

ST LUCIE COUNTY FIRE DISTRICT  
FIRE PREVENTION CODE AND  
FEE SCHEDULE

RESOLUTION NO. 740-23

A RESOLUTION OF THE ST. LUCIE COUNTY FIRE DISTRICT, SPECIFICALLY AMENDING THE ST. LUCIE COUNTY FIRE PREVENTION CODE; AMENDING PROVISIONS TO UPDATE ADOPTED EDITIONS OF THE FLORIDA FIRE PREVENTION CODE; AMENDING SPECIAL HAZARD PROVISIONS REGARDING ACCESS ROADWAY CLEARANCE REQUIREMENTS; REPEALING PRIOR INCONSISTENT RESOLUTIONS; AND PROVIDING AN EFFECTIVE DATE.

WITNESSETH:

WHEREAS, the St. Lucie County Fire District has determined that Chapter 633, Florida Statutes, Fire Prevention and Control, requires the St. Lucie County Fire District Board of Commissioners to adopt rules and regulations, and to provide for their enforcement for the health, safety and welfare of the people of St. Lucie County, Florida; and

WHEREAS, the Board has previously adopted a Fire Prevention Code for the St. Lucie County Fire District; and

WHEREAS, the Board has determined that it is in the best interest of St. Lucie County to amend that Fire Prevention Code.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the St. Lucie County Fire District, that the following is hereby adopted:

Section 1. FIRE PREVENTION CODE.

- A. This Code shall be known as the St. Lucie County Fire District Fire Prevention Code (hereinafter referred to as "Fire Prevention Code").
- B. Except to the extent that they are hereinafter deleted, modified, and/or amended by this Resolution, the following are hereby adopted and incorporated as though fully set forth herein:
  1. The most current edition of the Florida Fire Prevention Code (Chapter 69A-60, FAC) and its incorporated standards and codes.
- C. Not less than three (3) copies of the most current edition of the Florida Fire Prevention Code shall be filed in the Community Risk Reduction (CRR) Division and the provisions thereof shall be controlling throughout St. Lucie County, Florida.

Section 2. DEFINITIONS.

A. Board of Commissioners.

Board of Commissioners shall refer to the St. Lucie County Fire Board of Commissioners.

B. Fire Chief.

Fire Chief shall refer to the Fire Chief of the St. Lucie County Fire District.

C. Fire Department.

Fire Department shall refer to the St. Lucie County Fire District.

D. Fire District.

Fire District shall refer to the St. Lucie County Fire District.

E. Fire Marshal.

Fire Marshal shall refer to a designated Fire Official selected by the Fire Chief to administer the St. Lucie County Fire District Community Risk Reduction (CRR) Division.

F. Community Risk Reduction (CRR) Division.

CRR Division shall refer to the St. Lucie County Fire District CRR Division.

G. Inspector.

Inspector shall include the Fire Marshal and any assistants to the Fire Marshal.

H. Investigator.

Investigator shall include the Fire Marshal and any assistants to the Fire Marshal.

I. Plans Reviewer.

Plans Reviewer shall include the Fire Marshal and any assistants to the Fire Marshal.

J. NFPA.

NFPA shall refer to the National Fire Protection Association.

Section 3. VIOLATIONS.

It shall be unlawful for any person to violate this resolution, to permit or maintain such a

violation, to refuse to obey any such provision or to fail or refuse to comply with any such provision or regulation except as variation may be allowed by the action of the Fire Marshal in writing. Proof of such unlawful act or failure shall be deemed prima facie evidence that such act is that of the owner or other person in control of the premises.

Prosecution, or lack thereof, of either the owner, occupant or the person in charge shall not be deemed to relieve any of the others.

#### Section 4. FIRE CHIEF.

- A. The Fire Chief shall be responsible for the enforcement of the Fire Prevention Code. The Fire Chief may assign qualified members of the Fire District as inspectors as shall from time to time be necessary. To assist in the performance of the responsibilities and duties placed upon the Fire Chief, a CRR Division in the Fire District is hereby created.
- B. The CRR Division shall operate under the supervision of the Fire Chief. The Fire Chief shall designate a Fire Official of the Fire District as Fire Marshal. The Fire Marshal shall be the administrator of the CRR. The Fire Marshal shall be responsible for the direct administration and enforcement of the Fire Prevention Code as may be directed by the Fire Chief.
- C. The Fire Marshal shall be appointed on the basis of examination or other method of determining qualifications. The Fire Chief may also designate such number of technical inspectors as shall from time to time be authorized by the Board of Commissioners. Such technical inspectors shall be selected through an examination or method to determine their fitness for the position.

