is open to the public.

F-119.7.2 A person shall not fill or maintain a liquefied petroleum gas container with liquefied petroleum gas in

excess of the fixed outage gauge installed by the manufacturer or the weight stamped on the tank.

F-119.8 Safety Devices.

F-119.8.1 A person shall not tamper with or make ineffective the safety devices of any liquefied petroleum gas container.

F-119.9 Abandonment of Liquefied Petroleum Gas Equipment:

F-119.9.1 At the discretion of the Authority Having Jurisdiction, whenever the use of liquefied petroleum gas equipment has been discontinued, it may be abandoned in an approved manner within a period of 30 days. However, after 90 days, F-119.9.4 applies.

F-119.9.2 The following procedures may be used when approved by the Fire Chief or their duly authorized representative.

F-119.9.2.1 Removal of all liquefied petroleum equipment.

F-119.9.2.2 Burn-off content of container.

F-119.9.3 All service openings shall be capped or plugged after contents have been removed from container.

F-119.9.4 All LP tanks, abandoned or out of service in excess of ninety (90) days, shall be removed and properly disposed of.

F-119.9.5 Combustible Gas Detection; In all facilities where combustible gases are piped to an appliance, a combustible gas detection system with an external notification device shall be installed in accordance with NFPA 72. The external notification device shall provide audio and visual notification and have a sign not less than 14" x 14" stating "combustible gas detected, call 911".

F-119.10 Hydrogen Fuel for Emergency Power Systems.

Hydrogen stationary fuel cell power systems shall be installed in accordance with NFPA 853 of the current edition. Storage shall be in compliance with NFPA 55 (Storage, Use and Handling of Compressed Gases Cryogenic Fluids in Portable or Stationary Containers, Cylinders and Tanks) for installation.

SECTION F-120

Fireworks and Sparkler/Novelty Items

F-120.1 General Requirements.

F-120.1.1 The manufacturing of fireworks, sparklers and pyrotechnic materials is prohibited.

F-120.1.2 The storage of fireworks and pyrotechnic materials is prohibited except as permitted in NFPA 1, Section 65.

F-120.1.3 Except as hereafter provided, it shall be unlawful for any person, firm, co-partnership or corporation to store, to offer for sale, expose to store, expose for sale, sell at retail, or use or explode any fireworks and/or pyrotechnic materials.

F-120.1.3.1 Consumer fireworks can be utilized as per FS 791 on specified holidays.

F-120.1.4 Approved sparklers per F. S. 791.013 and any wholesaler registered in accordance with Florida Statute 791.015 as of July 1, 1996, who has obtained all applicable governmental licenses and permits to operate from a permanent structure within Broward County as of July 1, 1996, are exempt from this subsection.

F-120.1.5 Wholesale exemption sales of fireworks pursuant to F.S.791.04 shall be prohibited at temporary or seasonal sales sites, and sales sites located in tents, canopies and stands.

F-120.1.6 Permit Requirements and Operator Qualifications.

F-120.1.6.1. Application for permit to operate a display of fireworks or use of pyrotechnics before a proximate audience shall be made in writing on forms provided by the Authority Having Jurisdiction to the Fire Chief, or their duly authorized representative, at least 15 days in advance of the date of the display. Except as specifically modified within this Code, outdoor display of fireworks shall be as specified in NFPA 1123. See Section F 120.2 for additional requirements for Outdoor Display of Fireworks on Private Residential Property. See Section F- 120.3 for additional requirements for Offshore and Barge Fireworks Displays. Except as specifically modified within provisions of the Fire Protection Provisions of this Code, the FFPC, and all Fire Codes, use of pyrotechnics before a proximate audience shall be as specified in NFPA 1126.

F-120.1.6.1.1 Before any permit for a pyrotechnic display shall be issued, the person or organization making application shall furnish proof of financial responsibility to satisfy claims for damages to property or personal injuries arising out of any act or omission on the part of such person or any agent or employee thereof, in such amount, character, and form as the Fire Chief, or his/her duly authorized representative, determines to be necessary for the protection of the public.

F-120.1.6.1.1.1 A copy of the certificate of insurance naming the permitting agency as additional insured is required.

F-120.1.6.1.1.2 Minimum required amount of certificates of insurance for permit issuance is as follows: \$1,000,000 for

bodily injury, and \$50,000 for property damage, per occurrence.

F-120.1.6.2 Permit application shall be set forth and contain the following:

F-120.1.6.2.1 The name, address and telephone number of the organization sponsoring the display, the supplier of the fireworks, the operator (pyrotechnician) and all assistants.

F-120.1.6.2.2 Application shall be signed by the sponsoring organization representative, and the operator (pyrotechnician) and approved by Fire Chief or his/her designee.

F-120.1.6.2.3 References for the most recent three firework displays supervised and discharged by the designated operator shall be required for review by the AHJ. Said referenced displays shall be similar in size and complexity and will provide contact persons and telephone numbers.

F-120.1.6.2.4 The date and time of day at which the display is to be held and the duration time for said display. Permits shall not be issued for displays between the hours of 11:00 pm and 7:30 am.

