

Existing Facilities. This section is intended to provide for the safety, comfort, and health of occupants in existing educational, auxiliary, and ancillary facilities under a school board or a community college board of trustees' jurisdiction. Nothing in this section is intended to be more restrictive than a similar requirement for new construction. Each board shall establish policies and procedures for a comprehensive program of accessibility, safety, maintenance, and sanitation for the protection of occupants in its facilities. Board policies shall include procedures for withdrawal of sites and facilities from use until unsafe or unsanitary conditions are corrected.

(1) Administration. Boards shall adopt policies and procedures for the maintenance, sanitation and housekeeping of existing facilities to ensure the health and safety of occupants. Each board shall conduct at least one (1) fire safety, one (1) casualty safety, and one (1) sanitation inspection of each building of each educational and ancillary plant in its jurisdiction, whether owned or leased, each fiscal year, to determine compliance with this section. *The board should conduct a maintenance assessment concurrent with the annual fire, casualty, and sanitation inspections.*

(a) Annual Fire Safety, Casualty Safety, and Sanitation Inspections. Annual fire safety, casualty safety, and sanitation inspections on new construction, remodeling, or renovations shall begin one (1) year after the facility has been occupied. All board-owned, lease-purchased, and leased, permanent buildings, relocatable buildings, auxiliary and ancillary facilities and related sites shall be inspected annually to assess compliance with minimum life safety, casualty, and sanitation standards for existing facilities. In addition to school board annual inspections, the local fire control authority is required to inspect educational facilities within its fire control district. Inspectors for life safety shall inspect educational facilities using NFPA 101 Life Safety Code sections for Existing Educational Occupancy, Existing Assembly Occupancy, and appropriate existing occupancy sections for ancillary facilities.

- 1. Annual Local Fire Control Inspections of All Buildings are Provided by Local Fire Authorities.** Local fire control authorities are required to inspect educational facilities within their fire control districts. Reports are required to be filed with the school board and the local site administrator. A schedule for correction of each deficiency shall be adopted by the board.
- 2. Annual Fire safety, Casualty and Sanitation Inspection of All Property are Provided by the Board.** The Fire safety, casualty, and sanitation inspection reports required by Section 235.06, F.S. for all permanent and relocatable buildings, shall be submitted to the board by June 30 of each year. A plan for correction of each deficiency which includes cost estimates, shall be included in each report. The board shall adopt a plan and a schedule for the correction of each deficiency, and incorporate the plan in the annual update of the board's five-year work program. Serious life safety hazards require prompt corrective action by the board or withdrawal of the educational or ancillary facility from use until corrected. Serious life safety hazards include, but are not limited to non-functional fire alarm system, non-functional fire sprinkler system, doors with padlocks or other locks or devices which preclude egress at any time, inadequate exits, hazardous electrical system condition, potential structural failure, and storage conditions which can create a fire hazard. Other conditions may be identified as serious by the inspection authority. Casualty and sanitation inspections shall be performed by persons proficient with applicable rules and standards. Fire safety inspectors shall be certified by the Division of State Fire Marshal.

- a. The inspection report shall be approved by the board, which should forward one (1) copy of the completed inspection report to the person in charge of the facility and retain one (1) copy for its files. Each building of each facility should be accounted for on the inspection form.
 - b. Inspection reports shall be available for public review.
 - c. The board shall maintain with each yearly inspection report a list of corrected deficiencies from the prior fiscal year report.
- (b) **Other Agencies.** Additional state and local agencies are authorized to inspect educational and ancillary facilities. Such agencies will require compliance with their rules and regulations. In the case of conflicting requirements, the more or most stringent shall apply, except that a specific requirement in the UBC applicable to the same condition shall prevail.
- (c) **Existing BOR and D&B Facilities.** Existing BOR and D&B facilities are excluded from these State Requirements.
- (d) **Maintenance and Operations of Existing Educational Facilities .** Existing educational facilities housing pre-K through grade twelve (12), auxiliary, vocational facilities, community colleges, and ancillary facilities shall comply with this section for maintenance and operation of existing educational facilities. Maintenance and operations activities shall be in compliance with the appropriate sections of these standards, building codes, SBC, NFPA 101 and other NFPA codes for existing educational facilities, OSHA, and other applicable state and federal laws, codes, and regulations.
- (e) **Board Policies.** The board's policies and procedures for maintenance, safety, casualty, sanitation and housekeeping shall provide for program organization, financing, fiscal control, staffing, scheduling of work and evaluation, including the following:
1. A time table, priority listing, and funding for the correction of deficiencies found during the annual comprehensive safety inspection.
 2. Communicable disease control programs in accordance with rules in DOH Chapter 64D-3 (formerly HRS Chapter 10D-3), F.A.C.
 3. Provide work areas free from recognized hazards and conduct employee safety and health programs to comply with 29 CFR 1910 parts D through Z (OSHA).
 4. Pest management programs in accordance with the EPA's Integrated Pest Management in Schools guidelines. Reference *Pest Control in the School Environment: Adapting Integrated Pest Management* (EPA Document 735-F-93-012, August 1993).
 5. Compliance with all appropriate EPA and DEP hazardous waste regulations.
 6. Occupied facilities shall be cleaned and serviced in accordance with an established schedule and prescribed methods.
 - a. Student-occupied areas, including interior places of assembly, classrooms and corridors, and all other areas designed for occupancy by more than two (2) persons, shall be cleaned daily. Administrative and faculty offices designed for single or double occupancy shall be cleaned at least once per week.
 - b. Toilet rooms, food service areas, shower and locker rooms, and clinics shall be cleaned and sanitized daily using an appropriate germicidal or bacteriostatic cleaner.
 - c. Floor drains shall be sanitized and water flushed at least once per day.
 - d. Trash and waste containers shall be provided in all areas, sufficient in number, to handle the daily accumulation of trash. Containers shall be emptied daily and such trash stored in bins

- or containers in a central waste disposal area until removed from the facility.
- e. Filters used in conjunction with HVAC equipment shall be kept clean, serviceable, orderly at all times, and sized to prevent unfiltered air from entering the air stream.
 - f. Light fixtures and window surfaces, both inside and outside, shall be kept clean, serviceable, and in good repair at all times.
 - g. Custodial areas shall be kept clean, safe, and orderly at all times. Custodial equipment shall be kept safe, serviceable and in good repair at all times. Custodial and maintenance supplies and equipment shall not be stored in mechanical and electrical rooms unless specifically designed for that purpose.
 - h. Each district shall develop a policy regarding animals on district property for security purposes or in school classrooms, taking into consideration that some animals can cause or exacerbate allergic reactions, spread bacterial infections, or cause damage and create a hazard if they escape from confinement. Animals in classrooms shall be kept in a healthy condition in appropriate cages or tanks, which are kept clean.
- (f) **Remodeling and Renovation.** Remodeling, renovation, and correction of deficiencies of existing educational, auxiliary, and ancillary facilities shall comply with the New Construction requirements found elsewhere in these State Requirements.
- (g) **Returning Facilities to Use.** Any existing facility which has been removed from instructional use shall be inspected for deficiencies, and remodeled, renovated, or deficiencies corrected in accordance with the new construction requirements before returning it to instructional purposes.
- (h) **Abandoned Facilities.** Board facilities no longer in use and abandoned, but still owned, shall be secured in such a manner as to prevent safety and sanitation hazards, unlawful entry, and undue vandalism from occurring.
- (2) **EXISTING RELOCATABLE BUILDINGS**
- (a) **Annual Inspection of Existing Property Required .** Additional inspections and standards are required for existing "satisfactory" relocatable classroom units.
- 1. **Board Provided Inspections of Relocatables.** Existing relocatable buildings, whether owned, leased, or lease-purchased, shall be inspected for compliance with the standards for existing "satisfactory" buildings. Annual inspection reports for all relocatables designed as classrooms or spaces intended for student occupancy, shall be filed. Corrections shall be adopted by the board. The inspection report for each relocatable shall be posted therein.
 - 2. **Inventory/Date of Construction.** After July 1, 2001, each relocatable, whether owned, leased, or lease-purchased, shall be identified by an inventory number, which links the unit to a date of construction. "Satisfactory" relocatables shall comply with these standards for existing relocatables. Where exact date cannot be determined, provide estimated date of construction of the facility. Owned and leased buildings shall be included in the inventory.
- (b) **Standards for Existing "Satisfactory" Relocatable Classroom Buildings.** Existing relocatables, whether leased or owned, if constructed before the effective date of these rules, which meet the standards, shall be identified as "satisfactory" in the Florida Inventory of School Houses (FISH). After July 1, 2001, relocatables used as classrooms or spaces intended for student occupancy, which fail to meet the standards of this section shall not be reported as "satisfactory" and may not be used as classrooms. After July 1, 2001, relocatables which have been in use at a school site for more than

two (2) years where there is no identifiable permanent replacement facility under construction to house the students, and which fail to meet the standards of this section, shall not be reported as "satisfactory" and may not be used as classrooms. These buildings shall be included on a corrective action plan filed with the board and posted in each relocatable. The standards are as follows:

1. **Construction Type.** Relocatable units are of SBC Type V or Type IV (non-combustible), or Type VI (wood frame) construction as follows:
2. **Non-combustible.** Type IV (non-combustible) construction is used where several relocatable units are joined under a single roof to create multi-classroom or other use spaces in excess of two thousand (2,000) square feet.
3. **Wood Frame.** Type V or Type VI (wood frame) construction is used only for a single classroom unit of one thousand (1,000) gross square feet or less. Two (2) classroom units of Type V or Type VI construction may be joined together, if for a single use such as exceptional education, TAP, or science, provided the single classroom does not exceed two thousand (2,000) gross square feet, is without interior partitions (not including office, storage, and toilet), and has at least two (2) remotely located exit doors.
4. **Accessibility.** Relocatables shall comply with the Americans with Disabilities Act as modified by chapter 553 F.S.; the Florida Accessibility Code for Building Construction October 1997 edition. These standards can be obtained from the Florida Department of Community Affairs, Division of Building Codes and Standards. Where inspection reports identify otherwise satisfactory classroom relocatables not in compliance, the board shall develop a transition plan for achieving compliance, and post with the annual inspection report in the documents compartment.
5. **Sites/Master Plan.** After July 1, 2001, for sites where relocatables have been in use for more than two (2) years where there is no identifiable permanent replacement facility under construction to house the students or programs, campus master plans shall be developed indicating: the maximum design capacity of core facilities, the locations of relocatables, the locations of covered accessible walks, and related infrastructure.
 - a. **Covered Walks.** After July 1, 2001, relocatables used as classrooms or spaces intended for student occupancy, including "modular schools," which have been in use at school sites for more than two (2) years shall be connected to the core facilities by covered accessible walkways. Where cost precludes compliance with this requirement within stipulated time limits, a transition plan shall be included in the boards five (5) year work plan.