#### Section 5. COMMUNITY RISK REDUCTION (CRR) DIVISION

- A. It shall be the duty of the personnel of the CRR Division to enforce this and all resolutions of the Fire District. The provisions of this code are applicable to:
  - 1. The inspection of buildings, processes, equipment, systems, and other fire and related life safety situations;
  - 2. The investigation of fires, explosions, hazardous material incidents, and other related life safety situations;
  - 3. All aspects of development review including site plans, construction plans, drawings, specifications for life safety systems, fire protection systems, access requirements, water supplies, processes, and hazardous materials, and other fire and life safety issues;
  - 4. The fire safety education of responsible parties and the general public;
  - 5. Existing occupancies and conditions, the design and construction of new buildings, remodeling of existing buildings, additions to existing buildings and change of occupancy;
  - 6. The storage, use, processing, handling, and review of hazardous materials;
  - 7. The design, alteration, modification, construction, maintenance, and

- testing of fire protection systems and equipment;
  - 8. Hazards from outside fires in trash, building debris, yard waste, forest and vegetative debris, and other materials deemed hazardous;
  - 9. The regulation and control of special events including, but not limited to, firework displays, exhibits, trade shows, amusement parks, haunted houses, and other similar special occupancies; and tents.
  - 10. The interior finish, decorations, furnishings, and other combustibles that contribute to fire spread, fire load and smoke production.
- B. The personnel of the CRR Division shall have such other powers and perform such other duties as are set forth in other sections of this resolution and as may be conferred and imposed from time to time by law.
  - C. The Fire Chief may delegate any powers or duties under this resolution to the Fire Marshal. The Fire Chief shall prepare instructions for the Fire Marshal and the Fire Marshal's assistants.

Section 6. FIRE MARSHAL APPROVAL.

Before permits may be issued as required by this Fire Prevention Code, the Fire Marshal or the Fire Marshal's assistants shall inspect and approve the plans, systems, processes, vehicles, buildings, or storage places to be used for any such purpose.

Section 7. DEVELOPMENT REVIEW PROCESS.

- A. The CRR Division shall review all new developments including, but not limited to, Developments of Regional Impact, Master Planned Unit Developments, Planned Unit Developments, Planned Non-Residential or Mixed-Use Developments, residential or commercial subdivisions, multi-family residential projects, and all large and small-scale commercial, industrial, and educational projects for compliance with this Fire Prevention Code, as adopted.
- B. The Development Review process shall require developers, contractors, property owners or their designated representatives to make separate application for review in accordance with the provisions of this section. In order to streamline the review process, and to the greatest extent possible, the CRR Division will coordinate with the City of Fort Pierce, City of Port St. Lucie, St Lucie Village and St. Lucie County and fully participate in their respective Site Plan/Development Review Committees and Building Plan Review processes.
- C. The Development Review process consists of the initial Development Review and subsequent Building Plan(s) Review and shall utilize the following guidelines:
  - 1. Development Review
    - a. Application shall be made to the St. Lucie County Fire District on the prescribed form available from the CRR Division or online at [www.slcfcd.com](http://www.slcfcd.com).
    - b. Review fees shall be paid at the time of application.

- c. Plans are required to be submitted in paper and electronic format (PDF).
- d. Upon completion of the review, the applicant shall receive written notification of the results with an explanation of the findings. A copy will also be forwarded to the City of Fort Pierce, City of Port St. Lucie, St. Lucie Village or St. Lucie County as appropriate. Incomplete submittals, those not approved, or those approved with conditions, where no written acknowledgement of those conditions has been received by the District, shall not proceed to the Building Plan Review stage.

## 2. Building Plan(s) Review

- a. Application shall be made to the St. Lucie County Fire District on the prescribed form available from the CRR Division online at [www.slcfcd.com](http://www.slcfcd.com).
- b. Review fees shall be paid prior to the plans being reviewed.
- c. Plans are accepted in paper and/or electronic format (PDF) online at [www.slcfcd.com/182/Applications-Permits](http://www.slcfcd.com/182/Applications-Permits).
- d. Upon completion of the Building Plan(s) Review, the plans will be stamped by the Fire District's Plans Examiner, the written results will be attached either by hardcopy or digitally, and the plans will be returned to the respective Building Department. Incomplete submittals, those not approved, or those approved with revisions required, where no written acknowledgement of those revisions has been received by the District, shall not be released to the respective Building Department.