F-120.1.6.2.4.1 Time restrictions stated above may not be applicable on January 1, July 4, and December 31, or any other date where specific permission to operate a display of fireworks is granted by the AHJ.

F-120.1.6.2.5 The exact location address for the display, event or production.

F-120.1.6.2.6 A copy of a location site plan with dimensions indicating the exact location planned for the display site and all grounds and facilities at which the event will be held. This plan shall include the location of all structures, audience viewing areas, roads, trees and utilities.

F-120.1.6.2.7 Operator and assistant qualifications shall comply with the provisions of NFPA 1123 and NFPA 1126.

F-120.1.6.2.7.1 The operator shall be responsible for ensuring that a sufficient number of assistants are available on site for the safe storage and conduct of the fireworks display.

F-120.1.6.2.7.2 Operators shall be at least 21 years of age and all assistants shall be at least 18 years of age. A copy of a valid driver's license or other valid picture I.D. acceptable to the AHJ shall be provided for all operators and assistants.

F-120.1.6.2.8 The type and number of fireworks to be discharged.

F-120.1.6.2.8.1 Aerial displays: Size and number of each type of burst (single, multiple, etc.)

F-120.1.6.2.8.1.1 All aerial shells, regardless of size, shall be fired using approved electrical ignition unless alternate method of ignition is approval by the AHJ.

F-120.1.6.2.8.1.2 All electrically fired displays shall provide a solid barrier located at least 100 feet from the mortar location from which all operators (pyrotechnicians) shall control the display with the exception of displays on barges.

F-120.1.6.2.8.2 Fixed displays. Size, type and description of displays.

F-120.1.6.2.8.3 The manner and place of storage of fireworks prior to display. The date, time and travel route from the point the fireworks enter Broward County.

F-120.1.6.2.9 Standby Firewatch Requirements.

F-120.1.6.2.9.1 The Fire Chief, or his/her duly authorized representative, shall require one or more standby firewatch personnel employed by the Fire Service Provider/Fire Department, to be on-duty for each display or performance. When deemed necessary the Fire Chief, or their duly authorized representative, additional fire rescue apparatus may be required for the display or performance. The expense of such personnel services and apparatus shall be borne by the permit holder and shall be paid prior to issuance of the permit.

F-120.1.6.2.9.2 The standby firewatch personnel shall be on duty from the time of display set up, during the display, and until termination of the display and removal of all fireworks, debris, pyrotechnical materials and devices from the site.

F-120.1.6.2.9.3 In the case of indoor displays or performances, standby firewatch personnel shall be maintained until total restoration of normal function of the fire safety systems has been verified.

F-120.1.6.2.9.4 At a minimum, at least one of the assigned standby firewatch personnel shall be a BORA Certified Fire Inspector.

F-120.2 Additional Requirements for Outdoor Display of Fireworks on Private Residential Property:

F-120.2.1 Written approval from the property owners located adjacent the proposed display site property is required prior to approval of a permit for outdoor fireworks display.

F-120.2.2 The display site shall have at least a 100 foot per inch radius of internal mortar diameter of the largest shell to be fired.

F-120.2.3 Minimum distance separation shall be no less than 300 feet from the nearest dwelling, building, or structure. This includes canopies, chickee huts, or similar structures, bulk

storage areas, public highways, railroads or other means of travel.

F-120.2.4 Not within 1,000 feet of a school, theater, church, hospital, nursing home, assisted living facility, livestock/animal storage site, or similar structures or institutions.

F-120.2.5 No less than 50-foot radius from the nearest aboveground utility, telephone or telegraph line, tree, or other overhead obstruction.

F-120.2.6 The audience shall be restricted behind an approved barrier, location no less than 200 feet from the outside of the required display site distance separations.

F-120.2.7 Reserved

F-120.3 Offshore and Barge Fireworks Displays.

F-120.3.1 Firework displays shall only be permitted on approved barges. Barge means a non-self-propelled vessel and shall meet the requirements of NFPA 1123 for construction and sizing requirements of the discharge site.

F-120.3.2 A valid copy of a current U.S. Coast Guard permit of operation shall be provided for each barge display, if required by the U.S. Coast Guard.

F-120.3.3 At least two chase boats shall be provided to maintain a clear separation distance of at least 1,000 feet radius around the barge from other vessels, structures and the beach. Chase boats shall also provide transportation of fire rescue personnel when required.

F-120.3.4 Two-way compatible communication shall be provided for use by fire rescue and law enforcement personnel, chase boats and barge crew.

F-120.3.5 Ladder access shall be provided to allow immediate access for inspection and emergency response.

F-120.3.5.1 Stabilization shall be provided to secure the barge and prevent rotation from wind, water current and firing angle.

F-120.3.5.2 Inspection of the barge by the Fire Service Provider/Fire Department shall occur at least one to two hours prior to the scheduled departure for sea.

F-120.4 Safety Precautions for Outdoor fireworks.