Exception: Temporary relocatables. The term "Temporary relocatable" means relocatables which are used for less than three years to provide temporary housing while permanent replacement classrooms and related facilities are under construction, renovation or remodeling. The term "temporary relocatable" does not apply to relocatables which have been located on a school site for more than two (2) years and used for classrooms or for student occupancy, where there is no identifiable permanent facility which is under construction, being remodeled, or renovated to house the students.
 - b. **Separation of Units.** Type V or Type VI (wood frame) relocatable units are separated from each other and any permanent buildings by sufficient distance, in each direction to prevent the spread of fire and located to allow access by emergency vehicles. The locations are

- determined jointly by the local fire fighting authority that services the site. Type IV (non-combustible) relocatables shall be separated as required by the state minimum building code.
- c. **Minimum Setbacks.** The minimum setback for wood frame relocatable units is at least twenty-five (25) feet from a property line, unless a greater setback is required by local zoning. The minimum setback for Type IV (non-combustible) relocatables is as required by local zoning.
 - d. **Floodplain.** Relocatable units located in a one hundred (100) year floodplain shall have the finished floor at least twelve (12) inches above the base flood elevation and are anchored to resist buoyant forces, if applicable.
6. **Structure.** Structural integrity of relocatable is sound including roof, wall, foundations and floor systems.
- a. **Wind Uplift.** Wind uplift forces are countered by providing anchors from the roof to the walls, from the walls to the floor structure, and from the floor structure to the foundation.
 - b. **Connections.** Connections are not damaged from movement, not rusted, and required nails or screw connectors are secure.
 - c. **Foundations.** Foundations for relocatables shall meet the state minimum building code for wind uplift and overturn conditions, and load requirements for soil conditions as sited.
 - d. **Foundation New Construction Standards Apply When Moved.** When relocatables are moved to a new location on a new site or on the same campus, new foundations shall comply with new construction requirements of the state minimum building code, and ASCE 7-98. Foundations and tie down or anchoring system plans shall be updated to meet wind uplift and overturn conditions, and soil conditions
 - e. **Inspection.** The foundation and anchoring system have been inspected by a certified inspector and the inspection approval document is on file with the district.
 - f. **Tie-downs.** Tie-downs from the foundations to the relocatable structure are not damaged or rusted. Relocatable units located in floodplain are anchored to resist buoyant forces, if applicable.
7. **Fire Retardant Wood.** Inspections of relocatables with roof structure constructed of fire retardant treated wood products, as allowed in Type IV (non-combustible) construction, shall include the condition of metals, including structural connectors for the walls, roof, foundations; electrical equipment, mechanical equipment, and fire alarms.
8. **Roofing/Moisture Protection.** Weatherproofing systems are intact; roofing, caulking/sealants at penetrations in walls, roofs, underside and sealers at windows/doors have not been damaged and remain watertight; holes and cracks have been sealed.
9. **Doors.** Doors in relocatable units shall be provided as follows:
- a. **Two Doors.** Single classroom units of Type V or Type VI (wood) construction shall have two (2) remotely located doors opening directly to the outside.
 - b. **Door and Rescue Window.** Multi-classroom units of Type IV (non-combustible) construction have a primary exit door and an emergency rescue opening in each space occupied by ten (10) or more students, or by six (6) or more students for relocatables designed after October 18, 1994. (An emergency rescue opening is not required when there

- is a door opening directly to the outside.)
- c. **Door Swing.** Exit doors swing in the direction of exit travel.
 - d. **Hardware.** Exit doors are equipped with a lockset, which is readily opened from the side from which egress is to be made; a threshold; heavy duty hinges; and closer which prevents slamming. Accessible hardware is provided on all doors in a standard classroom unit.
10. **Platform.** All exterior doors open onto a five (5) foot by five (5) foot platform which is level with the interior floor and connects with an accessible ramp or step equipped with handrails.
 11. **Time-Out.** Time-out rooms, when provided, are equipped with doors which allow egress at all times in the event of an emergency. Locking devices on time-out rooms are discouraged, but if necessary, shall meet the requirements of new construction without exception.
 12. **Operable Windows.** Classroom units have operable windows in at least one (1) wall equal to at least 5 percent of the floor area of the classroom.
 - a. **Emergency Rescue.** Each multi-classroom unit of Type IV (non-combustible) construction has a single action operable window available for emergency rescue from each classroom or student occupied space.
 - b. **Projections.** Walks, ramps, steps, and platforms are free of any awning, casement, or projecting windows.
 13. **Finishes.** Finishes in single classroom units and multi-classroom buildings, including "modular schools" comply with the following:
 - a. **Toilet Rooms.** Ceilings in toilet rooms are of moisture resistant materials. Walls in toilet rooms are finished with impervious materials to a minimum height of six (6) feet. Vinyl wall covering shall not be used in toilets. Floor and base in individual or group toilet rooms are impervious.
 - b. **Classrooms.** Single classroom units and auxiliary area floors are covered with resilient materials or carpet and are kept in a clean and sanitary condition at all times.
 - c. **Time-Out.** Walls and ceilings in time-out rooms are finished with durable, vandal-resistant materials and are free of any loose or potentially hazardous materials.
 14. **Fire Extinguisher.** At least one (1) appropriate fire extinguisher is provided, inspected and maintained in accordance with NFPA 10, in each relocatable classroom and in each classroom of multi-classroom units.
 15. **Child Care/TAP.** Standard classroom units of Type VI (wood) construction housing birth to age three (3) children, including Teenage Parent Programs (TAP), are less than two thousand (2,000) gross square feet, and comply with additional safety requirements outlined in this section. If a residential-type kitchen is provided in these units, it shall include a residential range hood mechanically exhausted to the outside and a fire extinguisher located within ten (10) feet of the range.
 16. **HVAC.** Heating/Ventilation/Air Conditioning system has been checked for: proper operation; maintains design temperatures of at least 78 degrees Fahrenheit in the summer and 68 degrees Fahrenheit in the winter; adequate humidity control is provided; filters have been cleaned; system provides fresh air; coils are clean; condensate line clean; air flow and air distribution system functional; outdoor intake clear of pollutant sources; and outdoor damper operating properly. Adverse indoor air quality indicators are not in evidence. There are no signs of mold or mildew

- on carpet, walls, in or around HVAC system or toilet rooms.
17. **Plumbing.** Plumbing systems and toilet rooms, where included, meet code requirements for connections to water and sewer, do not leak or drip, and are clean and sanitary.
 18. **Electrical.** Electrical systems have been checked for damage, and operate properly. Technology systems, communication systems, life safety and emergency systems have been tested and operate properly.
 - a. **Illumination.** Lighting fixtures shall maintained in a safe, secure, and operational condition at all times.
 - b. **Emergency Lighting.** Each classroom and spaces used for student occupancy, is equipped with emergency lighting.
 - c. **Technology.** After July 1, 2001, relocatables used as classrooms or spaces intended for student occupancy, which have been in use at school sites for more than two (2) years where there is no identifiable permanent replacement facility under construction to house the students, shall contain wiring and computer technologies for teaching and learning which are equivalent to and connect with the school's technology infrastructure in permanent classrooms.
 19. **Firesafety Systems.** Firesafety systems and equipment have been inspected and certified as required by NFPA 72. These systems include fire alarms, fire extinguishers, smoke and heat detectors.
 - a. **Heat and Smoke Detectors in Wood Construction.** In Type V and Type VI (wood) construction, heat or smoke detectors are installed in every classroom, unsupervised spaces, storage space, and custodial closet, and can activate the fire alarm.
 - b. **Heat and Smoke Detectors in Non-Combustible Construction.** In Type IV (non-combustible) construction, heat or smoke detectors are installed in storage and custodial closets, and can activate the fire alarm.
 - c. **Fire Alarm.** Each relocatable classroom, other student use spaces, and each multi-classroom unit shall be provided with approved fire alarm devices meeting all requirements for existing educational buildings as required by the fire safety code. The fire alarm in the permanent facility shall be audible from inside any relocatable located within 200 feet of a permanent building. Relocatables shall be sited for access to a pull station within 200 feet.
 - d. **Local Agency Inspection Report.** An inspection report is provided from the local fire control authority indicating that they have inspected each relocatable and have found that no serious life safety hazards exist which would preclude continued occupancy. The letter shall identify each relocatable by district inventory identification nomenclature and shall be posted therein.
 20. **Abandoned or Warehoused Facilities.** Board facilities no longer in use which are abandoned or in storage but still owned, shall be secured in such a manner as to prevent safety hazards, unlawful entry, and undue vandalism from occurring. Abandoned or stored facilities returned to use shall be inspected and certified as meeting the standards for existing "satisfactory" relocatables prior to occupancy.
- (3) **Site.** *The site meets the following minimum safety, casualty, and sanitation requirements for landscaping, signage, fencing, etc., as applicable.*
- (a) **Landscaping.** *The design and installation of landscaping on the site complies with the following minimum standards: (Landscaping does not include grassed areas.)*

1. Areas are landscaped by the use of trees, shrubs, grass, ground cover, mulch, hedges, or boulders.
 2. Recommend planted buffers or screening such as hedges, fences, walls, earth terms, and other landscaping to separate board-owned sites and adjacent sites.
 3. Trees are healthy and disease free.
 4. The site is free of any poisonous, toxic, and hazardous plants.
 5. A program is in place to remove all invasive non-native plants, such as Punk tree (*Melaleuca Quinquenervia*), Brazilian Pepper (*Schinus Terebinthifolius*), Australian Pine (*Casuarina-equisetifolia*), and Catclaw Mimosa (*Mimosa Pigra*).
 6. Recommend paved parking areas have landscaped planter islands, traffic divider median strips, perimeter landscape strips, and landscaping adjacent to the buildings served by the parking area.
 7. Recommend water conservation policies be incorporated in landscape maintenance programs. Xeriscape landscaped areas do not require watering. Building landscaped areas which do require watering include a means of automatic or manual watering using gray water or other recycling techniques and the irrigation system is operational. Gray water, where used for landscape sprinkler systems, shall meet Department of Health and Department of Environmental Protection water quality standards.
 8. Trees and landscaped areas around the perimeter of buildings are maintained so as not to create blind spots or provide access to the roof. Trees are trimmed of dead, diseased, and broken branches.
 9. Road intersection visibility, on or off site, is achieved by providing a clear sight line at intersections.
 10. The site is free of broken glass, metal, trash, undergrowth, and any debris that constitutes a hazard or which encourages the harborage and concealment of pests.
 11. The entire site is graded and drained to prevent washouts or an unintentional accumulation of standing surface water and debris.
 12. Washouts around buildings and entrance slabs are filled and stabilized to remove hazardous conditions and to prevent any further washout damage.
- (b) Exterior Signage.** Site signage complies with the following:
1. Permanent or temporary exterior site signage is provided.
 2. Site signage does not create visual barriers at entrances, sidewalks, roads, or road intersections.
 3. Accessible routes, including parking, building directories, building identification, and accessible entrances are marked by exterior signage in conformance with federal and state accessibility laws.
 4. External illumination of signs complies with the National Electric Code (NEC).
 5. A program is in place to have existing permanent and temporary free standing exterior signs certified by a design professional to withstand hurricane force winds. (Certification is on file in the district office.)
 6. Wall mounted individual letters and signs are attached to the building in such a way so as to prevent removal, discourage climbing, and prevent building access.
 7. Flag poles, pulleys, and ropes are in a safe and workable order.
- (c) Fencing.** Security/boundary fencing, when provided, complies with the following:
1. Play areas and athletic fields provide pedestrian egress at all times. One (1) gate will be provided to allow access of service equipment.
 2. All kindergarten play areas are separately fenced.
 3. Mechanical, plumbing, and electrical equipment, when exposed, are locked and secured to prevent unauthorized access, but access is allowed for maintenance and repair.
 4. Special hazards (i.e., retention ponds whose depth exceeds one (1) foot, drainage ditches, canals, highways and roads, on-site streets and parking, on-site sewage disposal plants, above-ground LP gas

- and fuel oil tanks, etc.) are locked and secured to prevent unauthorized access, but access is allowed for maintenance and repair.
5. District warehouse, maintenance, and bus compounds are locked and secured to prevent unauthorized access.
 6. Only agricultural plots not contiguous to an educational facility site have barbed wire fencing, or existing barbed wire on an educational or ancillary site is six (6) feet or more above the ground. (New barbed wire shall not be installed on existing educational or ancillary sites).
 7. Fencing and gates are constructed of non-flammable, non-electric, safe, durable, and low maintenance materials, and the barbs on chain link fencing are turned over.
 8. Footings and foundations are protected from exposure and tripping hazards.
 9. Fencing and gates are located so they do not provide access to roofs by unauthorized persons.
- (d) Walks, Roads, Drives, and Parking Areas.** Walks, roads, drives, and parking areas on educational and ancillary sites comply with the following:
1. Walks, roads, drives, and parking areas are paved.
 2. Paved areas are bitumen or concrete surfaced.
 3. Paved roads, drives, and parking areas are striped and maintained in a condition that defines the function of the area.
 4. All paved areas have positive drainage.
 5. All paved areas are clean and free of debris, broken, or hazardous paving.
 6. Vehicular/Pedestrian Interface.
 - a. Passenger drop-off/loading zones are as close to accessible entrance(s) as possible.
 - b. A curb cut, or ramp with a warning strip marked in color and texture, or a walkway and street at the same level, has been provided.
 7. Walks/Accessible Routes.
 - a. The minimum clear width for major exterior accessible walks and primary connections between buildings is at least six (6) feet.
 - b. The minimum clear width for secondary or minor exterior accessible walks is at least four (4) feet.
 - c. Building entrance(s) are connected by an accessible walk to all accessible parking and loading/drop-off zones.
 - d. When provided, gutters and down spouts prevent storm water from pouring onto or draining across accessible walks.
 - e. Soil, grass, or planting beds provide positive drainage away from accessible walk(s).
 - f. When provided, drains, grates, drop inlets, catch basins, and other drainage elements are to the side of accessible walks.
 - g. Curb cuts or ramps are out of the main flow of pedestrian traffic.
 - h. Where existing ramps occur, and the rise is six (6) inches or less, at least one (1) accessible ramp with a maximum gradient of one-in-ten (1:10) is provided. [A rise greater than six (6) inches requires a ramp with a one-in-twelve (1:12) slope.]
 - i. Walls, railings, or other physical barriers define and protect any vertical drop of more than eighteen (18) inches.
 - j. Handrails for exterior ramps or steps in accessible walks are provided and allow for continuous grasp of the rail.
 8. Roads and streets.
 - a. Site access consists of a primary road and an emergency means of access. (Stabilized wide

shoulders, unobstructed by plantings, signs, light poles, etc., of the primary road may satisfy the requirement for emergency means of access.)

