**Special Occupancy Technical Advisory Committee (TAC)/Electrical TAC – Comments**

**7th Edition (2020) Florida Building Code, Building**

**Chapter 4 SPECIAL DETAILED REQUIREMENTS BASED**

**ON USE AND OCCUPANCY**

SP-B-Ch. 4 Comment #1

**From:** Skip Gregory [mailto:gregoryskip@gmail.com]
**Sent:** Monday, December 2, 2019 12:02 PM
**To:** Madani, Mo
**Cc:** Waltz Scott
**Subject:** Comment for the Workshop

Mo,

As the maker of modification 7807 I propose the following comment for the Workshop:

It appears we have some repetitive language in two different sections. The below excerpt from the 2017 edition of the FBC will fix this so that sub paragraph 449.3.1.1 remains as was proposed in the modification but sub paragraph 449.3.1.2 is deleted or removed in favor of a new section in 449.3.4.10 that was propose as Alternate language by Scott Waltz. (See corrections below)

Section 449.3.4.10 was submitted twice.  Are you available tomorrow to go over this.

**449.3.1 Critical care units.** Reference The Guidelines for other requirements.

449.3.1.1 Sliding doors used for access to critical care rooms may be either manual or power operated and if located on an exit access corridor shall be smoke resistive and equipped with latching hardware or other mechanism that prevents the door from rebounding to a partially open position if the door is forcefully closed~~.~~

~~449.3.1.2 A sliding door used for access to an isolation room shall be equipped with an automatic closer and latching hardware.~~

449.3.4.10 A sliding door used for access to an airborne infection isolation room or a protective environment room shall be equipped with an automatic closer and latching hardware or other mechanism that prevents the door from rebounding to a partially open position if the door is forcefully closed.

**TAC Recommendation:**

**Commission Action:**

SP/E-B-Ch. 4 Comment #2

**Bryan P. Holland, MCP, AStd.**

**Southern Region Field Representative**

**. Revise Section 449.3.15**

**449.3.15 Lightning protection.**

**449.3.15.1** A lightning protection system shall be provided for all new buildings and additions in accordance with NFPA 780, Standard for the Installation of Lightning Protection Systems.

**449.3.15.2** Where additions are constructed to existing buildings, the existing building’s lightning protection system, if connected to the new lightning protection system, shall be inspected and brought into compliance with current standards.

**449.3.15.3** A lightning protection system shall be installed on all buildings in which outpatient surgical procedures, cardiac catherization procedures, or pain management procedures that utilize I.V. drip sedation are provided.

**449.3.15.4** There shall be surge protection for all normal and emergency electrical services.

**449.3.15.5** Additional surge protection shall be provided for all low voltage and power connections to all electronic equipment in critical care areas and life safety systems and equipment such as fire alarm, nurse call and other critical systems. Protection shall be in accordance with appropriate IEEE Standards for the type of equipment protected.

**449.3.15.6** All ~~low-voltage system main or branch circuits~~ communication systems entering or exiting the structure shall have surge ~~suppressors~~ protectors installed for each pair of conductors and shall have visual indication for protector failure to the maximum extent feasible.

**REASON FOR COMMENT AND RECOMMENDED CHANGES:**

* The revision to .1 simply corrects the name of the NFPA referenced standard included in Chapter 35.
* The revision to .6 simply corrects the name of the system being addressed and the product providing the protection in accordance with the UL 497 Standards.

**TAC/SP Recommendation:**

**TAC/E Recommendation:**

**Commission Action:**

SP-B-Ch. 4 comment #3

**From:** Skip Gregory [mailto:gregoryskip@gmail.com]
**Sent:** Friday, December 6, 2019 10:19 AM
**To:** Madani, Mo
**Cc:** Waltz Scott
**Subject:** Re: As discussed

Mo,

I would like to submit a minor but import comment to the workshop for Chapter 4, Section 450 nursing homes. This revision is to coordinate the Florida Building Code with the Code of Federal Regulations.

There was a change to the Code of Federal Regulations, *42 CFR 483.90 - Physical environment* in 2016 that eliminated the design for new toilet rooms to be shared by single occupancy rooms. This regulation is as follows:

(f) Bathroom facilities. Each resident room must be equipped with or located near toilet and bathing facilities. For facilities that receive approval of construction from State and local authorities or are newly certified after November 28, 2016, **each resident room must have its own bathroom** equipped with at least a commode and sink.