F-120.4.1 If in the opinion of the Fire Chief, or his/her duly authorized representative, any unsafe or hazardous condition exists, the fireworks display shall be postponed until such time as said conditions are corrected.

F-120.4.2 If high winds, precipitation or other adverse weather conditions prevail, such that in the opinion of the Fire Chief, or his/her duly authorized representative, a significant hazard exists, the fireworks display shall be postponed until weather conditions improve to an acceptable level to allow discharge.

F-120.4.2.1 No discharge of a fireworks display shall be permitted to take place when the wind velocity is 17 knots (20 mph) or greater.

F-120.4.3 Immediately upon delivery to the display site, all fireworks shall be properly secured and shall not be left unattended at any time. When deemed necessary, the Fire Chief, or their duly authorized representative, may require the operator or employ special security measures to ensure the proper security of the stored fireworks.

F-120.4.4 A minimum of two, two and one-half gallon pressurized water fire extinguishers shall be available in the discharge area. Additional extinguishers or equipment may be required if conditions warrant. In addition, adequate water supply for fire protection shall be available at the discharge site.

F-120.5 Requirements for the Sale, Display, Merchandising, Storage and Handling of Approved Sparklers and Novelty Items within buildings, Structures, Canopies and Outdoor Sites.

F-120.5.1 No person shall be in possession of a lighted cigarette, cigar, or pipe, or any open flame, within 50 feet of any sales, display, merchandising, storage, or handling area. Proper receptacles for disposal of smoking materials shall be provided at all entrances to such areas (i.e. water filled or sand filled buckets).

F-120.5.2 A minimum of two approved two and one-half gallon pressurized water fire extinguishers shall be available within the sales, display, and handling areas; additional fire extinguishers or fire protection equipment may be required by the authority having jurisdiction.

F-120.5.3 Precautions shall be taken to protect against fire or spread of fire in all sites located within fields or lots with ground cover such as brush, grass or other overgrowth of vegetation.

F-120.5.4 Durable and readily visible signs to read "Caution Sparklers—No Smoking" shall be posted on the exterior of each entrance way into and throughout all sparkler sales, storage, and handling areas within the interior of any building, structure, canopy, or outdoor site. These signs shall be readily visible in all directions.

F-120.5.5 The use, ignition or discharge of any approved sparklers or novelty items is prohibited within buildings or

structures where sparklers or novelty items are offered for sale, displayed, or stored, and within 100 feet of any outdoor sales storage or handling sites.

F-120.5.6 Buildings or structures used in whole or in part for sales (retail or wholesale), display, merchandising, handling, or storage of sparklers and/or novelty items shall be fully protected throughout with an automatic sprinklers system in accordance with NFPA 13, the edition in 69A-60, Florida Administrative Code.

F-120.5.7 No storage of sparklers or novelty items shall be permitted in vehicles.

Exception: Transportation purposes only, to and from the site or at a permitted site, if approved by the authority having jurisdiction.

F-120.5.8 Sales, display and merchandising shall be conducted in an approved and safe manner in order to control handling by the general public.

F-120.5.9 Amounts of sparklers and related novelty items displayed within the sales area shall not exceed those amounts approved by the Fire Chief, or their duly authorized representative. Note: Where the primary business of the occupancy is not sale of sparklers, the sale areas of sparklers or novelty items shall not exceed two percent of the net floor space of the building or structure.

F-120.5.10 Storage of approved sparklers and novelty items shall comply with the following.

F-120.5.10.1 Sparklers shall not be stored or kept in any area

F-120.5.10.1.1 In which paints, oils, or varnishes are manufactured or kept for use or sale, unless the paints, oils or varnishes are in unbroken (sealed) containers.

F-120.5.10.1.2 In which resin, turpentine gasoline or flammable substances which may generate vapors are used, stored, or offered for sale unless the resin, turpentine, gasoline, or substance is in unbroken (sealed) containers.

F-120.5.10.1.3 In which there is not at least one 2A10BC fire extinguisher available in the area used for storage.

F-120.5.10.2 Storage of sparklers shall be in an approved manner, remote from the public, and separated from all other merchandise by at least one hour fire protection and an approved automatic sprinkler system.

Exception: Canopies and approved steel storage vaults or containers when used outdoors.

F-120.5.10.3 Approved storage facilities shall be labeled with an approved Explosion placard complying with the Department of Transportation (DOT) Standard.

F-120.5.11 Outdoor sites for sale, storage, and/or handling of approved sparklers shall comply with the following distance requirements: The minimum distance between a storage site and any building or structure shall be 50 feet.

F-120.6 Separation.

F-120.6.1 The minimum distance required between a site and any fuel storage/dispensing area or device shall be 50 feet.

F-120.6.2 Storage areas shall be separated from sales and handling areas by a minimum of 25 feet.

F-120.6.3 Any building or structure used as storage facilities for sparklers and novelty items in conjunction with outdoor sites shall comply with the one-hour protection separation and automatic sprinkler system requirements as required for storage areas within building and structures.

Exception: Canopies and approved steel storage vaults or containers.