## Section 8. REVIEW EXPIRATION.

- A. Development Review approvals shall expire within one (1) year, unless construction has commenced. Re-submittals (due to approval expiration) shall follow the same process as the original submittal.
- B. Building Plan(s) Review approvals shall expire within one (1) year, unless construction has commenced. Re-submittals (due to approval expiration) shall follow the same process as the original submittal.
- C. All Fire Protection System permits shall expire three (3) months from the date of permit issuance, unless an initial fire inspection has been completed. Re-submittals (due to permit expiration) shall follow the same process as the original submittal.
- D. All other permits (tent, fireworks display, etc.) shall expire on the date specified on the permit.

- E. Requests for extensions of approvals and permits shall be made in writing at least one (1) week prior to the expiration date. Extensions shall be at the discretion of the Fire Marshal.

Section 9. INSPECTIONS BY FIRE MARSHAL.

The Fire Marshal shall inspect or cause to be inspected all new premises in conjunction with the Development Review process, and all existing premises on a periodic basis, and shall make such orders as may be necessary for safeguarding Life and property from fire and for the enforcement of the laws and resolutions governing the same.

Section 10. HAZARDOUS CONDITIONS.

- A. Whenever an inspection shall find in any building, or upon any premises or other places, conditions deemed hazardous to life or property from the threat of fire including, but not limited to, combustible or explosive matter or dangerous accumulations of rubbish or unnecessary accumulation of waste paper, boxes, shavings, or any highly flammable materials especially liable to fire, and which is so situated as to endanger property ; or shall find obstruction to or in fire escapes, stairs, passageways, doors, or windows, liable to interfere with the operations of the fire department or egress of occupants in case of fire, the inspector shall order the same to be removed or remedied, and such Order shall forthwith be complied with by the owner or occupant of such premises or buildings, subject to the appeals procedure provided for in the Fire Prevention Code.
- B. Any owner or occupant failing to comply with such Order within a reasonable period after the service of said Order shall be liable to penalties as hereinafter provided.
- C. The service of any such Order may be made upon the occupant of the premises to whom it is directed, either by delivering a copy of same to such occupant personally, or leaving it with any adult person in charge of the premises, or, in case no such person is found, upon the premises by affixing a copy thereof in a conspicuous place on the door to the entrance of said premises. Whenever it may be necessary to serve such an Order upon the owner of the premises, such Order may be served either by delivering to and leaving with the said person a copy of the Order, or if the owner is absent from the jurisdiction of the officer making the Order by mailing such copy by certified mail to the owner's last known post office address.

Section 11. INVESTIGATIONS OF FIRES.

- A. The CRR Division shall investigate, when deemed necessary, the origin, cause, and circumstances of every fire occurring in St. Lucie County by which property has been destroyed or damaged and, so far as possible, shall determine whether the fire is the result of carelessness or design. The Fire Marshal or his designated

personnel shall take charge immediately of the physical evidence, shall notify the proper authorities designated by law to pursue the investigation of such matters and shall further cooperate with the authorities in the collection of evidence and in the prosecution of the case.

- B. Each such report shall be in a form as prescribed by the Fire Marshal and shall contain a statement of all facts relating to the cause, origin and circumstances of such fires, the extent of the damage thereof and the insurance upon such property, and such other information as may be required, including the injury, death, or rescue of persons.

Section 12. RECORD KEEPING.

The Fire Marshal shall compile and keep a record of all fires and of all the facts concerning the same, including injuries, deaths, rescue of persons, and statistics as to the extent of such fires and the damage caused thereby, and whether such losses were covered by insurance, and if so, in what amount. Such records shall be made daily from the reports made by the technical inspectors under the provisions of this Resolution. All such records shall be public to the extent required by the Florida Public Records Law.

Section 13. ANNUAL REPORTS.

The Fire Marshal shall make an annual report of the activities of the CRR and shall transmit this to the Board of Commissioners through the Fire Chief. The reports shall contain all proceedings under the Fire Prevention Code with such statistics as the Fire Chief may wish to include therein.

Section 14. AMENDMENTS.

The Fire Chief or the Fire Marshal may, from time to time, recommend any amendments to the Fire Prevention Code.

Section 15. APPLICABILITY.

The provisions of the Fire Prevention Code shall apply equally to both public and private property and to all structures and their occupancies, except as otherwise specified.

Section 16. LIBERAL CONSTRUCTION.

This Resolution shall be deemed an exercise of the police powers of the St. Lucie County Fire District for the preservation and protection of the public health, safety, and welfare and all the provisions of the Fire Prevention Code shall be liberally construed for that purpose.

Section 17. PENALTIES.