- b.** Fire fighting and other emergency equipment have free access to any part of the educational plant.
 - c.** On-site driveways are restricted from completely encircling the school plant.
 - d.** Vehicular and pedestrian traffic are prevented from crossing each other on the site or, appropriate safety devices are provided where vehicular and pedestrian traffic cross.
 - e.** Service drives and loading docks on educational sites are located to minimize hazards to students, or have appropriate safety devices to minimize hazards to students.
- 9. Bus Drives.**
- a.** The minimum width of an existing bus drive is fourteen (14) feet.
 - b.** The turning radius on educational and ancillary sites is forty-five (45) feet to the inside curb.
 - c.** The turning radius for turning off public access streets is sixty (60) feet to the inside curb.
 - d.** Bus drives and drop-off/pick-up areas are provided so that buses do not have to back up.
 - e.** Bus driveways and parent pick-up areas are separated, or appropriate safety devices are provided where bus drives and parent pick-up areas are not separated.
- 10. Vehicle parking areas.**
- a.** Vehicle parking areas are located so they can be easily supervised from the building or other vantage points.
 - b.** Parking areas comply with the minimum parking space requirements for the facility being inspected: Faculty and staff = one (1) space for each member; High schools = one (1) space for every ten (10) students above grade ten (10); Vocational schools = one (1) space for every two (2) students; Community colleges = one (1) space for every two (2) students. Visitor parking = appropriate spaces for the facility.
 - c.** At least one (1) accessible parking space designated for the physically disabled is placed immediately adjacent to the main administrative area or other frequently used public spaces and the total number of accessible spaces are provided as follows:

<i>Required Accessible Parking Spaces</i>	
<i>Total Parking</i>	<i>Required Accessible Spaces</i>
<i>0 to 25</i>	<i>1</i>
<i>26-50</i>	<i>2</i>
<i>51-75</i>	<i>3</i>
<i>76-100</i>	<i>4</i>
<i>101-150</i>	<i>5</i>
<i>151-200</i>	<i>6</i>
<i>201-300</i>	<i>7</i>
<i>301-400</i>	<i>8</i>

<i>401-500</i>	<i>9</i>
<i>501-1,000</i>	<i>2% of total</i>
<i>over 1,000</i>	<i>20 plus 1 for each 100 over 1,000</i>

- d.** *Parking spaces are separated from bus and parent drop-off/pick-up drives, or appropriate safety devices are provided where parking and drives are not separated.*
- 11.** *Bicycle parking areas, when provided, are located for easy supervision from building windows, adjacent streets, or other vantage points. Bicycle parking is separated from vehicular areas.*
- (e) Lighting.** *Exterior light standards, guy wires, fixtures, and wiring for educational and ancillary facilities comply with the following:*
- 1.** *When the facility is occupied after dark, security lighting is provided for:*
 - a.** *Auto, bus, and service drives and loading areas.*
 - b.** *Parking areas.*
 - c.** *Athletic complexes.*
 - d.** *Building perimeter.*
 - e.** *Covered and connector walks between buildings.*
 - f.** *Covered and connector walks between buildings and parking.*
 - 2.** *Parking area lighting standards and guy wires are located in landscaped islands or perimeter planting areas, or are equipped with suitable protection to eliminate potential hazards.*
 - 3.** *Parking and related areas are illuminated to an average maintained horizontal footcandle level as follows:*
 - a.** *Parking areas = one (1) footcandle*
 - b.** *Covered and connector walks = one (1) footcandle*
 - c.** *Parking entrances/exits = two (2) footcandles*
 - 4.** *Athletic playing field surfaces and exterior spectator seating areas are illuminated if for night-time use.*
 - 5.** *Recessed doors and windows around the exterior perimeter of a building are illuminated at night when the facility is occupied and maintained in an observable condition. Building exteriors, perimeters, and entrances are illuminated as follows:*
 - a.** *Entrances = five (5) footcandles*
 - b.** *Building perimeters = one (1) footcandle*
 - 6.** *Exterior lighting poles and fixtures are grounded.*
 - 7.** *Motion detectors, photo cells, and time clocks are used to control night lighting systems to provide security and to maximize energy conservation.*
 - 8.** *All exterior lighting is shielded from adjacent properties.*
- (f) Transmission Line Right-of-Way.** *High-voltage transmission power line right-of-ways are kept free of activity and equipment which might impede power company access to the right-of-way.*
- (g) Stormwater Drainage.** *A storm water drainage system for the site is provided, is free of sand and debris and is maintained in an operational condition at all times.*
- (h) On-Site Wells and Sewage Systems.**
- 1.** *On-site potable water system is in proper working order.*
 - 2.** *Samples of on-site treated and raw water have been taken monthly and tested for the purpose of bacteriological examination, the water supply has been determined to be safe, and the certificate is on*

- file and available for inspection.
3. *On-site sewage disposal system is in proper working order. The system has been tested monthly and proved to be functioning properly, and the certificate is on file and available for inspection.*
- (i) **Playgrounds, Equipment, and Athletic Fields.** *Playgrounds, equipment, and athletic fields are maintained in a safe and acceptable condition for the intended function, using as a guideline appropriate sections of the “Handbook for Public Playground Safety” by the U.S. Consumer Product Safety Commission and the “ASTM/CPSC Playground Audit Guide,” whenever possible.*
1. *Play areas and athletic fields are fenced and have at least one (1) gate to the exterior large enough to accommodate pedestrian egress and one (1) gate to the exterior large enough to accommodate service equipment access.*
 2. *Pre-kindergarten, kindergarten, or day-care play areas are fenced, separated from other play areas, and have direct access from their related classrooms.*
 3. *Playground equipment (backstops, swings, slides, etc.) are structurally sound, vermin proof (tires), and are free from jagged or sharp projections (concrete foundations, exposed nuts and bolts, braces, etc.).*
 4. *The ground under playground equipment is resilient material, either unitary or loose-laid, that is maintained to prevent injury.*
 5. *Direct access from the facility is provided to play areas and athletic fields without crossing roads, traffic lanes, or parking lots, or appropriate safety devices are provided where access crosses parking or drives.*
 6. *Covered play areas, when provided, have positive drainage away from the center of the floor.*
 7. *Related facilities such as toilets, concessions, storage, shower and locker rooms, bleachers, press boxes, observation platforms, scoreboards, and dugouts, when provided, have been inspected under the appropriate area of this section.*
 8. *Accessibility is provided to playgrounds, equipment, athletic fields, and related facilities.*
- (j) **On-Site Waste Burners.** *On-site waste burners, when permitted, are located at least one-hundred (100) feet from any building, are equipped with a three-quarter ($\frac{3}{4}$) inch mesh wire screen, and are used for burning paper and trash only.*
- (4) **Concrete.** *Exposed concrete meets the following minimum safety, casualty, and sanitation requirements for structural members, light and flag poles, walks, drives, etc., including relocatables, as applicable.*
- (a) **Structural Members.** *Concrete structural members, foundations, retaining walls, and framing are maintained in a safe condition and are free from hazards, including cracks, spalling, and exposed reinforcing steel.*
 - (b) **Concrete Furniture.** *Light and flag poles, benches, tables, planters, etc., are maintained in a safe condition and are free from hazards.*
 - (c) **Walks and Drives.** *Concrete walks, drives, loading docks, swimming pool decks, parking areas, etc., are maintained in a safe condition and are free from hazards.*
 - (d) **Stadiums and Bleachers.** *Structural members for stadiums and bleachers, including seats and related facilities, are maintained in a safe condition and are free from hazards, including cracks, spalling, and exposed reinforcing steel. Annual inspections have been performed by board staff and biennial inspections have been performed by a structural engineer and a certificate is on file in the district office.*
- (5) **Masonry.** *Exposed masonry meets the following minimum safety, casualty, and sanitation requirements for masonry veneers, framing, benches, tables, etc., including relocatables, as applicable.*
- (a) **Masonry Veneers.** *Masonry veneers, walls, retaining walls, and framing are maintained in a safe condition and are free from hazards, including cracks, spalling, and exposed reinforcing steel.*
 - (b) **Stadiums and Bleachers.** *Masonry in stadiums and bleachers, including related facilities, are maintained in a safe condition and are free from hazards, including cracks, spalling, and exposed reinforcing steel.*

Annual inspections have been performed by board staff and biennial inspections have been performed by a structural engineer and a certificate is on file in the district office.

- (6) **Metals.** *Structural steel and light gauge metal framing meets the following minimum safety, casualty, and sanitation requirements for structural members, framing, light and flag poles, benches, tables, etc., including relocatables, as applicable.*
- (a) **Structural Steel.** *Structural steel members and light gauge metal framing for buildings are maintained in a safe condition and are free from hazards, including rust and loose fastenings.*
 - (b) **Light and Flag Poles.** *Light and flag poles, benches, tables, etc., are maintained in a safe condition and are free from hazards, including rust and loose fastenings.*
 - (c) **Parking Structures.** *Steel parking structures, covered walkways, etc., are maintained in a safe condition and are free from hazards.*
 - (d) **Stadiums and Bleachers.** *Structural members for stadiums and bleachers, including seats and related facilities are maintained in a safe condition and are free from hazards, including rust and loose fastenings. Annual inspections have been performed by board staff and biennial inspections have been performed by a structural engineer and a certificate is on file in the district office.*
- (7) **Wood.** *Structural wood, casework, and cabinets meet the following minimum safety, casualty, and sanitation requirements for structural members, framing, benches, tables, etc., including relocatables, as applicable.*
- (a) **FRTW.** *Permanent educational facilities are free of fire-retardant treated wood, or appropriate safety measures, such as paint and preservatives, have been taken to protect the wood from deterioration and FRTW and fasteners are free of corrosion and deterioration.*
 - (b) **Structural Members.** *Wood columns, beams, joists, trusses, heavy timber construction, and other structural members are maintained in a safe condition and are free from hazards, including loose fastenings, wood rot, chips, splits, cracks, and wood destroying insects.*
 - (c) **Handrails and Ramps.** *Miscellaneous blocking, trim, handrails, boardwalks, relocatable platforms, ramps, and steps, stage and gymnasium flooring, casework and cabinets, and paneling are maintained in a safe condition and are free from hazards, including loose fastenings, wood rot, chips, splits, cracks, and wood-destroying insects.*
 - (d) **Chemical Treatment.** *Wood within eight (8) inches of concrete, masonry, or soil is protected against decay and termites by chemical treatment, termite shields, etc.*
 - (e) **Hurricane Tie-Downs.** *Wood structures have appropriate hurricane straps and tie-downs.*
 - (f) **Built-Ins and Casework.** *Built-ins and casework, including plastic laminates, are free of sharp corners, splinters, or any construction feature, such as protruding hardware, that would be hazardous to occupants and users.*
 - (g) **Wood Floors.** *Wood floors are free of loose or broken boards, holes, uneven projections, protruding nails, splinters, and other tripping hazards.*
- (8) **Insulation and Moisture Protection.** *Insulation and moisture protection meet the following minimum safety, casualty, and sanitation requirements for roofing, fireproofing, firestopping, etc., including relocatables, as applicable.*
- (a) **Thermal Insulation.** *Thermal insulation, when provided, must be visible for inspection in such spaces as an attic, crawl space, duct work, mechanical room, etc., and must be protected from the weather and held securely in place.*
 - (b) **Vapor Barriers.** *Vapor barriers, when provided, are visible for inspection in such spaces as an attic, crawl space, mechanical space, insulated duct, chilled water line, etc., located on the exterior side of thermal insulation, protected from the weather, and held securely in place.*
 - (c) **Roofing.** *Roofing systems, including flashing, gutters, roof drains, membrane, roof penetrations, etc., are*