F-120.6.4 When a canopy can be used in conjunction with an outdoor site operation, the following shall apply:

F-120.6.4.1 No sides of any kind are permitted on the canopy at any time. Provide copy of Building Permit for canopy.

F-120.6.4.2 The canopy shall comply with the flame-retardant requirement. Proper flame retardant certificate required.

F-120.6.4.3 Proper exit and exit access shall be maintained at all times within the interior of the canopy. No obstruction to egress from any portion of the canopy is permitted.

F-120.6.4.4 Provide and maintain a minimum of one 2A40BC dry chemical fire extinguisher, with properly updated service tag for each 2,500 sq. ft. of canopy area. Not less than one fire extinguisher for each canopy.

F-120.6.5 If the site is to operate after daylight hours, the site shall be properly illuminated. If electricity powered and/or electrical equipment is used, the following shall apply:

F-120.6.5.1 All electrical equipment and associated wiring shall comply with NFPA 70, the National Electrical Code, edition as adopted in 69A-60, Florida Administrative Code. Provide copy of permit for electrical service and equipment.

F-120.6.5.2 If fuel powered generator is to be used to supply power for the site, the following shall apply.

F-120.6.5.2.1 Generator shall be kept a minimum distance of twenty feet (20') from sales, storage, or handling area.

F-120.6.5.2.2 Precautions against fire or fire spread shall be taken when generator sites are located within fields or grassed lots.

F-120.6.5.2.3 Only an approved metal five-gallon safety container shall be used to store fuel for the generator. Fuel containers shall be properly stored with a maximum of ten gallons per site.

F-120.6.5.2.4 Approved fuel containers shall not be stored in sales, storage, handling areas or vehicles.

F-120.6.5.3 Durable sign to read "NO SMOKING" shall be posted at the generator site.

F-120.7 Pyrotechnics Before Proximate Audience

F-120.7 The requirements for the use of pyrotechnics before a proximate audience shall be in accordance with the standards as set forth in the FFPC. In addition, the following local amendments shall apply:

F-120.7.1 Application for permit to operate a display of pyrotechnics before a proximate audience shall be made in writing on forms provided by the Authority Having Jurisdiction to the Fire Chief, or their duly authorized representative, at least 15 days in advance of the date of the display.

F-120.7.2 The local Fire Marshal/Fire Code Official, or their duly authorized representative at their discretion, shall require standby fire watch personnel employed by the AHJ of the Fire Service Provider/Fire Department, to be on duty for each display or performance. When deemed necessary by the local Fire Marshal/Fire Code Official, or his/her duly authorized representative, additional fire and rescue apparatus may be required for the display or performance. Any and all expense(s) of standby personnel services and apparatus shall be borne by the permit holder.

F-120.7.2.1 Standby fire watch personnel shall be on duty from the time of display setup, during the display, and until termination of the display and removal of all pyrotechnic materials, debris, and devices from the site.

F-120.7.2.2 In the case of indoor displays or performances, standby fire watch personnel shall be maintained until total restoration of normal functioning of the fire safety systems has been verified.

F-120.7.2.3 At a minimum, at least one of the assigned standby fire watch personnel shall be a BORA Certified Fire Inspector.

F-120.7.3 Any indoor use of pyrotechnics shall not be permitted in buildings or any portion thereof unless protected by an approved automatic sprinkler system.

F-120.7.3.1 Indoor use of pyrotechnics shall be prohibited in temporary structures such as tents, canopies,

F-120.8 Rooftop Pyrotechnics: In addition to the aforementioned code requirements, the following shall apply to rooftop pyrotechnic displays:

F-120.8.1 Only NFPA 1126 approved pyrotechnics shall be permitted for all rooftop displays.

F-120.8.1.1 If a rooftop display is being proposed, the pyrotechnician shall identify a debris fallout area on the submitted plan.

F-120.8.1.2 The pyrotechnician shall provide the local Fire Marshal/Fire Code Official, or their duly authorized representative with an approved, written notice from the FAA acknowledging receipt of the time frame of the display, the pyrotechnic material used, and approval from the FAA representative to proceed with the event.

F-120.8.1.3 Such an approved written notice shall be a part of the permit application submitted at least 15 working days prior to the event.

F-120.8.1.4 Failure to provide approved, written notice from the FAA to the local Fire Marshal/Fire Code Official, or their duly authorized representative, shall be cause for denial to display rooftop pyrotechnics.

F-120.8.1.5 At the discretion of the local Fire Marshal/Fire Code Official, or their duly authorized representative, the pyrotechnician may be required to post all, or part of the following:

F-120.8.1.5.1 Additional insurance policy in the amount of one million dollars indemnifying the local AHJ.

F-120.8.1.5.2 Post a refundable clean-up bond with the local AHJ holding the pyrotechnician responsible for post-event clean up from pyrotechnic debris fallout.

F-120.8.1.5.3 If the pyrotechnician is not directly responsible for post event cleanup of debris, the pyrotechnician shall furnish written proof from the party responsible for post event cleanup of pyrotechnic debris.