- A. Any person who shall violate any of the provisions of the Fire Prevention Code hereby adopted or shall fail to comply therewith, or shall violate or fail to comply with any order made thereunder, or shall build in violation of any details,

statements, specifications, or plans submitted or approved thereunder, or shall operate not in accordance with the provisions of any certificate, permit, or approval issued thereunder, and from which no appeal has been taken, or who shall fail to comply with such an Order as affirmed or modified by the Fire Marshal or by a court of competent jurisdiction within the time fixed herein shall for each and every violation and non-compliance, respectively, be guilty of a misdemeanor punishable by a fine of not more than \$500.00 nor more than 365 days imprisonment or by both.

- B. The imposition of a penalty for any violation shall not excuse the violation nor shall the violation be permitted to continue. All such violations or defects shall be corrected within a reasonable time, and when not otherwise specified, the application of the above penalty shall not be held to prevent the enforced removal or prohibited condition.
- C. The Fire Marshal, or his representative, may present any violation of the Fire Prevention Code, or appeal thereof, to the Code Enforcement Board of the appropriate municipality or local governmental entity, provided the members of such Boards are not officers, agents, or employees of the municipality or local governmental entity.

Section 18. BOARD OF APPEALS.

- A. Any person shall be permitted to appeal a decision of the Authority Having Jurisdiction (AHJ) to the Board of Appeals in accordance with NFPA 1-1.10.4.
- B. Appeals shall be in submitted in writing to the AHJ within 30 calendar days of the notice of violation or adverse action.
- C. Fire Code Board of Appeals shall follow the fire code NFPA 1.1.10 for the appeals process.
- D. If a person receives an adverse ruling after proceeding through the appeals process outlined above, such person may then petition for a declaratory statement from the State Fire Marshal in accordance with Section 633.001, Florida Statutes.

Section 19. SPECIAL CONSIDERATIONS.

- A. If fire sprinklers are provided in any residential development, or other occupancy type, where no specific requirement for fire sprinklers exists in the Florida Fire Prevention Code or Florida building code, the specific requirements regarding fire department access, water supply, and other provisions of this Code may, as an incentive for the great protection afforded by fire sprinklers, be modified by the AHJ pursuant to NPFA 1-1.4.

Section 20. MINIMUM SITE PLAN, WATER SUPPLY, FIRE HYDRANT, AND ACCESS REQUIREMENTS.

- A. The Fire Marshal shall evaluate the adequacy of water supplies for firefighting

purposes and shall evaluate all sources and delivery systems within St. Lucie County, Florida, consistent with the fire risk and the fire department capabilities. Adequacy of supply for firefighting shall be established by determining minimum rates of fire flows to control potential fires in structures and exposures within the county. The fire flow rates are based on estimates of the number of hose streams needed to control potential fires in a given structure or group of structures subject to fire.

B. Site Plan Submittal

1. Site Plans submitted in accordance with this Fire Prevention Code shall include the size, layout, and offsite connections for the water distribution system and the location of all existing and proposed fire hydrants within one thousand (1,000) feet of the proposed project.
2. Site Plans shall also include the type of construction as indicated in the most current edition of the Florida Building Code; the proposed height and the gross square footage of proposed and existing building(s) on and within one hundred (100) feet that are adjacent to the property site; the distance from property lines; the exterior wall dimensions and the distance between buildings located on the same lot.
3. Site Plans shall include all necessary fire department access roadways and fire lanes as determined by the Fire Marshal.
  - a. At least 13 feet 6 inches nominal vertical clearance shall be provided and maintained over the full width of all means of access. Including, but not limited to trees, canopies, etc., as referred to in Exhibit "A," attached hereto.
  - b. Minimum roadway pavement width (two-way traffic) shall be twenty (20) feet.
  - c. Minimum roadway pavement width (one-way traffic) shall be twelve (12) feet.
  - d. Vertical clearances or roadway widths shall be increased when vertical clearances or roadway widths are not adequate to accommodate fire apparatus.
  - e. Dead end roadways serving commercial or residential occupancies must include a cul-de-sac when the roadway length exceeds one hundred-fifty (150) feet. "Y" or "T" type turnaround arrangements are permitted.
  - f. The minimum cul-de-sac radius shall be fifty (50) feet measured to the edge of roadway pavement.
  - g. The design and use of traffic calming devices shall be approved by

the AHJ.

- h. More than one fire department access road or fire lane shall be provided when it is determined by the Fire Marshal that access by a single road or fire lane may be impaired by vehicle congestion, conditions of terrain, climatic conditions, building characteristics, fire behavior, or other factors that could limit access.