- watertight, held securely in place, free of debris, and maintained in a good condition.
1. Positive drainage is provided for all portions of the finished roof surface to the edge of the roof or to roof drains.
 2. Roofs are maintained so that water does not pond.
 3. Accessories such as flashing, gravel stops, drip edging, expansion joints, gutters, scuppers, and roof drains, when provided, are maintained in a good condition.
 4. Structural members, including deck, beams, fascia, etc., are in good repair and structurally sound.
- (9) Doors and Windows.** Doors and windows meet the following minimum safety, casualty, and sanitation requirements, etc., including relocatables, as applicable.
- (a) Doors and Windows.** Doors and windows are maintained in an operable, safe and secure condition at all times and are free of splinters, sharp projections, broken glass, broken hardware, etc.
- (b) Doors.** Doors are positioned so that there is clear floor space on the pull side of the door adjacent to the latch and the floor on both the interior and exterior sides of a door are substantially level. All doors are operable from the inside by a single operation and without the use of tools.
1. **Egress and Exit Doors.** In buildings designed before October 18, 1994, egress doors and gates, regardless of use or location, swing in the direction of exit travel, except in rooms occupied by less than twenty (20) persons. In buildings designed on or after October 18, 1994, all rooms with an occupant load of six (6) or more have doors which swing in the direction of exit travel.
 - a. Doors are readily opened from the side from which egress is to be made.
 - b. Single egress doors are a minimum of twenty-eight (28) inches in width and a minimum of six (6) feet eight (8) inches in height. Doorways providing handicap accessibility have a minimum clear width of thirty-two (32) inches.
 - c. Doors opening into interior corridors are either recessed and hinged to swing ninety (90) degrees or not recessed and hinged to swing one-hundred eighty (180) degrees.
 - d. Where door closers are used, the sweep period is adjusted so that from an open position of ninety (90) degrees the door takes a minimum of twenty (20) seconds to move to a closed position.
 - e. Minimum force is required to release the latch and push the door open.
 - f. Doors are operable from the inside by a single operation and without the use of tools.
 - g. Egress doors in group toilet rooms swing out in the direction of exit and are operable from the inside at all times, even during nighttime lockdown.
 - h. Doors are free of any chain, padlock, bar, or other device which would render the door inoperable at any time.
 - i. Doors used as a secondary means of egress are accessible, operable from the side of egress, free of any blockage by furniture, and have a sign "EMERGENCY ESCAPE" adjacent to the opening.
 2. **Fire-Rated Doors.** Fire-rated doors, frames, and hardware in corridors, stairwells, etc., are labeled with a permanently affixed, legible label located on the door and frame.
 - a. A pair of fire-rated doors, within a corridor, swinging in the same direction, have a fixed center jamb; or, the doors are equipped with a coordinator and an overlapping astragal.
 - b. Glazing in fire-rated doors is fire-rated glazing or wire glass set in a steel frame.
 - c. Carpet is discontinuous through fire-rated doorways and is separated by a non-combustible threshold; or, only Class I and II carpet is run under twenty (20) minute, Class C, or Class B labeled door assemblies. (Note: Carpet shall not run under a Class A labeled door assembly and shall be separated by a non-combustible threshold.)
 - d. Fire-rated doors are self-closing and equipped with positive latching devices to hold them in a closed position.

labeled. In buildings designed on or after October 18, 1994, the requirements of this section apply to darkrooms with an occupancy of six (6) or more.

- h.** *Overhead and Sliding Security Grills.* Security grills remain secured in the fully open position during building occupancy.
 - i.** *Gates.* Gates used to secure buildings or used for egress are side-hinged and readily opened from the side from which egress is to be made.
 - j.** *Screen and Storm Doors.* Screen and storm doors on exits are hinged on the same side as the exit door and swing in the direction of exit travel.
 - k.** *Toilet Partition Doors.* Each toilet stall has a door which can be latched from the inside, and doors on accessible toilet stalls are at least thirty-two (32) inches wide and swing out. [Other stall doors may be less than thirty-two (32) inches and may swing in.]
 - l.** *Vault Doors.* Vault doors are equipped with emergency release hardware to allow egress from the inside at all times.
 - m.** *Walk-in Cooler and Freezer Doors.* Doors are equipped with emergency release hardware to allow egress from the inside at all times.
- 5.** *Storefronts.* Storefronts, including doors, should meet the following criteria:
- a.** *Glazing contains a built-in horizontal safety guard between twenty-four (24) and thirty-six (36) inches above finished floor (AFF).*
 - b.** *If a storefront is in the path of egress, all the doors are unlocked during periods of occupancy and at least one (1) door is identified and operable from the inside when the building is not normally occupied.*
 - c.** *Non-rated glazed panels, within forty-eight (48) inches of a door where the bottom edge of the panel is below the top edge of the door, have tempered or safety glass or safety plastic.*
 - d.** *Non-rated glazed panels beginning eighteen (18) inches or less from the floor, where the panel is greater than nine (9) square feet in area, and there is a walking surface within thirty-six (36) inches of the panel, have tempered or safety glass or safety plastic.*
- 6.** *Wood Doors.* Wood doors are in good repair, free from safety hazards and operate as intended.
- 7.** *Plastic Doors.* Plastic doors are in good repair, free from safety hazards and operate as intended.
- 8.** *Metal Doors.* Metal and metal-clad doors are free of any sharp or protruding edges, are in good repair, free from safety hazards and operate as intended.
- (c) Hardware.** Doors and gates are equipped with hardware which allows egress at all times without assistance. (Projecting hardware on doors swinging into a means of egress is not considered an obstruction if the door opens flat against the wall.)
- 1.** *Unsafe Locking Devices.* All doors are free of any padlock, chain, hasp, lock, deadbolt, or other device which would prevent free use of the door for egress at any time.
 - 2.** *Special Function Door Locking Devices.* Special function doors in a path of egress are equipped with emergency release hardware to allow egress from the inside at all times.
 - 3.** *Panic Hardware.* Panic release hardware is installed on exit doors serving spaces containing one-hundred (100) or more persons.
 - 4.** *Closers.* Fire-rated doors and doors subject to wind exposure are equipped with closers.
 - 5.** *Door Stops.* Interior fire-rated doors with closers are free of any manual hold-open devices such as door stops, wedges, etc.
 - 6.** *Locksets.* All doors shall be equipped with locksets which are not lockable from inside the space. **EXCEPTION:** Individual toilet rooms, except in pre-K through grade three (3), may be locked from the inside, and be equipped with privacy locks which are readily opened from the inside and which can

- be opened from the outside without a special tool.*
- 7. Manual Hold-Open Devices.** *Manual hold-open devices are only used on exterior doors and in non-fire resistance rated wall assemblies.*
 - 8. Electro-Magnetic Hold-Open Devices.** *Approved devices which release the door upon activation of the fire alarm system, approved automatic sprinkler system, heat detector, or smoke detector are installed on smoke doors and may be installed on fire-rated doors.*
 - 9. Security Hardware and Alarms.** *Door opening delay devices shall not be installed on egress and exit doors unless they are installed in such a manner that they will release instantly upon activation of the building fire alarm system and meet all of the other requirements of NFPA 101 5-2.1.6. Doors may contain alarms which sound when the door is opened.*
 - 10. Time-Out Rooms.** *Doors are readily opened from the inside at all times; and if time-out room doors are lockable, an electro-magnetic locking device meeting all the criteria established for new construction in the UBC has been installed; and, the door is free of any slide bolts, latches, or other similar locking device.*
 - 11. Accessible Hardware.** *Accessible door hardware, where installed, has a shape that is easy to grasp with one hand and can be opened without twisting of the wrist. (Lever operated, push-type, and "U" shaped hardware handles are acceptable designs.)*
 - a.** *Accessible hardware is installed on doors in all means of egress, in at least one (1) classroom in each grade level and program, and all auxiliary spaces.*
 - b.** *Doors leading to hazardous areas have knurled hardware.*
 - 12. Thresholds.** *All thresholds are secure, water tight, and free of sharp edges and tripping hazards.*
 - a.** *Exterior door thresholds are one-half (½) inch or less in height.*
 - b.** *Interior door thresholds are flush with the adjacent floor surfaces.*
 - 13. Doors requiring closers are equipped with operable closers to prevent slamming and have back-check devices to prevent uncontrolled openings. Doors subject to wind exposure are equipped with a door-check or other suitable device to prevent slamming and uncontrolled openings.**
- (d) Glazing.** *Glazing is secured on all sides, is free of any loose or broken pieces, is in good repair, and complies with the following:*
- 1. Fire-Rated Glazing.** *Fire-rated glazing material has a permanent stamp, mark, or manufacturer's label identifying the product and fire rating.*
 - 2. Hazardous Locations.** *Areas subject to human impact, and hazardous locations, shall be glazed with safety plastic, tempered glass, safety glass, or in fire-rated assemblies, impact-resistant fire-rated glazing material. The following are specific hazardous locations for the purpose of glazing:*
 - a.** *Fire-rated doors have wire glass or fire-rated glazing.*
 - b.** *Fire-rated glazed panels have wire glass or fire-rated glazing.*
 - c.** *Non-rated doors, whether swinging, sliding, rolling, etc., have tempered or safety glass or safety plastic.*
 - d.** *Non-rated glazed panels, within forty-eight (48) inches of a door where the bottom edge of the panel is below the top edge of the door, have tempered or safety glass or safety plastic.*
 - e.** *Non-rated glazed panels beginning eighteen (18) inches or less from the floor, where the panel is greater than nine (9) square feet in area, and there is a walking surface within thirty-six (36) inches of the panel, have tempered or safety glass or safety plastic.*
 - f.** *Non-rated display and trophy cabinets, and casework, have tempered or safety glass or safety plastic. Mirrors, such as those located in dance studios, labs, and weight rooms, are tempered or safety glass, safety plastic, or stainless steel.*

- g.* Glazed access panels, when provided in lockable fire hose and fire blanket cabinets, are four (4) inches by five (5) inches, or less, of breakable glass.
 - h.* Glazed panels, when provided in non-rated and non-lockable fire hose, fire extinguisher, and fire blanket cabinets, have tempered or safety glass, or safety plastic.
 - i.* Enclosures for whirlpools, saunas, steam rooms, and showers have tempered or safety glass or safety plastic.
3. Glazed panels are subdivided by built-in vertical and horizontal members and contain a built-in horizontal guard between twenty-four (24) and thirty-six (36) inches AFF.
 4. Other interior glazing, such as glass block, glass railings, sloped glass, and float glass are secure, free of sharp or broken pieces, and maintained in a safe condition.
 5. Wire glass and fire-rated glazing installed in fire-rated and smoke stop doors is set in steel frames.
 6. Glazed panels in one- (1) hour and one-half ($\frac{1}{2}$) hour fire-resistance rated walls and partitions are limited to either one-quarter ($\frac{1}{4}$) inch thick wired glass or one-quarter ($\frac{1}{4}$) inch thick fire rated glazing material installed in steel frames or labeled glass block panels installed in steel channels. Glazed panel sizes are as follows:
 - a.* The glazing is one thousand two hundred ninety-six (1,296) square inches or less, with no dimension greater than fifty-four (54) inches.
 - b.* The glass block is one hundred twenty (120) square feet or less with no dimension greater than twelve (12) feet.
 - c.* The glazing or block is twenty-five (25) percent or less of the wall area containing the glazing, or block, as viewed from inside the space.
 7. Areas of exterior glazing are maintained in a safe and secure manner and are free of loose or broken pieces.
- (e) Windows.** Windows, when provided for natural light, ventilation, access panels, emergency access, emergency rescue, and secondary means of egress are maintained in an operable, safe and secure condition and are free of any loose or broken pieces. Projecting and awning windows with sharp or protruding corners, below door head height, if in or adjacent to a corridor or walkway, are rendered safe and secure.
- (f) Emergency Access Openings.** Exterior walls accessible to emergency vehicles have emergency access openings every fifty (50) lineal feet around the perimeter of the building on each floor level. (Where a large single use space, such as a gym, has doors or windows leading directly to the exterior, emergency access openings are not required.)
1. The openings are a minimum of twenty-eight (28) inches wide by forty-two (42) inches in height with the bottom of the opening forty-four (44) inches or less, AFF.
 2. In buildings equipped with an approved automatic sprinkler system, emergency access openings are spaced two hundred (200) lineal feet or less apart.
- (g) Emergency Rescue Openings (Secondary Means of Egress).** In non-sprinklered buildings, every instructional space, and other spaces normally subject to student occupancy of ten (10) or more, has at least one (1) window, panel, or door leading to the exterior or a separate atmosphere. For buildings designed after October 18, 1994, the emergency rescue opening is provided in rooms over two hundred and fifty (250) square feet and normally subject to student occupancy, as required by NFPA 101. Secondary means of egress/emergency rescue openings are identified by permanently mounted signs indicating either "EMERGENCY ESCAPE" or "EMERGENCY RESCUE - KEEP AREA CLEAR" and secondary means of egress/emergency rescue is provided by one of the following:
1. A window or panel with a clear opening a minimum of twenty (20) inches wide by twenty-four (24) inches in height with the bottom of the opening not more than forty-four (44) inches above the finished

Community college and ancillary group toilet rooms may have suspended lay-in type ceilings of a moisture-resistant material.