F-120.8.1.6 The pyrotechnician shall be held responsible for the cleanup of any NFPA 1126 pyrotechnic material fallout on any structure, vehicles, and/or part thereof in the fallout area unless otherwise advised in writing, to the fire code official, as to the contracted party responsible for such cleanup.

F-121 Automatic External Defibrillator (AED) and ~~Stop the Bleed Kit (SBK)~~ Bleeding Control Kit (BCK)

F-121.1.1 All new and existing buildings needing to comply with the following sections, shall be provided a maximum of eighteen (18) months from the date approved by the Broward County Board of Rules and Appeals to comply.

F-121.2 AED(S) and ~~SBK(S)~~ BCK'S shall be installed in the following occupancies as defined in NFPA 101, Life Safety Code.

F-121.2.1 Assembly occupancy:

a. Fitness centers, gymnasiums, and indoor recreational centers in excess of one thousand five hundred (1,500) square feet.

b. ~~Theaters, restaurants, drinking establishments,~~ Any assembly occupancy with a capacity of one hundred (100) or greater.

c. Places of worship with a capacity of one hundred (100) or greater.

F-121.2.1.1 Assemblies exceeding 30,000 square feet and multi-story assemblies shall require additional devices where the travel distance exceeds fire hundred (500) feet between AED'S

F-121.2.2 Business occupancy:

a. Office buildings/business occupancies with a square footage greater than twenty thousand (20,000) square feet.

b. All Dental offices in accordance with Florida Administrative Code 64B5-17.015.

F-121.2.3 Day Care occupancy:

a. All adult day care facilities

F-121.2.4 Educational occupancy:

a. All Charter and Private Schools.

F-121.2.5 Healthcare occupancy:

a. Assisted living facilities as defined by section 429.021(5) Florida Statute as amended from time to time.

b. Ambulatory surgical centers as defined by section 395.002 (3) Florida Statute as amended from time to time.

c. Walk in medical care facilities.

d. Hospitals providing emergency services, including freestanding facilities, shall be excluded.

F-121.2.6 Mercantile occupancy:

a. Commercial and retail spaces with a square footage greater than thirty-five thousand (35,000) square feet.

F-121.2.6.1 Mercantile Class A and multistory occupancies shall require additional devices where the travel distance exceeds fire hundred (500) feet between AED's

F-121.2.7 Residential occupancy:

a. All hotels and motels.

b. Multi-story residential/dormitory buildings five (5) floors or more. Residential elevators supplying services to an independent dwelling unit only, shall be exempt from this requirement.

~~F-121.2.7.1 Multi-story occupancies listed above shall place an AED and SBK on every other floor beginning on the first floor. The AED and SBK shall be placed near the elevator(s) beginning in the first floor lobby (first floor, third floor, fifth floor etc.)~~

F-121.2.7.1 Multistory residential/dormitory occupancies listed above shall place an AED and BCK at every building entrance lobby no further than 15 feet from any elevator. The AHJ can modify the requirements of F-121.2.7 requirements based on the footprint of the residential building.

F-121.3 Installation and Operation.

F-121.3.1 The Authority Having Jurisdiction (AHJ) shall verify all AED devices and ~~SBK's~~ BCK'S for operation prior to being placed in service or available for use, and on an annual basis.

F-121.3.2 AED(S) devices and Bleeding Control Kit SBK(S) BCK(S) shall be:

a. Conspicuously located in plain view of the primary public entrance or by the elevator lobby with unobstructed access.

b. Readily accessible and immediately available when needed for on-site employees and the general public, including disabled persons.

c. The AED(S) and ~~SBK(S)~~ BCK(S) shall be housed in a cabinet with a clear window in the door, an audible alarm signaling the opening of the door, permanently affixed to a

wall, and whose top is no more than forty-eight (48) inches above the floor to prevent tampering, theft, or damage.

d. The AED shall be located below a sign having a minimum area of seventy (70) square inches and containing the letters "AED" and the universally recognizable symbol, which should be placed no more than sixty (60) inches, on center, above the floor.

e. The ~~SBK BCK~~ shall be located below a ~~SBK BCK~~ sticker. The ~~SBK BCK~~ sticker may also be placed on the cabinet containing the ~~SBK BCK~~.

f. If there is more than one entrance or exit in the building, or if the building is multiple stories, the business owner shall place a sign at each entrance, exit, or elevator indicating the location of the automated external defibrillator device.

F-121.3.3 AED devices shall contain adult pads and pediatric pads as required by the AHJ.

F-121.3.4 ~~SBK-BCK(S)~~ with the exception of large occupancy ~~SBK-BCK(S)~~, shall minimally contain:

a. Two (2) ~~Eight~~ commercially manufactured tourniquets; and

b. Two sets of ~~Eight~~ gloves; and

c. One (1) scissor; and

d. Two (2) 3-inch gauze rolls; and

e. Two (2) gauze combine pads.