The Florida Building Code 6th edition has some language in it that appears to still permit this type of design and was unfortunately overlooked during the process of revision for the 7th edition of the FBC. This comment is to simply delete part of a sentence in section 450.3.5.1 so that the FBC is coordinated with the CFR and so that designers will not be confused or misguided in their designs for new nursing’s homes in Florida.

There is no requirement to change any other paragraphs or any other sections of the FBC to resolve this conflict and there is no economical impact on any aspect of the FBC or other businesses. This revision will clarify the code and make it easier for designers to not be confused between a federal rule and a state code.

The needed revision is a follows:

4*50.3.5.1 Doors to all rooms containing bathtubs, showers, and water closets for resident use located in double occupancy rooms ~~or that are shared between two single occupancy rooms,~~ shall be equipped with privacy hardware that permits emergency access without the use of keys. When such room has only one entrance and is equipped with a swing door, the door shall open outward, or be equipped with emergency release hardware. When emergency release hardware is utilized on a swing door located in a public area, it shall provide visual privacy for the resident and if required by other sections of this code, be smoke resistant. The toilet room door that swings open into the resident room shall not impede the swing of any other door that opens into the resident room.*

Best Regards,

Skip Gregory, NCARB
Health Facility Consulting, LLC

**TAC Recommendation:**

**Commission Action:**

SP/E-B-Ch. 4 Comment #4

**Bryan P. Holland, MCP, AStd.**

**Southern Region Field Representative**

**Revise Section 450.3.19**

**450.3.19 Lightning protection.**

**450.3.19.1** A lightning protection system shall be provided for all new buildings and additions in accordance with NFPA 780, Standard for the Installation of Lightning Protection Systems.

**450.3.19.2** Where additions are constructed to existing buildings, the existing building’s lightning protection system, if connected to the new lightning protection system, shall be inspected and brought into compliance with current standards.

**450.3.19.3** There shall be surge protection for all normal and emergency electrical services.

**450.3.19.4** Additional surge protection shall be provided for all low-voltage and power connections to all electronic equipment in critical care areas and life safety systems and equipment such as fire alarm, nurse call and other critical systems. Protection shall be in accordance with appropriate IEEE Standards for the type of equipment protected.

**450.3.19.5** All ~~low-voltage system main or branch circuits~~ communication systems entering or exiting the structure shall have surge ~~suppressors~~ protectors installed for each pair of conductors and shall have visual indication for protector failure to the maximum extent feasible.

**REASON FOR COMMENT AND RECOMMENDED CHANGES:**

* The revision to .1 simply corrects the name of the NFPA referenced standard included in Chapter 35.
* The revision to .5 simply corrects the name of the system being addressed and the product providing the protection in accordance with the UL 497 Standards.

**TAC/SP Recommendation:**

**TAC/E Recommendation:**

**Commission Action:**

SP -B-Ch. 4 Comment #5

**From:** Skip Gregory [mailto:gregoryskip@gmail.com]
**Sent:** Wednesday, January 1, 2020 5:39 PM
**To:** Madani, Mo
**Cc:** Waltz Scott
**Subject:** Workshop revisions

Mo, I would like to submit a few workshop revisions to help straighten out some of the issues that have arisen from your staff while placing these changes into the FBC. These are all in Chapter and are not content revisions but editorial and paragraphing revisions to better coordinate the Code.

If you have any questions please let me know.

Requested Revisions for Workshop:

1. Partially delete and then revise sections 449.3.1.1 and 449.3.2 and revise section 449.10 as follows.

*449.3.1 Critical care units. Reference The Guidelines for other requirements.*

*449.3.1.1 Sliding doors used for access to critical care rooms may be either manual or power operated and shall meet the requirements of 449.3.4.10. ~~if located on an exit access corridor shall be smoke resistive and equipped with latching hardware or other mechanism that prevents the door from rebounding to a partially open position if the door is forcefully closed~~.*

*~~449.3.1.2 A sliding door used for access to an airborne infection isolation room or a protective environment room shall be equipped with an automatic closer and latching hardware.~~*

*449.3.4.10 A sliding door used for access to ~~an airborne infection isolation room or a protective environment room shall be equipped with an automatic closer and~~* any room located on the exit access corridor may be manual or power operated and shall be smoke resistive and have *latching hardware or other mechanism that prevents the door from rebounding to a partially open position if the door is forcefully closed. (SP7807-R1)*

449.3.4.10.1. A sliding door used to access an airborne infection isolation room or a protective environment room shall be equipped with an automatic closer that will close and latch when released.