- 2. If a ceiling is provided at a platform or stage, it is of a solid material and free of any suspended lay-in type ceilings.*
- 3. Ceiling finish is free of any carpet.*
- 4. Where a fire-rated ceiling is required, such as in corridors, means of egress, and stairs, a fire-rated solid type ceiling or a fire-rated suspended lay-in type ceiling has been used.*

(c) Walls.

- 1. Fire-resistance rated walls are continuous from the floor to the floor or roof deck above, or terminate at a fire-rated deck below the roof deck or floor deck. Fire walls extend from the foundation through the roof.*
- 2. Toilet partitions and toilet room walls, shower partitions and shower room walls, kitchen, food preparation, scullery and can-wash room walls are finished with dense non-absorbent and non-corrosive materials having a smooth impervious surface.*

(d) Floors. Floor finish materials are permanently affixed to an educational or ancillary facility and comply with the following:

- 1. All interior floors are non-slip and exposed concrete floors are sealed against dusting.*
- 2. Interior floors have surfaces which are even and substantially level.*
- 3. Interior and exterior means of egress have floor surfaces which are even, substantially level, and free from irregularities, except for tactile warnings.*
- 4. Floors in toilet rooms, locker rooms, shower rooms, drying areas, kitchens, food preparation, scullery, can-wash, and other floors, which may become slippery when wet, have a non-slip impervious surface.*
- 5. Ramps and stairs are finished with a non-slip surface.*
- 6. Carpet running under a fire-rated door is separated by a flat non-combustible threshold, or Class I and Class II carpet is run continuous through all but Class A (3-hour) fire-rated openings, and the original carpet certification is on file and available for inspection.*
- 7. Art rooms, vocational shops, industrial arts shops, gymnasium exercise rooms, auditoriums with fixed seats (beneath seating areas only), mechanical rooms, storage rooms, and ancillary facilities where activities involved make the use of other floor materials impractical, have integrally hardened and sealed concrete floors.*
- 8. Individual toilet room floors and base are seamless, non-slip, and impervious.*
- 9. Clinics and food service areas have floor finishes that can be cleaned daily with a germicidal cleaner.*

(e) Acoustics. Each interior instructional space is acoustically treated to control reverberation, echo, or excessive deadness.

- 1. Occupied spaces are free of mechanical equipment vibrations and noises.*
- 2. Special acoustical attention has been given to areas of high noise generation such as:*
 - a. Mechanical rooms.*
 - b. Auditoriums, theaters, and places of assembly.*
 - c. Music instruction rooms.*
 - d. Broadcast studios.*
 - e. Shops.*
 - f. Spaces for speech and hearing impaired instruction.*
 - g. Administrative and guidance suites.*
 - h. Exterior traffic noises.*

(11) Specialties. Specialties meet the following minimum safety, casualty, and sanitation requirements for special safety requirements, fixed instructional aids, informational aids, etc., including relocatables, as applicable.

(a) General Safety Requirements. Existing facilities are in compliance with the special safety provisions, means of egress, separation of spaces, and other requirements found herein.

1. Rooms used for pre-K through grade one (1) are not located above or below the level of exit discharge. Rooms used for grade two (2) students are not located more than one (1) story above the level of exit discharge.
2. Platforms, corridors, floors, and loading docks eighteen (18) inches or more above the ground, and designated machinery have bright yellow safety lines, four (4) inches wide, painted on the exposed edge or floor.
3. Hazardous work and storage areas are identified by appropriate caution signs. Means of egress, capacity, accessibility, directional and exit, room numbers and names, and evacuation routes are identified with appropriate signage.
4. Interior corridors and stairwells are free of piping systems for flammable liquids or gases.

(b) Potential Hazards. Uninsulated heating pipes, window projections, protruding sharp corners, or other potential hazards are at least six (6) feet eight (8) inches AFF or are rendered safe by padding, signage, limited access, or other means. (Audio/visual aids in classrooms may be mounted below six (6) feet eight (8) inches provided they are marked and padded in accordance with accepted safety standards.)

(c) Means of Egress. Every building and space has sufficient exits so arranged to provide safe egress for occupants and every occupied space is maintained and operated so as to permit prompt egress in case of fire or emergency.

1. Handrails on stairs and ramps project three and one-half (3½) inches or less inside the measured width on each side of a means of egress.
2. The clear width of a means of egress is free of any pipes, lockers, planters, water fountains, fire hose cabinets or other projections.
3. All required means of egress at the level of exit discharge lead directly to a street or yard area of safety.
4. Every floor of every building has a minimum of two (2) separate exits as remote from each other as practicable.
5. Every classroom and space normally subject to student occupancy, except in fully sprinklered buildings, has at least one (1) window or door to the exterior and the window or door is operable from the inside without the use of tools, and every classroom or space normally subject to student occupancy has at least one (1) door opening directly to the exterior or a protected interior means of egress of an estimated one-half (½) hour rating. (For small rooms serving as adjunct facilities to a larger room, where occupants of the small room are part of the group of the larger room, the occupants of the smaller room may exit through the larger room.) EXCEPTION: Under the NFPA principle of "Equivalency Concepts" referred to in NFPA 101 Section 1-5, an alternative method of exiting interior classrooms (where existing classrooms are surrounded by existing corridors), in lieu of full fire sprinklering, classrooms shall have two (2) doors at opposite ends of each classroom exiting into separate smoke compartments in a smoke-proof corridor. Opposite swinging smoke doors in smoke partitions within the corridor provide the separation between the exits from each classroom. Smoke doors are held in the open position by electro-magnetic devices which release the doors when smoke detectors activate the fire alarm system. All doors in the corridor have closers, no door stops or other uncontrolled openings in the corridor wall are allowed, and signage clearly identifies separate egress paths from each classroom.
6. Exits are maintained so that the total length of travel from any point in the building (including places

- of assembly) to reach an exit is one hundred fifty (150) feet or less; or in a building equipped with a fully automatic fire sprinkler system, the travel distance to an exit is two-hundred (200) feet or less. Exit distance is measured along the path of natural travel.*
7. *Open mezzanines within a space exit through that space to the exterior.*
 8. *Every corridor, aisle, balcony and other means of egress to exits and exit discharge is in accordance with the following:*
 - a. *Corridors are arranged so that each end leads to an exit and is without pockets or dead ends more than twenty (20) feet in length.*
 - b. *The clear width of all interior corridors are maintained and are at least six (6) feet in width.*
 - c. *Hallway widths in office or service areas are maintained and are at least forty-four (44) inches in width and fifty (50) feet or less in length.*
 - d. *Where programs accommodate the physically disabled, there is a minimum of one (1) foot of blank wall space on the lockset side of doors.*
 - e. *Interior corridors, including contiguous dead-end and cross corridors, are divided into sections three hundred (300) feet or less in length by walls with smoke stop doors.*
 9. *Exterior (open) corridors or balconies serving as a required means of exit are open to the outside air and are enclosed only by a guardrail or balustrade.*
 - a. *Balconies have guardrails or balustrades a minimum of forty-two (42) inches high with balusters spaced six (6) inches or less apart and a bottom rail spaced two (2) inches or less AFF. In facilities designed on or after October 18, 1994, balusters are spaced four (4) inches or less apart.*
 - b. *The facility has stairs or exits from each exterior corridor and balcony to ground and are kept free so that an exit is available in either direction from the door of an individual room or space.*
 - c. *Floors of balconies, exterior corridors, and stairs are solid, without openings, and floors of balconies and exterior corridors have a positive slope for drainage.*
 - d. *Stairs and that part of a balcony serving as a required means of egress are roofed.*
 - e. *The minimum clear width of exterior corridors and balconies is maintained at a minimum of sixty (60) inches.*
 10. *All exit ramps are at least forty-four (44) inches wide, the space under ramps in an exit enclosure is kept free of any storage or other purpose, and the surface finish of ramps is non-slip.*
 11. *See "Assembly Occupancies" for means of egress requirements for spaces occupied by more than fifty (50).*
- (d) Interior Stairs, Exterior Stairs and Smoke-Proof Towers.** *Interior stairs, exterior stairs and smoke-proof towers are maintained in a safe and secure condition at all times and are free of any loose or broken treads or risers.*
1. *Treads are maintained in a uniform depth and risers are maintained in a uniform height in any flight of stairs and treads; landings and risers are solid.*
 2. *Differences in floor elevations which require less than three (3) risers are ramped.*
 3. *The maximum difference in floor elevation at doorways in a path of egress is one-half (½) inch or less.*
 4. *The minimum clear width of stairways serving as a required means of egress is maintained at a minimum of forty-four (44) inches.*
 5. *All interior stairways are enclosed and open directly to the exterior or into a protected vestibule or corridor that opens to the exterior. (Stairways need not be enclosed when serving only one (1) adjacent floor and not connected to a corridor or other stairways serving other floors. Stairways leading directly to an open mezzanine need not be enclosed.)*
 6. *The open space beneath a required stair is free of a closet, storage, or any other purpose.*

7. Exterior (open) stairs and ramps serving as required means of egress are roofed and are enclosed only by a handrail or balustrade and openings within fifteen (15) feet of the stairway are protected by fire doors, fire-rated glazing, or fixed labeled wire glass. For existing facilities constructed after April 28, 1997, exterior stairs are required to provide protection on the walls for ten (10) feet horizontally and vertically.”
 8. Handrails at least thirty-four (34) inches to thirty-eight (38) inches in height are provided on both sides of required stairs and ramps.
 - a. Any stair eighty-eight (88) inches or more in width has intermediate handrails.
 - b. Non-required stairs less than forty-four (44) inches in width and stage steps have a minimum of one handrail.
 - c. Handrails are maintained in a safe and secure condition at all times and are capable of supporting a human impact applied at any point and in any direction.
 - d. Handrails allow for continuous grasp of the rail.
 9. Doors separating enclosed stairways from egress corridors are self-closing fire doors and swing in the direction of travel, and doors held open with approved devices release the door within ten (10) seconds upon activation of the fire alarm.
 10. Balconies open to the outside air connect smoke proof towers to the permanent building.
 - a. Stairways are completely enclosed by non-combustible materials, and walls separating the enclosure from the building are free of any openings.
 - b. Access to smoke-proof towers is provided from every floor by vestibules or balconies, and balconies or vestibules have guardrails.
 - c. Wall openings in exposed balconies or vestibules are protected from fire exposure.
 11. Fire escape stairs, where existing, constitute fifty (50) percent or less of the required exit capacity and are maintained in a safe and secure condition at all times.
- (e) Separation of Spaces**
1. Separate storage space is provided for flammable, poisonous, hazardous materials, liquids, and equipment powered by internal combustion engines and their fuels and these spaces are enclosed to prevent the spread of fire and smoke and open to the exterior only.
 2. Interior vertical openings such as stairways, elevator shafts, light and ventilator shafts or chutes between floors are enclosed or protected to prevent the spread of fire and smoke and are maintained in their original fire- and smoke-tight condition.
 3. Hazardous areas such as boiler rooms and kitchens are enclosed to prevent the spread of fire and smoke and are maintained in a fire- and smoke-tight condition.
 4. Openings in walls or ceilings which were designed with a fire-resistant rated construction to prevent the spread of fire or smoke have fire doors and assemblies (frame, closer, hardware) and fire-rated glass assemblies (wire or fire-rated glass in steel frames) consistent with the fire-rating and maintained to prevent the spread of fire or smoke. Penetrations in fire-resistant rated construction are sealed with approved materials and methods to maintain original fire- and smoke-tight condition.
- (f) Firestopping.** Any concealed space, such as chases, attics, and crawl spaces, or other vertical or horizontal openings between floors in which exposed materials are combustible, are firestopped and provided with heat detectors, or the space is provided with automatic fire sprinklers.
- (g) Fire Sprinklers.** Each automatic fire sprinkler system, when provided, is of a standard approved type so maintained as to provide complete coverage for all portions of the areas to be protected, and the system is tested and maintained to be operable at all times, and the current inspection certificate is on file and available for review.

