



**Miami-Dade County**  
General Services Administration  
Facilities and Utilities Management Division  
Office of Elevator Safety

# ***INDUSTRY BULLETIN***

*for Miami-Dade County's Elevator Owners & Industry*

**SUBJECT:** Elevator Universal Fire Key Standard Requirements      **Bulletin 2004-01 / July 15, 2004**

This is to advise the elevator owners and industry of an important change to Florida law affecting elevators (see 2004 House Bill No. 129; Chapter 2002-12, Laws of Florida; amends Chapter 399, Florida Statutes). This bulletin is for information purposes only, and it is highly recommended that interested parties familiarize themselves with the actual statute.

This change establishes certain requirements for elevator emergency access and operation. Effective as detailed below, elevator fire operation access keys must be keyed to a single standard key in each of the state's seven emergency response regions. The only Persons authorized to possess the key include firefighters, elevator owners, and persons testing, inspecting or maintaining elevators.

Construction of any new building in Florida of six or more stories in height **commencing after June 30, 2004** must comply with the new law. The standard key requirement also applies to any existing building in Florida of six or more stories in height that undergoes "substantial improvement" as defined in section 161.54(12), Florida Statutes. Also, all existing buildings in Florida of six or more stories in height must comply with the standard elevator access key requirements **before July 1, 2007**. Failure to comply with these requirements may result in an administrative fine of \$1,000, in addition to any other penalty provided by law, as enforced by the State Fire Marshal.

If, as determined by the local fire marshal, it is technically, financially or physically impossible to bring a building into compliance with this new law, the local fire marshal may allow substitute emergency measures that provide reasonable alternate emergency elevator access. The local fire marshal's decision regarding substitute measures may be appealed to the State Fire Marshal. As soon as the Fire Marshal's Office has determined which specific key will be used, we will keep you apprised by posting information to our web page and by special mailings.

Construction or repairs undertaken for the purpose of complying with the new emergency elevator access key requirements will not require a permit issued by Miami-Dade County Office of Elevator Safety. Instead, the compliance status of each elevator - planned, newly constructed or existing - must be reported to the County, on forms provided by us. The form is also available online at <http://www.miamidade.gov/gsa/ElevatorMain.asp>. Inspectors will verify information submitted.

The County's Web site cannot presently receive electronic reports. However, when the site is operational for interactive reporting, notification will be provided to the industry so that all reporting may be made electronically. Check our Web site frequently for more information, as it becomes available.