2. Correction to section 467.4.4.1:

The words “with be” should be struck and the underlined words added for clarity as follows:

*467.4.4.1 The door shall be side hinged and swing out from the toilet room, or shall be a sliding barn type door without a bottom track and ~~with, be~~ have at least 32 inches (813 mm) wide clear opening.*

3. This section should be renamed *Design Requirements* instead of Construction Requirements because this better describes the subject covered in this section as follows:

467.4 ~~Construction requirements~~ Design Requirements for Inpatient Facilities and Units. The following shall be provided in each inpatient facility and unit:

4. This section should be deleted here and relocated to the Electrical Section to better match the. See Section 467.8.3.6 below:

 *~~467.4.14 Nurse call systems. Wired- or wireless-type nurse call systems shall be permitted if they have been tested and approved by a nationally recognized testing laboratory (NRTL) to meet the requirements of UL 1069, 7~~~~th~~ ~~edition, published October 12, 2007, as referenced in Chapter 35 of this code. All wireless systems shall have been tested and approved by a nationally recognized testing laboratory (NRTL) to meet the requirements of Section 49, Wireless Systems of UL 1069, 7th edition as referenced in Chapter 35 of this code. All nurse call systems whether wired or wireless shall have electronically supervised visual and audible annunciation in accordance with the supervision criteria of UL 1069, 7th edition for nurse call systems and tested and approved by a nationally recognized testing laboratory (NRTL) to meet those requirements.~~*

*~~467.4.14.1 A nurse call system accessible by the patient shall be provided in each patient sleeping room. Nurse call master panel shall be provided at the nurses’ station. Nurse call duty stations shall be provided in each clean workroom, soiled workroom, medicine preparation room and nourishment room.~~*

5. This section should be renamed Details for inpatients facilities and units and re numbered 467.5.1 - 467.5.9 and should not have an indent. They are not subsections of 567.5.1 but are the same importance and unique. as follows:

467.5 ~~Details.~~ Details for inpatients facilities and units

467.5.1 Fixtures, such as drinking fountains, public telephone, vending machines and portable equipment, shall not be located or stored so as to restrict corridor traffic or reduce the minimum required corridor width.

467.~~4.~~5.2 Doors to patient tub rooms, showers and water closets that swing into the room shall be equipped with reversible hardware that will allow the door to swing out in an emergency.

467.~~4.~~5.3 Doors, except those to closets or spaces not subject to occupancy, shall not swing into the exit access corridors.

467.~~4.~~5.4 Windows and outer doors, if operable, shall be equipped with insect screens.

467.~~4.~~5.5 Interior thresholds and expansion joint covers shall be made flush with the floor surface.

467.~~4.~~5.6 Grab bars shall be provided at all patient toilets, showers, and tubs. The bars shall have a clearance of 11/2 inches (38 mm) to the walls and shall be sufficiently anchored to sustain a concentrated applied load of not less than 250 pounds (113 kg).

467.~~4.~~5.7 Single paper towel dispensers, soap dispensers and covered waste receptacles shall be provided at all hand washing facilities.

467.~~4.~~5.8 Staff hand washing facilities shall be fitted with wrist blades and a gooseneck-type spout.

467.~~4.~~5.9 All hand washing facilities shall be securely anchored to withstand an applied vertical load of not less than 250 pounds (113 kg) on the front of the fixture

6. Elevators should be renumbered to distinguish it from a sub section and have one subsection as follows:

467.~~4.~~6 Elevators

~~467.4.6~~ 467.6.1 Elevators. In new multistory units and facilities an elevator shall be provided in compliance with the requirements of Chapter 30 of the Florida Building Code, Building. In addition, a hospital-type elevator large enough to accommodate a bed and attending staff shall service all patient sleeping rooms and patient treatment areas located above the ground floor. The car shall be at least 5 feet 8 inches (1.73 m) wide by 9 feet (2.74 m) deep and the car doors shall have a clear opening of not less than 4 feet (1.22 m) wide and 7 feet (2.13 m) high.