- (h) **Fire Alarms and Heat or Smoke Detectors.** Fire alarms and heat or smoke detectors are provided and are maintained in an operable condition at all times and the current inspection certificate is on file and available for review.
- (i) **Chalkboards.** Chalkboards, tackboards, map rails, and trays are provided in instructional spaces and wherever provided, are maintained in safe, secure, and usable condition.
- (j) **Toilet Partitions.** Toilet compartments, partitions, and doors are at least five (5) feet high and are finished with non-corrosive impervious materials.
- (k) **Pest Control.** Pest control and termite protection of buildings and grounds is provided in accordance with health department regulations and certificates are on file and available for inspection.
- (l) **Interior Signage.** Interior signage and graphics comply with the following (exterior signage complies with requirements found elsewhere in these State Requirements):
1. Permanent and temporary interior signage is uniform in color, height, size, and graphics.
 2. Interior signage includes the following:
 - a. Emergency rescue openings; "EMERGENCY RESCUE - KEEP AREA CLEAR."
 - b. Secondary means of egress/emergency egress openings; "EMERGENCY ESCAPE" or "EMERGENCY EGRESS - KEEP AREA CLEAR."
 - c. Capacity signs in each instructional and assembly space with a capacity of fifty (50) or more occupants. The signs are mounted adjacent to the main entrance door.
 - d. Room numbers and names are provided for each space.
 - e. Illuminated exit and directional signs as appropriate.
 - f. Signs indicating accessible access routes, entrances, and rooms within a building.
 - g. A graphic diagram of primary and secondary evacuation routes is posted adjacent to the primary exit door from each student-occupied space. The diagram clearly indicates, by contrasting color and number, the primary and secondary route of evacuation. (If an exit door from a self-contained classroom opens directly to the exterior, a diagram is not required)
 3. In educational facilities that house pre-k through grade three (3), including auxiliary spaces used by these students, signage is mounted at a maximum height of forty-two (42) inches AFF on the latch side of doors and contains raised and braille characters and the international accessibility symbol.
 4. In educational facilities that house grade four (4) and above, auxiliary facilities [not used by pre-k through grade three (3) students], community colleges, vocational centers, ancillary facilities, and other facilities primarily used by adults, signage is mounted at sixty (60) inches AFF on the latch side of doors and contains raised and braille characters and the international accessibility symbol.
 5. Internal illumination of signs, including exit signs, is maintained.
 6. Wall mounted signs and graphics are attached to the building in such a way so as to discourage vandalism.
- (m) **Fire Protection Cabinets.** Fire hose, fire blanket, and fire extinguisher cabinets have glazed panels of tempered glass, safety glass, or safety plastic.
- (n) **Demountable Partitions.** Demountable partitions and other wall systems designed to be disassembled, moved, and reassembled are maintained in a safe and secure condition at all times.
- (o) **Storage Shelving.** Shelving is free of any sharp corners, splinters, or any construction feature that would be hazardous to the occupants, and is constructed to carry the loads imposed.
1. Shelving in science, lab, and shop storage rooms, and other places which may contain hazardous materials has a one-half ($\frac{1}{2}$) inch lip on the front edge of each shelf and is constructed of non-corrosive material.
 2. Custodial, maintenance, and paint storage areas have shelves constructed of non-corrosive and non-

combustible materials.

- (p) **Toilet and Bath Accessories.** Toilet and bath accessories, including grab bars, paper and soap dispensers, napkin disposal units, shelving, mirrors, and changing tables, when provided, are maintained in a safe and secure condition at all times.
- (12) **Equipment.** Equipment meets the following minimum safety, casualty, and sanitation requirements for instructional, health, sanitation, safety, recreational, and operational features, etc., including relocatables, as applicable.
- (a) **Fire Extinguishers and Fire Blankets.** Fire extinguishers and fire blankets are provided as follows (Class ABC extinguishers may be used for all types of fires classified as A, B, or C except as modified below):
1. Fire extinguishers and fire blankets are placed in locations which are readily accessible and suitable for the hazard present and are readily visible.
 2. Extinguishers and blankets are on hangers or brackets, shelves, or cabinets so that the top of the extinguisher or blanket is five (5) feet or less AFF. [Objects projecting more than four (4) inches from the wall comply with state and federal accessibility requirements.]
 3. Throughout an educational facility, Class A fire extinguishers are located so that the travel distance from any point in the facility to an extinguisher is seventy-five (75) feet or less.
 4. Class A fire extinguishers of at least 4-A capacity are installed in spaces where wood and paper are stored, such as woodworking shops and storerooms, and in each portable/relocatable classroom.
 5. Class B fire extinguishers of at least 20-B:C capacity are installed in spaces where flammable liquids are stored, such as science labs, auto shops, boiler rooms, duplicating stations, and bulk storage of paints; and extinguishers are located so that the travel distance from any point in the space to an extinguisher is fifty (50) feet or less.
 6. Alkaline dry chemical extinguishers, such as sodium bicarbonate or potassium bicarbonate, are installed within fifteen (15) feet of cooking equipment in kitchens, home economics labs, teacher lounges, classrooms, etc.
 7. Class C fire extinguishers of at least 20-B:C capacity are installed in locations where electrical devices are likely to overheat, such as electronic labs and equipment rooms.
 8. Extinguishers remain fully charged and operable at all times and are tagged to indicate compliance, including the date of inspection.
 9. Fire extinguishers are readily accessible at all times. (Fire extinguishers may be located inside student-occupied spaces provided they are located adjacent to the primary exit door, the door remains unlocked when the facility is occupied, and a permanently affixed sign, with a red background and white letters reading "FIRE EXTINGUISHER INSIDE" is placed on the outside adjacent to the door.)
 10. Fire blankets are located in each laboratory and each shop where a personal fire hazard may exist.
- (b) **Vault Doors and Security Systems.** If a vault or security system is provided, vault doors and facility exit doors are operable from the inside at all times without the use of special keys, tools, or equipment.
- (c) **Incinerators.** Existing on-site incinerators and waste burners are equipped with a wire screen stack guards, are used for burning paper and trash only, and are maintained in a safe and secure condition at all times.
- (d) **Waste Compactors and Destructors.** Waste compactors and destructors at educational facilities are accessible for maintenance and sanitation, and fenced or otherwise made inaccessible to students.
- (e) **Waste Chutes and Collectors.** Waste chutes and collectors, including dumpsters, are accessible for maintenance and sanitation and fenced or otherwise made inaccessible to students, and collectors and dumpsters are located on a concrete slab.

- (f) **Residential Appliances.** Residential-type appliances, such as stoves, hoods, refrigerators, washers, dryers, ovens, and unit kitchens when used in classrooms, labs, lounges, and shops, are maintained in a safe and secure condition at all times.
- (g) **Built-In Cabinets and Casework.** Cabinets and casework, such as in kitchens, toilets, classrooms, etc., are accessible, free of hazards, and maintained in a safe and secure condition at all times.
- (h) **Athletic and Playground Equipment.** Athletic and playground equipment, supports, and foundations are maintained to be firm, stable, and free of sharp edges and corners, splinters and pockets or crevices where water will collect or where vermin and pests may hide.
- (i) **Shooting Range.** Shooting range equipment is maintained in conformance with manufacturer's specifications to minimize hazards to occupants and users, and indoor shooting ranges have fresh air intake and positive exhaust of noxious fumes to the outside.
- (13) **Furnishings.** Furnishings meet the following minimum safety, casualty, and sanitation requirements for furnishings, decorations, etc., including relocatables, as applicable:
- (a) **Hazardous Materials.** Educational and ancillary facilities are free of furnishings and decorations of an explosive, highly flammable, or toxic material.
- (b) **Means of Egress.** Means of egress (corridors, exit doors, etc.) are free of any furnishings, decorations, or other objects which would obstruct egress.
- (c) **Concealed Exits.** Exit doors are free of any hangings, drapery, or mirrors which may confuse, obstruct, or conceal the exit or the direction of exit.
- (d) **Free-Standing Manufactured and Custom Casework.** Manufactured and custom casework, such as in classrooms, media centers, etc., is accessible, free of hazards, and maintained in a safe and secure condition at all times.
- (e) **Plastic Laminate.** Plastic laminate used on casework is free of any hazard such as loose, broken, or jagged pieces.
- (f) **Window Coverings.** Materials used for window coverings, black-out curtains, and stage curtains are labeled to show they are flame resistant.
1. Interior blinds, shades, and shutters, when provided, are capable of darkening the room sufficiently to allow audio-visual presentations.
 2. Interior blinds, shades, and shutters, when provided, are maintained free of torn material, broken slats, pulleys and cords and are in an operational and safe condition at all times.
- (g) **Classroom and Office Furniture.** Exits are free of any classroom or office furniture which would impede access through a means of egress.
- (h) **Floor Mats and Grates.** Floor mats and grates, when used, are flush with, or secured to, the surrounding floor surface.
1. Exits and means of egress are free of any obstruction caused by floor mats and grates.
 2. Mats and grates used around pools and shower rooms are free of any hazard to bare feet.
- (i) **Auditorium and Theater Seating.** Auditorium and theater fixed and movable seats are accessible and maintained in a safe and operational condition at all times and are free of any torn or loose materials and fittings which may pose a hazard to the users.
- (j) **Built-in Tables and Fixed Seating.** Built-in tables and fixed seating are accessible and maintained in a safe and operational condition at all times and are free of any torn or loose materials and fittings which may pose a hazard to the users.
- (k) **Interior Plants and Planters.** Exits and means of egress are free of any obstruction caused by interior planters and plants, and artificial plants and plastic and wood planters are flameproof.
- (14) **Special Construction.** The spaces and facilities listed in this section meet the following minimum safety,

casualty, and sanitation requirements for special construction, including relocatables, as applicable:

- (a) **Abandoned Structures.** Abandoned structures owned by the board are maintained and secured to eliminate hazards, unlawful entry, and vandalism.
- (b) **Accessibility Requirements.** Accessibility for children and adults with disabilities complies with the applicable state and federal standards governing accessibility requirements. [For the purpose of these State Requirements, "children" are defined as students in grades pre-K through grade five (5) or grade six (6) depending on the structure of the elementary schools and middle or junior high schools in the district as applicable. "Adults" are defined as students in grade six (6) or grade seven (7) through twelve (12), faculty, staff, parents, and the general public using any public educational facilities. Students housed in vocational/technical centers, and community colleges are also defined as "adults."]
- (c) **Ancillary Facilities.** Ancillary facilities, such as central administration buildings, warehouses, and bus garages, comply with the appropriate existing occupancy section in NFPA 101, as defined below, for fire safety inspections. Casualty safety and sanitation safety inspections comply with other portions of this section. Use the following occupancy classifications for ancillary facilities:
 1. Assembly Occupancy = district meeting rooms, conference rooms, dining rooms, and auditoriums.
 2. Business Occupancy = district administration buildings, data processing centers, kitchens, and media centers.
 3. Hazardous Occupancy = district chemical storage and spray painting facilities.
 4. Storage Occupancy = district warehouse and maintenance facilities, repair shops, bus garages, parking structures and parking lots.
- (d) **Assembly Occupancies (Within Educational Facilities).** Inspection of assembly occupancies include the adjacent and related spaces associated with the main seating area such as stages, dressing rooms, storage, lobby, public restrooms, kitchens, and work rooms. (Assembly occupancies are buildings, portions of buildings, or spaces used for gatherings of fifty (50) or more persons, such as auditoriums, gymnasiums, multipurpose rooms, classrooms and labs, cafeteria, stadiums, media centers, and interior courtyards.)
 1. There is a permanently affixed sign in each assembly space, adjacent to the primary entrance, which states the actual capacity of the space.
 2. Exits from assembly occupancies lead directly to the exterior or to separate atmospheres which then lead directly to the exterior as follows:
 - a. Spaces accommodating one thousand (1,000) or more occupants have four (4) separate and remote means of egress.
 - b. Spaces accommodating six hundred (600) or more but less than one thousand (1,000) occupants have three (3) separate and remote means of egress.
 - c. Spaces accommodating three hundred (300) or more but less than six hundred (600) occupants have two (2) separate and remote means of egress. Spaces accommodating fifty (50) or more but less than three hundred (300) occupants have two (2) separate and remote means of egress.
 3. Auditoriums and other assembly occupancies are provided with special acoustics, listening devices, and accommodations for the physically and hearing impaired in compliance with state and federal accessibility requirements.
 4. In assembly areas with fixed seating, space is provided for wheelchairs.
 5. Areas that include fixed tables provide wheelchairs with clear access behind the table and the next adjacent table or wall.
 6. Exit doors in spaces with one hundred (100) or more occupants are provided with panic release devices and are free of any chain, padlock, or other device which might hinder egress.
 7. Seating. In places of assembly accommodating more than two hundred (200) persons, seats are

securely fastened to the floor, except when seats are fastened together in groups of not less than three (3) nor more than seven (7).