C. Minimum Size of Water Mains

1. Water main size shall be in accordance with St. Lucie County Ordinance No. 1-17 or Ft Pierce City Ordinance No. K-02, City of Port St. Lucie Utility Standard Detail, Florida Fire Prevention Code (6th Edition) NFPA-1-Chapter 18.3 and Annex I AWWA M3 1 and M17, as applicable.
  - a. The minimum size of water mains for supplying water for fire fighting purposes shall be six (6) inches.
  - b. The minimum size of water mains supplying hydrants on a dead end main shall be eight (8) inches.
  - c. The maximum number of hydrants located on a dead end main shall be one (1).
  - d. Grid or Tee systems shall be supplied by a minimum of an eight (8) inch looped main. Exceptions may be granted based on the capacity of the water distribution system but in no case shall the main size be less than six (6) inches.
  - e. The minimum size water main(s) shall be determined by the needed fire flow as established by the Fire Marshal and based on the current Insurance Service Office (ISO) requirements.

D. Hydrant Spacing and Fire Flows

1. Hydrant Spacing shall be in accordance with St. Lucie County Ordinance No. 1-17 or Ft Pierce City Ordinance No. K-02, City of Port St Lucie Utility Standard Detail, Florida Fire Prevention Code (6th Edition) NFPA- 1-Chapter 18.3 and annex I, AWWA M31 and M17, as applicable.
  - a. The maximum spacing between fire hydrants shall be five hundred (500) feet for fire flows requiring one thousand seven hundred fifty or less (1,750 or less) gallons per minute (GPM).
  - b. Regardless of average spacing, fire hydrants shall be located such that all points on streets and access roads adjacent to buildings are within the distances listed in Annex I, Table I-3.
  - c. Additional fire hydrants shall be required for buildings protected with an automatic fire sprinkler system.
  - d. The required fire flows for hose streams shall be added to the automatic fire sprinkler demand for buildings protected with an automatic fire sprinkler system.
  - e. Fire hydrants shall be staggered along both sides of roadways that are divided by fixed medians.

2. The minimum fire flow is five hundred (500) gallons per minute.
3. All hydrants within one thousand (1,000) feet of a building in combination may be credited for the total required fire flow.
4. Hydrants shall be located no more than 12 ft. from the curb of roadways or from the edge of pavement. Clearances of three feet (3 ft.) shall be maintained around the circumference of fire hydrants. A clear space of not less than five feet (5 ft.) shall be provided in front of each hydrant connection having a diameter greater than 2 ½ inches. The center of hose outlet shall be not less than 18 inches above final grade.
5. Dry Hydrants and alternate water supplies for firefighting purposes shall comply with the most current edition of Florida Fire Prevention NFPA 1142 Standard for Water Supplies for Suburban and Rural Fire Fighting including Annex A & B.
6. Where required by the AHJ, fire hydrants shall be color coded or otherwise marked with an approved system indicating the available flow capacity.

E. Access Control

1. As provided within the most current edition of Florida Fire Prevention Code and its incorporated standards and codes, the AHJ shall have the authority to require access box(es) to be installed in an accessible location where access to or within a structure is difficult because of security. Access shall also be provided to gated subdivision or developments through the use of an approved device or system.
2. Where automatic vehicle control access gates are used, an approved access control key switch shall be obtained through the CRR Division shall be installed by the owner, contractor, or their agent on the access control panel for the gate. A means to open the gate manually upon loss of power must also be provided.
3. All structures (other than one and two-family dwellings) equipped with automatic fire sprinkler systems or fire alarm systems and any others deemed necessary by the Fire Marshal, shall have an approved access key box installed in an acceptable location. Installation height of the access key box shall be a maximum of six (6) feet above the finished floor level. The access key box shall contain all keys necessary to gain access to fire alarm panels, electrical rooms, sprinkler rooms and any other areas to which the St. Lucie County Fire District may require access. These keys shall be stamped or engraved to identify the locations of the locks they open.
4. Applications for the access key box must be submitted online at [www.knoxbox.com](http://www.knoxbox.com) and approved by the CRR Division.

5. The owner or representative shall notify the District when locks are re-keyed or changed so as to maintain proper access.

F. **Outside Storage of Wood Chips and Hogged Material and the Storage and Processing of Forest Products**

Any outside storage of wood chips and hogged material and/or storage and processing of wood chips, hogged material, fines, compost, and raw products at yard waste recycling facilities as defined in NFPA 1 Chapter 31.3.6 and 31.3.7 of the Florida Fire Prevention Code, shall meet the following more stringent guidelines. Piles shall not exceed 15 ft in height, 100 ft in width, and 200 ft in length. Access roads shall be kept at a minimum of 30 ft between the piles. Perimeter roadways shall be at a minimum of 20 ft. Fire department access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.

