Florida Fire Code: Existing Buildings Timetable

Florida Fire Prevention Code (NFPA 1) requires in-building coverage. Some building type have been granted an extension.

DISCUSSION:

Florida Fire Prevention Code provides that AHJ (Authority Having Jurisdiction) can require maintaining adequate fire department radio signal strength inside any building (new or existing). Florida Statute § 633.202 provides for compliance extensions for certain building types.

KEY DATES:

- **Existing hi-rise buildings** are required to comply by the Florida Fire Prevention Code beginning **January 1, 2022**

- By **December 31, 2019**, an existing building that is not in compliance with the requirements for minimum radio strength for fire department communications must apply for an appropriate permit and must demonstrate that the building will become compliant by January 1, 2022

- **Existing apartment buildings** are not required to comply until **January 1, 2025**. However, existing apartment buildings are required to apply for the appropriate permit for the required communications installation by **December 31, 2022**

NEXT STEPS:

1. Determine if sufficient fire department radio signal exists in your building. Qualified in-building wireless systems integrators (and others) can assist with this testing.
2. Contact your local Fire Code Official (AHJ, Authority Having Jurisdiction) to find out how this code is being enforced in your jurisdiction.
3. If coverage is insufficient and the AHJ is enforcing this requirement, prepare a plan (design, permits, etc.) by the deadline listed for your property type.
4. Visit Safer Buildings Coalition website www.saferbuildings.org to locate professionals who can assist and to stay up to date on fire codes pertaining to in-building radio communication enhancement systems.

CODE EXCERPTS

Florida Fire Prevention Code (NFPA 1)

11.10   Two-Way Radio Communication Enhancement Systems.

11.10.1 In all new and existing buildings, minimum radio signal strength for fire department communications shall be maintained at a level determined by the AHJ
11.10.2 Where required by the AHJ, two-way radio communication enhancement systems shall comply with NFPA 72.

§ 633.202   Florida Statute
18)   The authority having jurisdiction shall determine the minimum radio signal strength for fire department communications in all new high-rise and existing high-rise buildings. Existing buildings are not required to comply with minimum radio strength for fire department communications and two-way radio system enhancement communications as required by the Florida Fire Prevention Code until January 1, 2022. However, by December 31, 2019, an existing building that is not in compliance with the requirements for minimum radio strength for fire department communications must apply for an appropriate permit for the required installation with the local government agency having jurisdiction and must demonstrate that the building will become compliant by January 1, 2022. Existing apartment buildings are not required to comply until January 1, 2025. However, existing apartment buildings are required to apply for the appropriate permit for the required communications installation by December 31, 2022.

§ 718.1085 (EXCERPT)

…the term "high-rise building" means a building that is greater than 75 feet in height where the building height is measured from the lowest level of fire department access to the floor of the highest occupiable level.

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