- a. In cafeterias, gymnasiums, lunchrooms, or other assembly areas where fastening of seats to the floor may be impractical, seats not secured to the floor are permitted, provided that in the area used for seating, excluding stage and storage, there is at least ten (10) square feet of net floor area per seat, and the aisles to reach exits are clear at all times.*
 - b. All seats in balconies and galleries are securely fastened to the floor.*
 - c. Fixed seats are maintained in a secure and safe condition at all times and are free of any hazard such as loose or torn materials or fittings.*
 - d. When continental seating is used, there are one hundred (100) seats or less in a row between aisles.*
 - e. In assembly spaces with continental seating, exit doors are maintained in operable condition along each side aisle, and discharge to the exterior of the building, or into a foyer or lobby.*
- 8.** *Aisles Serving Seating.*
 - a. Every portion of any assembly occupancy that contains a theater or similar type seating facility is provided with aisles leading to exits.*
 - b. The width of aisles is at least thirty-six (36) inches in clear unobstructed space.*
 - c. Aisle steps and ramps are maintained in a safe and secure condition at all times, and when lighting is provided, lamps are clean and working.*
 - d. A contrasting marking stripe is provided on each tread at the nosing or leading edge so that the location of such tread is readily apparent, particularly when viewed in descent and in compliance with NFPA 101.*
- 9.** *Aisles Serving Seating at Tables.*
 - a. Fixed or loose chairs, tables, and similar furnishings or equipment is so arranged and maintained that a path of travel to an aisle or exit is provided.*
 - b. Rectangular tables used for dining, or purposes having similar seating configurations where the path of travel to an aisle exceeds ten (10) feet, are spaced fifty-four (54) inches or more apart where seating occurs back-to-back and thirty-six (36) inches or more where seating is on one side only. The path of travel to an aisle or exit is twenty (20) feet or less.*
 - c. When loose seating occurs bordering on the aisle, a thirty-six (36) inch aisle is provided plus an additional nineteen (19) inches for a chair on one (1) side of the aisle or an additional thirty-eight (38) inches for chairs on both sides of the aisle.*
- 10.** *Aisles Serving Bleachers and Grandstands.*
 - a. When bleacher and grandstand seating is provided, including fixed, folding, and telescopic seats, vertical aisles are provided. [Seating without backs requires aisles only when such seating is more than eleven (11) rows high.]*
 - b. Vertical aisles, where provided in bleachers and grandstands, are free of any dead end in excess of sixteen (16) rows.*
- 11.** *Railings.*
 - a. The fascia/front wall of boxes, balconies, and galleries is at least twenty-six (26) inches above the adjacent floor or has substantial railings at least twenty-six (26) inches above the adjacent floor.*
 - b. The rail above a footrest on the adjacent floor immediately in front of a row of seats is at least twenty-six (26) inches in height.*
 - c. Ramped aisles and aisle steps are provided with handrails at least thirty (30) inches high at one (1) side or along the centerline.*

3. Toilet rooms have exhaust fans vented to the exterior.
 4. Community college clinics provide bed(s) for female students and bed(s) for male students.
 - a. Each bed is provided with a cleanable plastic covered mattress and pillow.
 - b. Clean disposable mats are provided for each patient.
- (k) **Community Colleges.** Community college facilities and buildings comply with the general requirements found elsewhere in these State Requirements as well as the following:
1. Existing dormitories on college property comply with the appropriate sections of the UBC and NFPA 101 for life safety requirements.
 2. Existing dormitories provided by private individuals, corporations, and foundations not on college property comply with NFPA requirements for life safety.
- (l) **Energy Conservation.** Solar water heating systems, passive natural ventilation, and other energy conservation measures are in good repair and functioning as intended.
- (m) **High-Rise Buildings.** All existing structures and buildings over four (4) stories or forty-five (45) feet in height are equipped with an automatic fire extinguisher sprinkler system which is maintained in proper working condition at all times. Buildings which are three (3) stories or more, and were constructed after January 1, 1994 are equipped with fire sprinklers pursuant to Chapter 553.895, F.S.
- (n) **Kilns.** Kiln rooms and areas are provided with adequate exhaust to dispel emitted heat to the exterior.
1. Kilns are located away from paths of egress or exits.
 2. Kilns are located in separate rooms when serving students through grade three (3).
 3. Kiln rooms are provided with smoke/heat detectors.
- (o) **Kitchen and Food Service Facilities.** Food service facilities and instructional kitchens are in compliance with DOH Chapter 64E-11 (formerly HRS Chapter 10D-13), F.A.C., the general requirements found elsewhere in this section, and the following:
1. A toilet room(s) with self closing doors, opening into a vestibule with self closing doors, is provided for kitchen staff.
 2. Each staff toilet room is provided with at least one (1) water closet and one (1) lavatory and is provided with hot and cold water at the lavatory.
 3. Separate sinks are provided in the kitchen area for preparation of food, washing of utensils, and hand washing, and hot and cold water is supplied to all sinks in the kitchen area.
 4. Floor drains are provided in the food serving area, kitchen area, scullery, garbage and rubbish rooms, and can wash area.
 5. Each floor drain in the food service area is flushed on a regular basis to ensure a continuous wet seal.
 6. Waste water from cleaning operations is disposed of through the building sewer system.
 7. Garbage and rubbish rooms are well ventilated, screened, and vermin-proof.
 8. All openings to the exterior from areas where food is prepared, served, or consumed are protected from flying insects by self-closing doors, screens, or controlled air currents.
 9. Areas where odors or contaminants are generated, including kitchens, sculleries, and storage rooms, are mechanically ventilated.
 10. Range hoods, duct systems, grease removal devices, and fire extinguishing equipment are provided in all food service and instructional kitchens and are serviced regularly and maintained in a safe, secure, and operational condition at all times.
 - a. When the automatic fire extinguishing systems are activated, kitchen ventilation and heating systems shut down, fuel valves close, electrical appliances de-energize, and the school fire alarm activates.

- b. Automatic fire extinguishing systems using dry or wet chemicals are serviced regularly and maintained in a safe, secure, and operational condition at all times.*
- (p) Laboratories and Shops.** *Laboratories and shops comply with the general requirements found elsewhere in this section as well as the special safety provisions found herein.*
- 1. Each laboratory type space, such as chemistry, physics, and home economic labs, and each shop type space, such as automobile, wood working, and welding shops, equipped with unprotected gas cocks, compressed air valves, water service, and electric service, easily accessible to students, has master control valves or switches with permanently attached handles. (Ordinary office machines, non-hazardous machines, and domestic sewing machines are not required to have emergency shut-off.)*
 - a. The master control valves and switches are clearly labeled and located in a non-lockable place accessible at the instructor's station to allow for emergency cut-off of services, and valves completely shut-off with a one-quarter ($\frac{1}{4}$) turn.*
 - b. The master control valves and switches are in addition to the regular main gas supply cut-off, and the main supply cut-off is shut down upon activation of the fire alarm system.*
 - 2. Every science room, lab, or shop where students handle materials or chemicals potentially dangerous to human tissue is provided with a dousing shower, floor drain, and eye wash facilities.*
 - 3. Vehicle lifts are provided with mechanical safety locks.*
 - 4. Laboratory and shop spaces, such as the following, are provided with exhaust systems:*
 - a. Chemistry laboratories have a high capacity emergency exhaust system and are provided with a source of positive ventilation and signs providing instructions are permanently installed at the emergency exhaust system fan switch.*
 - b. Chemistry labs are provided with fume hoods and fume hood supply fans automatically shut down when the emergency exhaust fan is turned on.*
 - c. Woodworking areas have dust collectors and exhaust systems.*
 - d. Automotive repair shops have engine exhaust systems.*
 - e. Welding shops have fume removal and exhaust systems.*
 - 5. Working machinery with component parts are color coded per ANSI Z53.1, "American National Standard Safety Color Code for Marking Physical Hazards."*
 - 6. Hazardous work and storage areas are identified by appropriate caution signs.*
 - 7. All equipment permanently mounted is securely anchored to its supporting surface.*
 - 8. Safety zone lines are marked on the floor areas surrounding working machinery.*
- (q) Library and Media Centers.** *Library and media centers comply with the general requirements found elsewhere in this section, as well as with the following:*
- 1. Turnstiles and book detectors placed at doorways allow unobstructed passage and exiting from the space.*
 - 2. The width of aisles, reach ranges, and seating in stacks and reading rooms comply with federal and state accessibility requirements.*
- (r) Open Plan Schools.** *An open plan building, or portions of a building, is subdivided into smaller areas by use of partial partitions, movable partitions, or movable furnishing, which by location and type make it possible for persons in one area of the plan to be immediately aware of an emergency situation in any other area of the plan.*
- 1. Demountable or movable partitions in open plan classroom areas terminate a minimum of five (5) feet from any permanent wall, and all circulation openings in open plan areas are a minimum of five (5) feet wide and are open from floor to ceiling.*
 - a. Movable furnishings have a stable base.*

- classroom does not exceed two thousand (2,000) gross square feet, is without interior partitions (not including office, storage, and toilet), and has at least two (2) remotely located exit doors.]*
- 3.** *Wind uplift forces are countered by providing anchors from the roof to the walls, from the walls to the floor structure, and from the floor structure to the foundation, and the structure is free of any damage caused by frequent moving. The foundation and anchoring system have been inspected by a UBCI and certification of the inspection is on file with the district.*
 - 4.** *The minimum setback for relocatable units is at least twenty-five (25) feet from a property line unless a lesser setback is permitted by a local zoning ordinance.*
 - 5.** *Relocatable units are separated from each other and any permanent buildings by sufficient distance, in each direction, to prevent the spread of fire and to allow access by emergency vehicles, as determined jointly by the local fire fighting authority that services the site and district policy.*
 - 6.** *A facility designed primarily of relocatable units, or "modular schools," has all relocatable units and any permanent facilities connected by covered walks. (Standard classroom units, for temporary use, are not required to be connected to other facilities by covered walks, including toilets.)*
 - 7.** *Standard classroom units which house pre-K through grade three (3) students include an accessible toilet room, containing a water closet, a lavatory, and related accessories, for use by both sexes. (Standard classroom units which house grade four (4) through grade twelve (12) students may include toilet rooms provided separate accessible toilet rooms are provided for each sex, and each room contains a water closet, lavatory, and related accessories.)*
 - 8.** *Standard classroom units of Type VI construction housing birth to age three (3) children, including Teenage Parent Programs (TAP), are less than two thousand (2,000) gross square feet, and comply with additional safety requirements outlined in this section.*
 - a.** *These units include an accessible toilet room opening directly into the instructional space. (The toilet may be used by both sexes, and contains a water closet, a lavatory, and related accessories.)*
 - b.** *If a residential-type kitchen is provided in these units, it includes a residential range hood vented to the outside and a fire extinguisher located within ten (10) feet of the range.*
 - 9.** *Doors in relocatable units are provided as follows:*
 - a.** *Standard classroom units of Type VI construction have two (2) remotely located doors opening directly to the outside.*
 - b.** *Multi-classroom units of Type IV construction have a primary exit door and an emergency rescue opening in each space occupied by ten (10) or more students, or by six (6) or more students for relocatables designed after October 18, 1994. (An emergency rescue opening is not required when there is a door opening directly to the outside.)*
 - c.** *Interior and exterior doors are a minimum of three (3) feet wide and six (6) feet eight (8) inches high, and exit doors swing in the direction of exit travel.*
 - d.** *Exterior doors are equipped with a lockset, which is readily opened from the side from which egress is to be made; a threshold; heavy duty hinges; back-check device; and closer.*
 - e.** *All exterior doors open onto a platform which is level with the interior floor and connects with an accessible ramp or step equipped with handrails. (An accessible ramp need only be provided at one of the two (2) required doors from a standard classroom unit.)*
 - f.** *Accessible hardware is provided on all doors in a standard classroom unit.*
 - g.** *Time-out rooms, when provided, are equipped with doors which allow egress at all times in the event of an emergency. Locking devices on time-out rooms are discouraged, but if necessary, shall meet the requirements of new construction without exception.*
 - 10.** *Standard classroom units have operable windows in at least one (1) wall.*