Section 21. FIRE ALARM & TWO-WAY RADIO ENHANCEMENT SYSTEMS/BI-DIRECTIONAL AMPLIFIER SYSTEMS (BDAS) REQUIREMENTS.

- A. As provided in the most current edition of Florida Fire Prevention Code and its incorporated standards and codes where fire department notification is required by the Florida Fire Prevention Code, the fire alarm shall be arranged to transmit the alarm automatically via a listed central station service.
- B. Fire alarm panels shall be located in an area designated by the Fire Marshal and shall be immediately available to Fire District personnel at all times. Fire alarm panels shall not be located outdoors in non-air-conditioned areas or in individual (private) tenant spaces.
- C. The replacement of individual fire alarm equipment components, (i.e., power supply, motherboard, D.A.C.T., batteries, etc.) due to age, damage, or any other reason shall comply with the applicable requirements of the most current edition of the Florida Fire Prevention Code Chapter 43 Building Rehabilitation.
- D. Two-Way Radio Enhancement Systems/BDAS shall be installed, inspected, and operationally tested in accordance with the manufacturer's published requirements, by the local fire department, and comply with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes. High-rises, new and existing commercial construction shall be pre-surveyed for radio signal strength and comply with timelines outlined in Florida Statute 633.202. Pre-surveys of radio signal strength shall be submitted to the Fire Marshal in the form of heat signature mapping, or a certification document of radio signal strength provided by a licensed engineer. Any other alternative methods for providing radio signal strength pre-survey shall be subject to AHJ approval.

Section 22. FIRE SPRINKLER REQUIREMENTS.

- A. NFPA 13 and 13R automatic fire sprinkler systems shall be electronically

supervised by an approved fire alarm system. NFPA 13D systems shall be installed in accordance with the most current adopted edition of the Florida Fire Prevention Code.

- B. All fire sprinkler system control valves, including double detector check valves shall be electronically supervised.
- C. All underground pipe, tees, plugs, caps, bends, reducers, valves and hydrant branches shall be restrained against movement by approved mechanical restrained joint systems. The use of thrust blocks in addition to restrained joint systems may be used.
- D. Piping shall be listed for fire protection service and shall comply with the standards and codes listed in the most current edition of the Florida Fire Prevention Code NFPA 24 Standard for Installation of Private Fire Mains and Their Appurtenances (2013).
- E. Unless otherwise permitted by the Fire District access to the fire sprinkler system riser(s) and fire pumps(s), if required, shall be accomplished from an exterior door located adjacent to such equipment.
- F. Fire department connections shall be located on the street side of buildings and shall be located and arranged so that hose lines can be readily attached to the inlets without interference from any nearby objects, including buildings, fences, landscaping, or other fire department connections. The locations of connections shall be based upon the access requirements of the fire department.
- G. Post indicator valves are required on the underground fire main if the fire department connection is installed on said main. The post indicator valve shall be located between the fire department connection and the backflow/double detector check valves.
- H. The distance allowed between the fire department connection and a fire hydrant shall be no more than one hundred fifty (150) feet as a vehicle travels.

Section 23. REPORTING REQUIREMENTS FOR ALL FIRE PROTECTION SYSTEMS (Fire Alarm Systems, Fire Sprinkler Systems, Fixed Fire Protection and all other fire protection systems).

All Fire protection reports required to be submitted to the Saint Lucie County Fire District in accordance with the most current edition of the Florida Fire Prevention Code and its incorporated standards and codes shall be submitted electronically through a web-based software system approved by the District.

Section 24. PERMIT, PLANS EXAMINATION, AND INSPECTION FEES.

The Board of Commissioners is authorized to impose fees for permits, plans examination, and inspections.

ST. LUCIE COUNTY FIRE DISTRICT  
SCHEDULE OF FEES  
FOR  
PLAN REVIEW AND INSPECTIONS

A. Commercial, Institutional, and Multi-Family Residential Developments

1. The plan review fee for all new construction, renovations, alterations, or changes of occupancy shall be computed by multiplying the estimated cost of construction/building valuation by \$.0036.
2. If no construction cost is involved in a change of occupancy, the plans review fee will be calculated at the rate of \$.03 per square foot of space.
3. The minimum fee for each plans review is \$145 per building.