7. Mechanical should be renumbered as a section and the name revised to distinguish it from a sub section and then renumber it into subsections as follows:

~~467.4.7 Mechanical system requirements.~~

467.7 Mechanical system requirements for inpatient facilities and units

467.~~4.~~7.1 Air conditioning, heating and ventilating systems.

~~1.~~ 467.7.1.1 All patient occupied areas shall be heated or cooled by individual or central units. Heating units shall be designed to provide a minimum of 72°F (22.22°C) ambient indoor temperature and air conditioning units shall be designed to provide a minimum of 78°F (25.55°C) ambient indoor temperature.

~~2.~~ 467.7.1.2 All air-supply and air-exhaust systems shall be mechanically operated. Fans serving exhaust systems shall be located at the discharge end of the system.

~~467.4.7.1~~ 467.7.2 Carbon monoxide detector. See Section 908.8.

~~467.4.7.2~~ 467.7.3 Plumbing and other piping systems. Water distribution systems shall be arranged to provide hot water at each hot water outlet at all times. Hot water at shower, bathing, and hand washing facilities for patients’ personal use shall not exceed 110°F (43.3°C).

8. Electrical should be renumbered as a section and the name revised to distinguish it from a sub section and then renumber it into subsections as follows:

~~467.4.8 Electrical system requirements.~~ 467.8 Electrical Systems for inpatient facilities and units.

467.~~4.~~8.1 Lighting.

~~1.~~ 467.8.1.1 All spaces occupied by people, machinery, and equipment within the building, approaches to building, and parking areas shall have electric lighting.

~~2.~~ 467.8.1.2 All patients’ rooms shall have general lighting and night lighting. General room luminaries shall be switched at the entrance to the patient room.

467~~.4.~~8.2 Receptacles. All patient rooms shall have hospital grade duplex grounding-type receptacles.

467.~~4.~~8.3 Emergency electrical system.

 467.~~4.~~8.3.1 A Type III essential electrical system shall be provided in all hospice facilities as described in National Fire Protection Association Life Safety Code 99, “Health Care Facilities”, and incorporated by reference in Rule 69A-3.012, Florida Administrative Code. The emergency power for this system shall meet the requirements of a Level II, type 10, Class 48 generator as described in National Fire Protection Association Life Safety Code 110, “Emergency Standby Power Systems”, and incorporated by reference in Rule 69A-3.012, Florida Administrative Code.

~~467.2.8.2~~ 467.8.3.2 The essential electrical system shall have at a minimum one transfer switch. Separate electrical branches are not required.

~~467.4.8.3.2~~ 467.8.3.3.There shall be selected life safety lighting provided at a minimum of 1 footcandle (10 lux) and designed for automatic dusk-to-dawn operation along the travel paths from the exits to the public way or to safe areas located a minimum of 30 feet (9.14 m) from the building.

~~467.4.8.3.3~~ 467.8.3.4 A minimum of one elevator per bank serving any patient use floor shall be connected to the essential electric system and arranged for automatic operation during loss of normal power. Elevator cab lighting, controls, and communication and signal systems shall be connected to the essential electrical system.

~~467.4.8.3.4~~ 467.8.3.5 If required by the facility’s emergency food plan, there shall be power connected to the equipment branch of the essential electrical system for kitchen refrigerators, freezers and range hood exhaust fans. Selected lighting within the kitchen and dry storage areas shall be connected to the essential electrical system.

467.8.3.6 Nurse Call Systems

467.8.3.6.1 Nurse call systems. Wired- or wireless-type nurse call systems shall be permitted if they have been tested and approved by a nationally recognized testing laboratory (NRTL) to meet the requirements of UL 1069, 7th edition, published October 12, 2007, as referenced in Chapter 35 of this code. All wireless systems shall have been tested and approved by a nationally recognized testing laboratory (NRTL) to meet the requirements of Section

49, Wireless Systems of UL 1069, 7th edition as referenced in Chapter 35 of this code. All nurse call systems whether wired or wireless shall have electronically

supervised visual and audible annunciation in accordance with the supervision criteria of UL 1069, 7th edition for nurse call systems and tested and approved by a nationally recognized testing laboratory (NRTL) to meet those requirements.