F-121.3.5 Places of occupancy that hold 500 or more persons, regardless of occupancy classification, shall have a large occupancy ~~SBK-BCK~~, which minimally contain:

a. Eight (8) commercially manufactured tourniquets; and

b. Four (4) Sets of ~~Eight~~ gloves; and

c. Two (2) scissors; and

d. Eight (8) 3-inch gauze rolls; and

e. Eight (8) gauze combine pads.

F-121.3.6 The AED(S) devices and ~~SBK BCK(S)~~ shall be used in accordance with the manufacturer's guidelines.

F-121.3.7 It shall be the responsibility of the owner/occupant to:

a. Install the AED device and ~~SBK-BCK~~;

b. Provide all necessary training and appropriate use; and

c. Maintain AED devices and ~~SBK BCK~~ in accordance with manufacture recommended maintenance requirements and as required herein.

F-121.3.8 If an AED device or ~~SBK BCK~~ is removed for repair, a replacement shall be provided by the owner/occupant or by the manufacturer.

F-121.3.9 *Requirements and procedures.* The following shall be the requirements and procedures for use, training, and data collection of the AED and ~~SBK BCK~~ program:

F-121.3.9.1 The implementation of an AED and/or ~~SBK BCK~~ shall occur only after a written notification is made to the Fire Chief or designee by the individual, entity, organization, or company acquiring an AED. The written notification must contain the facility or business name, street address, specific location of the AED and/or ~~SBK BCK~~, the number employees at the facility or business, the total number of persons trained or to be trained in the use of the AED and ~~SBK-BCK~~, and name of manufacturer and model number of each AED.

F-121.3.9.2 Prior to implementation of an AED or ~~SBK-BCK~~, in any non-residential occupancy, the individual, organization or company will obtain and send to the AHJ, proof of standardized training for all intended users of the AED and ~~SBK-BCK~~. The training shall consist of a class provided by a nationally recognized organization, or locally approved by the AHJ, including, but not limited to, the American Heart Association, the American Red Cross, and the National Safety Council, and shall follow a standardized curriculum. The standardized curriculum shall include, at a minimum:

a. Signs and symptoms of sudden cardiac arrest.

b. Cardiopulmonary resuscitation (CPR); and

c. Proper use, maintenance, and inspection of AED's.

F-121.3.9.3 The training for the ~~SBK BCK~~ shall consist of a class provided by a nationally recognized organization or locally approved by the AHJ. The standardized curriculum shall include, at a minimum:

a. Tourniquet application and use

F-121.3.9.4 The owner of the AED will ensure that the use of the AED follows the policies and procedures developed and authorized by the AHJ, and the provision of F.S. § 401.2915, as may be amended.

F-121.3.9.5 Recertification of users, maintenance, and inspection of the AED and ~~SBK BCK~~ is the responsibility of the owner/occupant and shall be done on a periodic basis, as prescribed by the manufacturer and/or certifying agency. Recertification of users will consist of a class, which will review the techniques for using the AED and ~~SBK BCK~~ and follow a standardized curriculum. Recertification training shall be provided as in section F-121.2 and F-121.3 above. Maintenance of the AED device and SBK shall be in accordance with the manufacturer's recommendations.

F-121.3.9.6 The AHJ may conduct a quality assurance review after the use of an AED or ~~SBK BCK~~ that includes gathering clinical data and information from the person that used the AED or ~~SBK BCK~~ and from the AED itself.

F-121.3.9.7 Any person who uses an AED is required to contact the AHJ by calling 9-1-1 immediately prior to, or immediately upon use of the AED (F.S. § 401.2915 (c)).

F-121.3.9.8 The owner and user of the AED or ~~SBK BCK~~ will not withhold consent for a quality assurance review by the AHJ after the use of an AED or to the retrieval of clinical data from the device itself.

F-121.3.9.9 The AHJ shall verify the presence of the AED device and/or ~~SBK BCK~~ and may inspect any maintenance records and documentation of training to ensure compliance with the community AED and stop the bleed program.

F-121.3.9.10 The AHJ is not liable for any damages experienced by the AED and by the ~~SBK BCK~~, or any person or entity arising as a result of

- a) business's use or misuse of the equipment or supplies.
- b) business's failure to provide services pertaining to the equipment supplies
- c) any defects in the equipment or supplies.

Immunity from civil liability provisions. The provisions of F.S.768.1325, and specifically the immunity from civil liability for any harm resulting from the use or attempted use of an automated external defibrillator (AED) device as found in F.S. 768.1325(3) as may be amended from time to time are hereby adopted and incorporated into the ordinance.

F-122 Mobile and Temporary Cooking Operations

F-122.1 The following section shall be a minimum life safety requirement but can be modified if deemed necessary by the local AHJ.

F-122.1.1 Mobile or Temporary Cooking. Any cooking facility, apparatus or equipment, being operated on a one time or interim basis, or for less than 90 days in the same location, other than at a fixed location, building or structure which has been inspected and permitted under another section of this code, regulation or statute, inclusive of self-propelled trucks and vehicle, trailered units, push carts, equipment located under cover of awnings, canopies or pop-up tents, or other structures for which a building permit has not been issued.