B. Site Plan Review (not for construction permit).

1. Minor  
\$108.75 (less than 5000 sq. ft. or less than 5 units)  
\$217.50 (5000-10000 sq. ft. or 5-10 units)  
\$362.50 (10,001-25,000 sq. ft. or 11-25 units)
2. Major  
\$507.50 (>25,000 sq. ft. or >25 units)
3. Planned Unit Development (PUD)  
\$1087.50
4. Development of Regional Impact (DRI)  
\$1450.00

C. Work without Review/Permitting

Work performed without review, without permits, or with invalid permits shall be charged double the standard or original review fee. An additional fee of \$145 shall be charged to the contractor if a field inspector stops such work.

D. Revisions: Fee includes revisions to plans based on the following:

1. Minor  
\$145.00
2. Major  
\$217.50

E. Inspection and Re-Inspection Fees

An inspection fee of \$72.50 will be charged when a building owner, architect, engineer

or tenant requires an inspection before a permit is issued for renovation, change of occupancy classification or tenant improvement.

1. A fee of \$108.75 shall be charged to determine a requested occupant load for any existing assembly occupancy.
2. New construction, renovations, or additions requiring an inspection, or if re-inspection is required for compliance.
  - a. No charge for initial inspection.
  - b. A fee of \$145.00 will be charged for the first re-inspection for compliance
  - c. A fee of \$217.50 will be charged for the second and/or each subsequent re-inspection for compliance.
3. Inspections for automatic sprinkler systems, fire alarm and detection systems, standpipe, foam, fire department communications systems, control stations, and fixed fire protection systems.
  - a. No fee for the initial inspection.
  - b. A fee of \$145.00 will be charged for the first re-inspection for compliance.
  - c. A fee of \$217.50 will be charged for the second and/or each subsequent re-inspection for compliance.
4. Fire safety inspection for existing structures for compliance to the Florida Fire Prevention Code.
  - a. No fee will be charged for the initial and follow up inspection for compliance.
  - b. A fee of \$145.00 will be charged for the first re-inspection for compliance.
  - c. A fee of \$217.50 will be charged for each subsequent re-inspection.
5. A fee of \$145 will be charged for inspections required by the State or other agency in order to obtain/maintain a license.
  - a. A fee of \$145 will be charged for annual inspections required to obtain Business Tax Receipt by local jurisdictions.
6. Inspections requested after normal working hours may be performed at the discretion of the Fire Marshal. A fee of \$362.50 per hour will be charged.

#### F. Fire Protection Systems

Fees for all new construction, renovations, alterations, or changes:

1. Automatic Fire Sprinkler Systems.

Fee based on \$145.00 per system, plus \$1.45 per sprinkler head.

2. Standpipe Systems.

Fee includes Class I, Class II or Class III, wet or dry systems: \$72.50 per riser or a fee of \$217.50 per system, whichever is greater.

3. Fire Pumps.

Fee of \$290.00 per pump (includes witnessing of NFPA 20 Field Acceptance Test.)

4. Gases and Chemical Fixed Fire Protection Systems.

Fee based on \$1.45 per pound of agent or \$145.00 per system, whichever is greater.

5. Fire Alarm Systems.

Fee based on \$145.00 per fire alarm system control panel plus \$1.45 per alarm initiating, indicating, or control device.

6. Two-Way Radio Enhancement Systems/BDAS.

Fee based on \$145.00 per radio enhancement system control panel plus \$1.45 per system initiating, indicating, or control device.

G. Miscellaneous Permits, Inspections, and Reviews.

1. Flammable and Combustible Liquid Storage Tanks. Fee based on review only.

- a. \$72.50 per tank installation
- b. Tanks storing stationary combustible liquids used to supply fuel for fire pumps and emergency generators which are part of an emergency power source (E.P.S.): \$72.50
- c. Containment areas: \$72.50
- d. Installation or replacement of dispensers and/or related piping: \$72.50 per dispenser

2. Tank Removal or Abandonment of Tank(s) in place.

Fee for review only: \$72.50 (underground or above ground tanks)

3. Liquefied Petroleum (LP) Gas Storage Tanks (Commercial Installation).

Fee for plan review only: \$72.50 per tank installation

4. Tent Installations

Fee for tent permits are as follows: 1st tent - \$72.50, 2nd tent - \$62.25, 3rd tent - \$58.00, 4th tent - \$50.75, 5th tent - \$43.50 provided all tents are single owner / single permit. Each remaining tent permit is a minimum \$43.50.

Applicants that provide documentation of Non-Profit status reduce fees by 50%.

5. Fireworks Display

Fee for review and inspection of area: \$217.50

6. Replacement of HVAC units not tied into any review fees: \$72.50

7. Temporary/Outdoor Membrane Enclosures

Fee for Temporary/Outdoor Membrane Enclosures: \$72.50 per enclosure.

