

Florida Fire Prevention Code requires adequate public safety radio signal strength inside buildings (new *and* existing). Florida Statute § 633.202 provides for a compliance extension until 2025 for existing high-rise buildings, and a full exemption for one *very specific* building type.

NOTE: Florida SB1190 [2022 session], signed into law by Gov. DeStantis on June 24, 2022, substantially updated Florida Statute § 633.202 (18). These changes are effective July 1, 2022.

KEY ELEMENTS:

- **All new and existing buildings must comply** with the Florida Fire Prevention Code requirements for in-building public safety communications coverage ***right now, unless*** they meet exceptions #1 or #2 below:
 1. **All existing high-rise commercial and existing high-rise apartment buildings** must comply with the Florida Fire Prevention Code requirements for in-building communications coverage beginning **January 1, 2025. (Permits must be applied for by January 1, 2024.)**
 2. **One very specific exemption:** Systems are *not required* in apartment buildings 75 feet or less in height that are constructed using wood framing, provided that the building has less than 150 dwelling units and that all dwelling units discharge to the exterior or to a corridor that leads directly to an exit as defined by the Florida Building Code.
- **Wording in previous versions of the statute caused confusion** because of the inconsistent use of the term “high-rise”. This was corrected in this most recent version of § 633.202 (18). ***ANY previously issued guidance from local jurisdictions should be revised to comply with the current wording of the statute.***

NEXT STEPS:

1. Determine if sufficient public safety 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. Building Owners MUST obtain written permission from the Frequency License Holder for each frequency they rebroadcast in their building. Your System Integrator can assist in obtaining this written permission.

Full Changes Tracked Bill Text:

See the full section § 633.202 (18) with all changes (adds and deletes) highlighted on page 2 of this bulletin.

CODE and STATUTE EXCERPTS

Florida Fire Prevention Code 7th Edition (2020) (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 1221.

§ 633.202 Florida Statute [UPDATED JULY 1, 2022]

(18) The authority having jurisdiction shall determine the minimum radio signal strength for fire department communications in all new and existing buildings. Two-way radio communication enhancement systems or equivalent systems may be used to comply with the minimum radio signal strength requirements.

However, two-way radio communication enhancement systems or equivalent systems are not required in apartment buildings 75 feet or less in height that are constructed using wood framing, provided that the building has less than 150 dwelling units and that all dwelling units discharge to the exterior or to a corridor that leads directly to an exit as defined by the Florida Building Code. Evidence of wood frame construction shall be shown by the owner providing building permit documentation which identifies the construction type as wood frame.

Existing high-rise buildings as defined by the Florida Building Code are not required to comply with minimum radio strength for fire department communications and two-way radio communication enhancement systems required by the Florida Fire Prevention Code until January 1, 2025. However, by January 1, 2024, an existing high-rise 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, 2025.

Existing high-rise apartment buildings are not required to comply until January 1, 2025. However, existing high-rise apartment buildings are required to apply for the appropriate permit for the required communications installation by January 1, 2024.

§ 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.

26 **633.202 Florida Fire Prevention Code.**

27 (18) The authority having jurisdiction shall determine the
28 minimum radio signal strength for fire department communications
29 in all new ~~high-rise~~ and existing ~~high-rise~~ buildings. Two-way
30 radio communication enhancement systems or equivalent systems
31 may be used to comply with the minimum radio signal strength
32 requirements. However, two-way radio communication enhancement
33 systems or equivalent systems are not required in apartment
34 buildings 75 feet or less in height that are constructed using
35 wood framing, provided that the building has less than 150
36 dwelling units and that all dwelling units discharge to the
37 exterior or to a corridor that leads directly to an exit as
38 defined by the Florida Building Code. Evidence of wood frame
39 construction shall be shown by the owner providing building
40 permit documentation which identifies the construction type as
41 wood frame. Existing high-rise buildings as defined by the
42 Florida Building Code are not required to comply with minimum
43 radio strength for fire department communications and two-way
44 radio communication enhancement systems ~~system enhancement~~
45 ~~communications~~ as required by the Florida Fire Prevention Code
46 until January 1, 2025. However, by January 1, 2024, an existing
47 high-rise building that is not in compliance with the
48 requirements for minimum radio strength for fire department
49 communications must apply for an appropriate permit for the
50 required installation with the local government agency having
51 jurisdiction and must demonstrate that the building will become
52 compliant by January 1, 2025. Existing high-rise apartment
53 buildings are not required to comply until January 1, 2025.
54 However, existing high-rise apartment buildings are required to
55 apply for the appropriate permit for the required communications
56 installation by January 1, 2024.

57 Section 2. This act shall take effect July 1, 2022.

Green text are additions. Red ~~strike-through text~~ are deletions