467.8.3.6.2 A nurse call system accessible by the patient shall be provided in each patient sleeping room. Nurse call master panel shall be provided at the nurses’ station. Nurse call duty stations shall be provided in each clean workroom, soiled workroom, medicine preparation room and nourishment room.

9. Residential Facilities should be renumbered as a section and then renumber it into subsections as follows:

467.~~5~~9 Residential Facilities.

467.~~5~~.9.1 Residential facilities shall comply with the Florida Building Code and the National Fire Protection Association Life Safety Code 101 as adopted by the Florida Fire Prevention Code.

467.~~5.~~ 9.2 Residential facilities shall comply with the following codes and standards:

467.~~5.~~ 9.2.1 All new facilities and additions and renovations to existing facilities shall be in compliance with:

467.9.2.1.1. Section 310.6 of this code for Group R-4 occupancy;

467.9.2.1.2. The National Fire Protection Association Life Safety Code 101, Chapter 32, Residential Board and Care Occupancy and incorporated by reference in Rule 69A-3.012, Florida Administrative Code, and

467.9.2.1.3. The Florida Building Code, Accessibility for residential facilities.

467~~.5~~ 9.2.2 All existing facilities shall comply with National Fire Protection Association Life Safety Code 101, Chapter 33, Existing Residential Board and Care Occupancy and incorporated by reference in Rule 69A-3

**TAC Recommendation:**

**Commission Action:**

SP -B-Ch. 4 Comment #6

From: Susan E. Anderson, Dir. of Assisted Living Public Policy

LeadingAge Florida

sanderson@leadingageflorida.org

January 2, 2020

To: Mo Madani VIA Email: mo.madani@myfloridalicense.com

Technical Unit Manager

Building Codes and Standards

Department of Business and Professional Regulations2555 Shumard Oak BoulevardTallahassee, Florida 32399-2100

RE: Comments to Proposed Supplement to the 6th Edition (2017) FBC

Dear Mr. Madani,

The following comments are being submitted by LeadingAge Florida concerning sections of the proposed supplement to the 6th edition (2017), Florida Building Code. LeadingAge Florida is an association representing the interests of its members which provide high quality care and services to Florida’s seniors in assisted living communities, nursing homes, continuing care retirement communities, and rental retirement communities. These comments are directed to proposed changes in Section 464, Assisted Living Facilities.

**PROPOSED MODIFICATION:**

**464.3.1** Except as modified and required by this section of the code, Chapter 59A-36 ~~58A-5~~, Florida Administrative Code or Chapter 429 Part I ~~III~~, Florida Statutes, all new assisted living facilities and all additions, alterations, or renovations to existing assisted living facilities with more than 16 licensed beds shall also be in compliance with The Guidelines for the Design and Construction of Residential Health, Care and Support Facilities (The Guidelines) Part I General, and Chapter 4.~~2~~1 Special Requirements for Assisted Living Facilities as referenced in Chapter 35 of this code.

Comment: The above proposed revisions to the modification are conforming amendments. By operation of law, all rulemaking functions for assisted living facilities were moved from the Department of Elder Affairs to the Agency for Health Care Administration. See Ch. 2019-11, Laws of Florida. Rule chapter 58A-5, Assisted Living Facilities, was repealed and the contents of the rule were moved and adopted under Rule Chapter 59A-36, effective July 1, 2019. Part I of Chapter 429, Florida Statutes, governs assisted living facilities while Part III governs adult day care centers. Note: There are several areas of Section 464 that contain similar outdated statutory and rule references. If these references are not able to be revised during this update, we will certainly try to be vigilant and propose appropriate modifications at the next triennial update.

**464.4.2.1** ~~When outside temperatures are 65°F (18°C) or below, an indoor temperature of at least 72°F (22°C) shall be maintained in all areas used by residents during hours when residents are normally awake. During night hours when residents are asleep, an indoor temperature of at least 68°F (20°C) shall be~~

~~maintained.~~ Mechanical systems shall be designed to maintain dry-bulb temperatures between 70°F (18°C) and 81°F (27°C) in resident occupied areas and ~~between 70°F (18°C) and 85°F (29°C)~~ in areas ~~not~~ intended for resident occupancy. ~~This shall not preclude heating or cooling as necessary to maintain temperatures beyond this range for personal comfort.~~ Residents who have individually controlled thermostats in their bedrooms or apartments shall be permitted to control temperatures in those areas including maintaining temperatures outside the range stated above.