F-122.1.2 All current licensing, semiannual / annual fire suppression system inspections reports and a cleaning report with related documents shall be placed in a binder and accessible to the AHJ at all times.

F-122.1.3 Prior to operating within Broward County, each Mobile Food Dispensing Vehicle shall be inspected and approved.

a. Inspection and approval by the AHJ shall not relieve the mobile food vendor's owner of the responsibility of compliance with the design, construction, installation, alteration, repairs, equipment maintenance, process and relocation of the mobile food truck.

b. Inspection and approval shall not hold the AHJ responsible for the enforcement of regulations of such other regulatory agencies unless specifically mandated to enforce those agencies regulations.

F-122.1.54 Cooking equipment that produces grease-laden vapors shall be protected by a fire-extinguishing system. Automatic fire-extinguishing systems shall comply with ANSI/UL300 or other equivalent standards and shall be installed in accordance with the terms of their listing, the manufacturer's instructions, and NFPA 17A.

F-122.2 Cleaning

F-122.2.1 The entire exhaust system, appliances, floor underneath and wall behind appliances, shall be inspected and cleaned for grease buildup by a properly trained, qualified, and certified person(s) acceptable to the AHJ and in accordance with Table 11.4 in NFPA 96 and in accordance with

F-122.3 Fire Extinguishers

F-122.7.1 There shall be a quarter-turn valve installed within the LP- gas piping for emergency shut-off use, shall be installed on the exterior of the vehicle and readily assessable.

F-122.7.2 A "PROPANE EMERGENCY SHUT-OFF" sign and a "NO SMOKING" sign shall be installed directly next to or above the gas cylinder and shall be a highly visible, permanent weatherproof sign with a minimum of 2" lettering.

F-122.7.3 Cylinders shall be retested every 5-12 years in accordance with the manufacturer's recommendations and 49 CFR 180.205.

a. No letter after the requalification date means the cylinder must be retested within 12 years.

b. An "S" after the requalification date means the cylinder must be retested within 7 years.

c. An "E" after the requalification date means the cylinder must be retested within 5 years.

F-122.8 Leak Detection

F-122.8.1 A test gauge shall be installed at or before the regulator for means of leak detection. Pressure shall be observed for a minimum of 3 minutes with no drop in pressure. Propane tanks, hoses and fittings shall be free of leaks. Documentation that the system is free of leaks shall be kept in a binder and readily assessable for the AHJ upon request.

F-123 Permanently Installed Cooking Exhaust Systems

F-123.1 Cooking Exhaust Systems: Cleaning of Cooking Exhaust Systems shall be in compliance with NFPA 96 and the following.

F-123.2 Cooking ventilation systems shall be inspected for grease buildup by a person meeting the training requirements as set forth by International Kitchen Exhaust Cleaning Association (IKECA) or other nationally recognized exhaust system cleaning association acceptable to the AHJ in accordance with NFPA 96, Section 11.6.1.

F-123.3 Certification of training shall be submitted to the Local AHJ prior to cleaning operations taking place.

F-123.4 The completed inspection or cleaning report as found in NFPA 96, 11.6.14 shall be provided to the owner and a copy along with photos taken prior to cleaning and after cleaning shall be submitted to the local AHJ.

F-124 Uniform Generator Code

F-124.1 Scope The purpose of this document is to provide uniform procedures for the AHJs' in Broward County as it pertains to secondary power sources. Any occupancy as defined by the provisions of the Florida Fire Prevention Code (FFPC) as requiring emergency or legally required standby power, as per Florida State Statute or the Florida Administrative Code, shall comply with the provisions of this code.

F-124.2 Referenced Publications:

NFPA 1, *Fire Code*

NFPA 30, *Flammable and Combustible Liquids Code*

NFPA 37, *Standard for the Installation of and Use of Stationary Combustion Engines and Gas Turbines*

NFPA 54, *National Fuel Gas Code*

NFPA 58, *Liquefied Petroleum Gas Code*

NFPA 70, *National Electrical Code*

NFPA 72, *National Fire Alarm and Signaling Code*

NFPA 110, *Standard for Emergency and Standby Power Systems*

NFPA 111, *Standard on Stored Electrical Energy Emergency and Standby Power Systems*

NFPA 720, *Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment*

Florida Administrative Code 58A-5.036 for Assisted Living Facilities

Florida Administrative Code 59A-4.1265 for Nursing Homes

Florida Building Code

F-124.3 General:

F-124.3.1 Existing approved, non-conforming installations shall be deemed compliant with this code unless the AHJ determines that non conformity presents a distinct hazard to life.

F-124.3.2 All facilities shall store a minimum of seventy-two (72) hours of fuel onsite and be able to show proof (such as a fuel service contract) of a reliable method to obtain the additional twenty-four (24) hours of fuel within forty-eight (48) hours of a declared State of Emergency. Piped natural gas is an allowable fuel source.