8. Food Truck Inspections during working hours (0800-1630): \$145.00

- a. Food truck inspection after hours: \$150.00 (1-4 food trucks). An additional \$25.00 for every food truck up to a maximum fee of \$350.00.

H. Technical Assistance.

Preliminary review for permitting, construction plans, and site plans: \$72.50 per hour (1 hour minimum).

I. Refunds.

Plan Review and Inspection Fee refunds shall be at the discretion of the Authority Having Jurisdiction (AHJ) on a case by case basis.

J. Payment of Fees.

1. Site Plans

- a. Fees shall be charged to the applicant, agent, land planner, project architect or engineer of the owner/developer, as applicable, of the proposed project for review of Site Plans, including applications for Developments of Regional Impact, Planned Unit Developments, Land Use Changes, Preliminary and Final Plats, and Construction Detail Plans. Review fees shall be paid at the time of application.

2. Construction Documents.

- a. Fees shall be charged to the applicant/general contractor of the proposed project for review of construction documents and the initial inspection. Review fees shall be payable upon the Fire District's receipt of the construction documents. Upon said receipt, an itemized invoice will be e-mailed, faxed and/or mailed to the applicant/general contractor. No reviews will be performed until the fees are paid. Includes new construction, renovations to existing structures, and additions.
- b. Initial review and inspection fees for automatic sprinkler plans, calculations, and specifications shall be paid by the automatic sprinkler contractor upon receipt of itemized invoice. No permits will be issued until the fees are paid.
- c. Initial review and inspection fees of fire alarm systems, detection, voice alarm, communication, and control station documents shall be payable by the fire alarm contractor or electrical contractor upon receipt of an itemized invoice. No permits will be issued until the fees are paid.
- d. Fees for review and initial inspection for chemical fixed fire protection systems shall be payable by the system contractor upon receipt of an itemized invoice. No permits will be issued until the fees are paid.

3. Flammable and Combustible Liquid Storage Tanks.

- a. Review fees of flammable and combustible liquid storage tanks, dispensers, related piping, and containment shall be paid by the Pollutant Storage System Specialty Coordinator or the General Contractor upon receipt of an itemized invoice. No permits will be issued until the fees are paid.

- b. Tank Removals. The Pollutant Storage System Specialty Contractor shall be responsible for payment of the fee(s) upon receipt of the Fire Marshal's Permit.
- 4. Liquefied Petroleum Gas (LP) Installations.  
The installing contractor shall be responsible for payment of fees upon receipt of the Fire Marshal's Permit.
- 5. Tents & Temporary Outdoor Membrane Enclosures.  
The installing contractor shall be responsible for payment of fees upon receipt of the Fire Marshal's Permit.
- 6. Fireworks Displays.  
The display contractor shall be responsible for payment of fees upon receipt of the Fire Marshal's Permit.
- 7. Technical Assistance.  
Fees shall be charged to and paid by the person officially requesting assistance and payable upon receipt of itemized invoice.
- 8. Inspection and Re-Inspection Fees.  
Fee(s) shall be charged to and paid by the responsible general contractor, property owner, or association upon receipt of an itemized invoice. Fees shall be paid prior to additional inspections or re-inspections.

K. Non-payment of Fees.

1. Site Plans

- a. If the required fees are not paid within 30 days, a duplicate of the original invoice will be mailed to the applicant, agent, land planner, project architect or engineer of the owner/developer, as applicable, of the reviewed project. If payment is not received within 30 days of the mailing of the duplicate invoice, no further submittals from the applicant, agent, land planner, architect, or engineer, as applicable, will be reviewed.

2. Construction Documents

- a. If the required fees are not paid within 30 days, a duplicate of the original invoice will be e-mailed, faxed, or mailed to the applicant/general contractor of the reviewed project. No field inspections for these projects will be scheduled until the required fees are paid. If payment is not received within 30 days of the e-mailing, faxing, or mailing of the duplicate invoice, no further submittals from the applicant/general contractor will be reviewed.

Section 25. PRIOR INCONSISTENT RESOLUTIONS REPEALED.

All previous formal resolutions, or parts thereof, in conflict or inconsistent with the provisions of this Resolution or of the portions of the Fire Prevention Code defined herein are hereby repealed

Section 26. EFFECTIVE DATE.

This Resolution shall take effect immediately as provided by law.

DONE AND ADOPTED in Regular Session this 18<sup>th</sup> day of January 2023.

**ATTEST:**

*Patty Marston-Duva*  
Patty Marston-Duva, Clerk/Treasurer

**ST. LUCIE COUNTY FIRE DISTRICT**

By: *Stephanie Morgan*  
Stephanie Morgan, Chairwoman