Comment: This section is intended to set parameters for maintaining safe and comfortable indoor air temperatures for residents. We agree that the existing language in section 464.4.2.1 and 464.4.2.2 was in dire need of revision and agree with the revised temperature range as stated above as proposed in modification SP8280 A2.

However, this amendment goes further and sets forth a temperature range for areas “not intended for resident occupancy”. For example, the administrative offices and the kitchen are areas not intended for resident occupancy. There is no need to attempt to set temperature ranges for areas that do not affect residents. That apparently led to the next statement in the amendment, "[t]his shall not preclude heating or cooling as necessary to maintain temperatures beyond this range for personal comfort" possibly recognizing that staff may desire to work in temperatures outside the stated ranges for residents.

The “personal comfort” statement introduces confusion and ambiguity to the temperature requirement and, if implemented, has the effect of negating the required temperature range for resident areas. Whose “personal comfort” are we discussing here? Is it employees, residents, or both? Is this meant to apply to staff-only areas or does it also apply to the areas intended for resident occupancy? Currently, the sentence provides no limitation on the facility areas that it applies to. For instance, the “personal comfort” sentence does not confine itself to the temperatures under the control of the resident in their own bedrooms or apartments; so, it appears that temperatures can be maintained outside of the stated range in any area of the assisted living facility based only on someone’s subjective “personal comfort”. This negates a specified, static temperature range for resident safety. The sentence is not necessary if the temperature is regulated only for the areas of an assisted living facility meant for resident use and should be struck.

The suggested revision to the last sentence, control of temperatures by residents in their bedrooms or apartments, makes it very clear that residents can keep the temperature hotter or colder than the stated range in their own individual spaces. This is sufficient to infer that residents are in control of the temperature in their rooms or apartments based on their own personal comfort.

**~~464.4.2.32~~** ~~Residents who have individually controlled thermostats in their bedrooms or apartments shall be permitted to control temperatures in those areas.~~

Comment: This section is duplicative of the last sentence added in the proposed supplement to section 464.4.2.1 and should be struck.

**464.4.2.3** A new facility shall be equipped with either a permanent on-site alternate power source to operate at least the equipment necessary to maintain safe indoor air temperatures, life safety systems, and equipment for resident care needs, or there shall be a permanently installed predesigned electrical service

entry for the electrical system that will allow a quick connection to a temporary alternate power source to

operate at least the equipment necessary to maintain safe indoor air temperatures, life safety systems, and equipment for resident care needs. This quick connection shall be installed inside of a permanent metal enclosure rated for this purpose and may be located on the exterior of the building. See 59A-36.025 ~~58A-5.036~~ F.A.C. Emergency Environmental Control~~s~~ for Assisted Living Facilities for additional requirements.

Comment: The above revisions are more of the conforming revisions to reflect the change in the applicable rule chapter and rule title.

We thank the members of the Florida Building Commission and especially, the members of the Special Occupancy TAC that have worked with us on these modifications. Our objective is to promote reasonable regulations for the choice, dignity, and quality care of Florida’s seniors and we look forward to continuing to work with you on the modifications.

Sincerely,



Susan E. Anderson

Dir. of Assisted Living Public Policy

LeadingAge Florida

sanderson@leadingageflorida.org

**TAC Recommendation:**

**Commission Action:**

SP –General- Comment #1

 **From:** Neil Burning [mailto:nburning@ICCSafe.ORG]
**Sent:** Thursday, January 02, 2020 1:50 PM
**To:** Madani, Mo
**Cc:** Campbell, Thomas
**Subject:** Floridians for Safe Communities Coalition Comments regarding Draft 7th Edition of Florida Building Code

Mo,

I have attached our coalition’s comments regarding the draft 7th edition of the Florida Building Code.

Thank you,

**Neil Burning, CBO**

Vice President, Technical Resources

Government Relations (Florida)

International Code Council

(See attachment)

**TAC Recommendation:**

**Commission Action:**