F-124.3.3 If local ordinances or other regulations limit the amount of onsite fuel storage at the location of the facility,

then the owner/operator shall develop a plan that includes maximum onsite fuel storage allowable by the ordinance or regulation and a reliable method to obtain the maximum additional fuel at least 24 hours prior to the depletion of the onsite fuel.

F-124.3.4 Storage of any fuels shall be compliant with the applicable National Fire Protection Association's (NFPA) codes and standards.

F-124.3.5 Other fuel sources shall be permitted in conformance with the NFPA 54 and 58 as currently adopted.

F-124.4 Minimum Permit Submittal Requirements:

F-124.4.1 The following is a list of the minimum required information that shall be submitted to the AHJ for review:

- A) Plans shall be submitted for permitting, with details and manufacturer specifications that demonstrate compliance with all applicable NFPA codes and standards. The submittal shall be made by a qualified and licensed contractor.
- B) All generators shall be NFPA 110 compliant.
- C) Plans shall clearly identify the class, type, and level of the generator.
- D) A site plan shall be provided indicating the location of the emergency generator in relation to the building openings as well as adjacent building openings, exit discharges, the fuel source type, and the automatic transfer switch.
- E) The location of the manual emergency shut off shall be clearly identified on the plans. The emergency shut off shall be readily accessible at all times, identified with permanent weatherproof signage, shall be readily visible to emergency responders, and the location shall be approved by the AHJ.
- F) Plans shall demonstrate that the fuel supply can accommodate the specific EPS class and time duration identified on the plans.
- G) Physical protection of the fuel source and generator when located in areas subject to vehicular traffic shall be clearly identified.
- H) A remote generator annunciator shall be installed at a continuously attended location and indicated on the plans, approved by the AHJ.
- I) A signed generator maintenance contract shall be submitted, maintained, and made available to the AHJ upon request.
- J) Carbon monoxide protection shall be installed in accordance with NFPA 720. The location(s) of Carbon Monoxide Alarms shall be indicated on the plans.

F-124.5 Inspection and Testing

- A) Emergency Power Supply Systems' (EPSS), including all appurtenant components, shall be

inspected weekly and exercised under load at least monthly.

- B) The facility owner shall ensure that the EPSS is properly maintained and serviced not less than annually by a qualified person or contractor in accordance with the manufacturer's specifications.

F-124.6 Records Retention

- A) Each facility shall provide a binder which contains a log of weekly inspections and monthly load exercise. The owner or their agent is responsible for the proper recording of this information.
- B) The binder shall also include a copy of the annual service agreement as well as the most current annual service report.
- C) This binder shall be made readily accessible to the AHJ upon request.

Reference Document B: 2022 Fire Code Committee List

2022 Fire Code Committee (Meets 3rd Thursday of the month)

Mr. Sergio Pellecer	Chair - Fire Service Member of the Board of Rules and Appeals
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Mr. Stephen E. Bailey, P.E.	Vice-Chair - Electrical Engineer
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VACANT	Mechanical Engineer Florida P.E.
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Mr. Harlan L. Kuritzky	Florida Registered Architect
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Mr. Garret Granitto	Fire Sprinkler Contractor
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Ms. Lynn E. Wolfson	Disabled Person
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Mr. Daniel R. Potkay	Master Electrician
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Chief Pete McGinnis	Florida Certified Fire Inspector
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Fire Marshal Bruce Bowers

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Florida Certified Fire Inspector

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Mr. James Godfrey

Contractor Certified to Install Fire Alarms

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Mr. Phil London

Mechanical Contractor

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Fire Committee Members

One Mechanical Engineer Florida P.E
One Architect, Florida Registered
One Fire Sprinkler Contractor
One Disabled Person
One Master Electrician
Four Fire Service (Florida Certified Fire Inspectors)
One Fire Service Member of the Board of Rules and Appeals
One Contractor, Certified to Install Fire Alarms
One General Contractor
One Electrical Engineer, Florida P.E
One Mechanical Contractor
One Consumer Advocate
One Structural Engineer
One Chief Plumbing Inspector

17 Total Committee Members

Appointment Guidelines

- A. Committee Members may not have had any personal or business dealings with any BORA certified inspector or BORA staff employee for a period of 12 months prior to their appointment, nor anticipate

any future interests of a similar nature, where the purpose of either is to derive direct or indirect benefit to the Committee Member. Committee Members will promptly advise the Administrative Director of any possible conflicts of interest for further determination as necessary. The Administrative Director will notify the Committee Appointees of this Board Policy when letter of appointments are sent.

- B.** Board Members and Alternates will only fill board members seats, except for the Fire Code Committee, the Board's Consumer Advocate and the representative of the Disabled Community.
- C.** None of the above Committees will include two or more individuals from the same private or government entity, except members of the Board of Rules and Appeals.
- D.** As members of a committee operating under the State of Florida Sunshine Law, committee members shall not discuss any potential committee topic among themselves except at a legally advertised meeting.
- E.** The above guidelines are also intended to apply to any Ad Hoc Committees or sub-committee that may be created.
- F.** Standing Committees are required to meet at least once each year.