- a. Each multi-classroom unit of Type IV construction, has a single action operable window available for emergency rescue.
 - b. Walks, ramps, steps, and platforms are free of any awning, casement, or projecting windows.
 11. Fire safety features, by the type of construction and the programs housed, are as follows:
 - a. In Type VI construction, heat or smoke detectors are installed in every classroom, storage space, or custodial closet, and can activate the fire alarm.
 - b. In Type IV construction, heat or smoke detectors are installed in unsupervised spaces, such as storage and custodial closets, and can activate the fire alarm.
 - c. Each standard relocatable unit and each multi-classroom unit is provided with an approved fire alarm system, including pull stations, horns, and flashers, either self-contained or connected to the main building alarm system; or, if a single relocatable unit, it is within two hundred (200) feet of a sending station and located so that the main fire alarm system for the educational plant is audible to occupants of the relocatable.
 - d. At least one (1) 2-A fire extinguisher of an approved type is provided in each standard relocatable unit and in each classroom of a multi-classroom unit.
 - e. Each unit is equipped with emergency lighting.
 12. Finishes. Finishes in standard classroom units and multi-classroom buildings, including "modular schools" comply with the following:
 - a. Ceilings in toilet rooms are of moisture resistant materials.
 - b. Walls in toilet rooms are finished with impervious materials to a minimum height of six (6) feet. (Wall finishes may be tile, plastic laminate, or epoxy coatings. Vinyl wall covering shall not be used in toilets.)
 - c. Floor and base in individual or group toilet rooms are impervious. (Floors may be ceramic or quarry tile. Individual toilet room floors and base may be of solid sheet vinyl without seams.)
 - d. Standard classroom units and auxiliary area floors are covered with resilient materials or carpet and are kept in a clean and sanitary condition at all times.
 - e. Walls and ceilings in time-out rooms are finished with durable, vandal-resistant materials and are free of any loose or potentially hazardous materials.
 13. Heating, ventilating, and air-conditioning (HVAC) systems are maintained in a safe, secure, and operable condition at all times.
 14. Lighting fixtures are maintained in a safe, secure, and operational condition at all times.
- (x) **Shade/Greenhouses.** Shade/greenhouses have been inspected and are found to comply with the general requirements found elsewhere in this section and the specific requirements found herein.
 1. Shade/greenhouses are located at least sixty (60) feet from any permanent building, or are located one hundred (100) feet from any permanent facility if fuel-fired heater used. Shade/green houses are separated from other shade/green houses by fifteen (15) feet.
 2. The location of the shade/greenhouse allows free and unobstructed exiting from new and/or existing structures.
 3. A minimum of two (2) doors remotely located are provided. Doors are side hinged and swing in the direction of egress. (A door closer is not required.)
 4. A minimum of one (1) accessible walkway is provided inside the shade/greenhouse. The accessible walkway is connected to doors leading to an accessible route to the permanent structure.
 5. The exterior siding is of breakaway panels of material other than glass, such as tear-away fabric, and is securely fastened to the structural frame ; or appropriate measures have been taken to render the facility safe.

6. *A minimum of one (1) type 2-A-10B:C fire extinguisher is provided per shade/greenhouse.*
7. *Fire alarm pull stations are located within 200 feet of any shade/greenhouse for warning of fire in one of these structures. Fire alarm horns are mounted on a permanent building and can be heard inside the shade/greenhouse.*
8. *Space heaters, when provided, are mounted at least six feet, eight inches (6' 8") AFF.*
- (y) **Stadiums and Bleachers.** *Stadiums, grandstands, bleachers, and other places of assembly comply with the life safety requirements of NFPA.*
- (z) **Stages.** *Working stages, non-working stages, platforms, and thrust stages, including props and equipment, in grades pre-K through twelve (12) and community college educational facilities conform to the fire protection and general requirements found elsewhere in these State Requirements, as well as the specific requirements which follow:*
 1. *General requirements for all stages:*
 - a. *Each stage is accessible to the disabled.*
 - b. *Curtains and flies on stages have an attached label verifying flame resistance.*
 - c. *Scenery or stage props are free of any foam plastics.*
 2. *Working Stage. A working stage complies with the following:*
 - a. *Openings through stage floors (traps) are maintained in a safe and secure condition at all times and are equipped with tight fitting trap doors having safety locks.*
 - b. *Stage vent(s) are operable from the stage floor and provide for both opening and closing the vent doors for periodic testing. (The testing controls are located on the back wall of the stage no more than six (6) feet AFF. Hand winches may be employed to facilitate manual operation of the vents.)*
 - c. *The proscenium opening of a stage is provided with a fire curtain maintained in a safe, secure, and operable condition at all times; the fire curtain is capable of manual operation and is kept in the normally closed position when each day's performances are completed.*
 - d. *A stage has at least one (1) exit on each side leading directly to the exterior kept clear and accessible at all times.*
 - e. *Stages over one thousand (1,000) square feet are fully sprinklered and there are at least two (2) means of egress, kept clear and accessible at all times, leading to separate atmospheres, available from every dressing room, and at least one (1) means of egress from fly galleries. Stages under one thousand (1,000) square feet do not require fire sprinklers, provided stage curtains and scenery retract horizontally.*
 - f. *Workshops involving the use of combustible or flammable paint, liquids, or gases, or their storage are kept in a safe, secure, and orderly condition at all times.*
 - g. *Standpipes located on each side of the stage are readily accessible and kept operational at all times.*
 3. *Curtains, flies, drops, scenery or other effects on a non-working stage are stationary and allow for exiting from the stage at all times. (A retractable main curtain may be used.)*
 4. *The space between the floor and the stage of a platform above is free of storage or any use other than electrical wiring or plumbing to stage equipment.*
- (aa) **Storage.** *The areas above or below exit stairs and ramps, whether interior or exterior, are free of any storage rooms or closets and are not used for storage of any kind.*
 1. *General Storage. General storage areas are kept separated from mechanical spaces and are equipped with shelving, racks, bins, or other devices necessary to protect the stored materials, supplies, equipment, and books.*

2. *Chemical and Hazardous Storage.* Chemical and hazardous storage facilities comply with the following:
 - a. Rooms and/or cabinets used for the storage, handling, and disposal of chemicals are lockable, vented to the exterior, and have shelves with a one-half ($\frac{1}{2}$) inch lip on the front; and door locks are operable at all times from the inside of the room, even if key locked from the outside; and rooms are kept at moderate temperatures and well illuminated.
 - b. Buildings and/or rooms used for the storage, handling, and disposal of flammable, poisonous, or hazardous materials or liquids, and equipment powered by internal combustion engines and their fuels are kept in a safe, secure, and orderly condition at all times and shall comply with all applicable NFPA standards.
 - c. Explosion-proof heat detectors, electrical fixtures, switches, and outlets in flammable storage rooms are maintained in an operational condition at all times.
3. *Custodial Work Areas and Storage.* Custodial storage and work areas for custodial supplies, cleaning, and sanitation materials include appropriate shelving for storage of materials and are kept in a safe, secure, and orderly condition at all times.
4. *Custodial Closets and Storage.* Custodial closets are kept in a safe, secure, and orderly condition at all times, and the heat detector or sprinkler head is kept operational at all times.
5. *Lockers and Personal Storage.* Corridors and lobbies are free of any storage of clothing or personal effects, except where provided for in metal lockers.

(bb) Time-Out Rooms.

1. *Electromagnetic Locking Device.* When a time-out room is to be locked, an electromagnetic locking device may be used and shall have the following features:
 - a. The lock shall remain engaged only when a push button mounted outside the time-out room adjacent to the door frame, or other hand held device, is continuously depressed by human hand. Upon release of pressure, the door shall unlock. The locking device shall be designed so that it cannot be engaged by leverage of an inanimate object or in any other manner except by constant human contact.
 - b. The push button, or similar device, shall be recessed from the face of the unit housing, or in some other way designed to prevent taping or wedging the button in the engaged mode.
 - c. The device shall have an interface relay with the fire alarm system and shall automatically release upon activation of the fire alarm.
 - d. The locking device shall automatically disengage in the event of a power failure.
 - e. Timers shall not be used on the locking device.
2. *Door Requirements.* The door shall have only a push plate exposed on the interior of the room.
 - a. The door shall swing out of the room and shall be equipped with a fully concealed track type closer.
 - c. A vision panel shall be provided in the door, and it shall be no larger than one hundred forty-four (144) square inches. The view panel shall consist of a clear one-quarter ($\frac{1}{4}$) inch thick unbreakable plastic panel flush with the inside face of the door on the inside. The panel shall be positioned in the door so that a staff member may continuously keep the student under surveillance.
3. *Finishes.* The ceiling, floor, and walls are free of any loose, torn, or potentially hazardous materials. All surfaces are kept smooth and free of any hooks, outlets, switches, or similar items.

- (cc) Walk-In Coolers and Freezers.** Walk-in cooler and freezer doors are operable from the inside at all times. Interior surfaces are kept clean and sanitary at all times.

- (15) Conveying Systems.** Conveying systems meet the following minimum safety, casualty, and sanitation requirements for elevators, dumbwaiters, platform lifts, etc., including relocatables, as applicable.
- (a) Elevators.** Passenger elevators comply with applicable state and federal accessibility requirements. Passenger and service elevators are inspected by the Bureau of Elevator Inspection, Department of Business and Professional Regulation.
 - (b) Dumbwaiters.** Car and counterweight safety devices are maintained in an operable condition, will lock the car or counterweight to the guide rails, and disconnect power if hoist cables part or become slack.
 - (c) Vertical Platform Lifts and Inclined Wheelchair Lifts.** Vertical platform and inclined wheelchair lifts comply with the following:
 - 1. Lifts have shielding devices to protect users from the machinery or other hazards and obstructions.
 - 2. Lifts are inspected by the Bureau of Elevator Inspection, Department of Business and Professional Regulation.
 - 3. Lifts are provided with emergency power so that the lift may be operated if power is interrupted while the unit is in use.
 - 4. Vertical platform lifts comply with the following:
 - a. A lift installed at a stage is free of a warning light or alarm.
 - b. A lift installed in a corridor allows free and clear ingress and egress at all times.
 - c. The audio-visual alarm is operational at all times and activates when the lift is in operation.
 - 5. Inclined wheelchair lifts comply with the following:
 - a. The platform bi-directional ramp sensing device is operational and will stop travel if obstructions are encountered.
 - b. Guide rails are maintained smooth and continuous and are free of sharp edges or obstructions. All drive system components contain safety features for protection of users, and cables and pulling devices are shielded.
 - c. The lift audio-visual alarm will activate when the lift is in operation.
 - (d) Vehicle Lifts.** Vehicle lifts comply with the following:
 - 1. Vehicle lifts are provided with mechanical safety locks to hold the lift in position in the event of a power or hydraulic failure.
 - 2. The maximum lifting height for vehicle lifts is sixty-eight (68) inches.
 - 3. Underground reservoirs for hydraulic lifts which are not accessible for inspection comply with DER and EPA regulations.
- (16) Mechanical.** Mechanical systems meet the following minimum safety, casualty, and sanitation requirements for ventilation, building service equipment, plumbing, etc., including relocatables, as applicable:
- (a) Ventilation.** All occupied rooms and other rooms where odors or contaminants are generated are provided with either natural or mechanical ventilation.
 - 1. Windows, louvers, or other openings utilized for natural ventilation are maintained in an operable condition at all times.
 - 2. Mechanical ventilation systems are maintained in an operable condition at all times.
 - 3. The HVAC system has been inspected to ensure the system is operating as designed or has been re-evaluated if space use changes have occurred or if unusual contaminants or unusually strong sources of specific contaminants were introduced into the space since the most recent inspection.
 - 4. Exhaust systems from toilet rooms, custodial closets, food service kitchens, kitchen storage rooms, shower and locker rooms, athletic equipment rooms, etc., are maintained in an operable condition at all times.
 - 5. Building Service Equipment.

- a. Mechanical equipment rooms and air-handler rooms are free of any type of storage.
 - b. Air-handling equipment (air-conditioning and heating) immediately and safely shuts down upon activation of the building fire alarm system by any manual or automatic station; and smoke detection devices installed in the supply and return systems of air handling equipment operate reliably in case of smoke in any part of the air stream. [EXCEPTION: Air-conditioning equipment (cooling and heating) serving a single student-occupied space of a capacity of less than fifty (50), including any related adjunct office, storeroom, or individual toilet room, need not be shut down upon activation of the building fire alarm system by any manual or automatic station. EXCEPTION: Smoke detection devices need not be installed in supply and return systems of air handling equipment (cooling and heating) serving a single student-occupied space of a capacity of less than fifty (50), including any related adjunct office, storeroom, or individual toilet room.]
 - c. Electric heaters used for supplementary heating in toilet rooms, storage rooms, offices, etc., have heating elements protected.
 - d. Through-wall and window-type air-conditioning units are maintained in a safe and secure condition at all times.
6. Cooling towers conform to the following:
- a. Towers with combustible interior or exterior construction installed over mechanical buildings have fire sprinkler systems maintained in an operational condition at all times.
 - b. Towers located on the ground and in areas not otherwise fenced are enclosed by a fence which is maintained in a safe and secure condition at all times.
 - c. Open spaces or areas between the base of the tower and ground or roof of the building upon which it is located are screened to prevent the accumulation of combustible waste material under the tower and to prevent use of such space or area under the tower for storage of combustible materials.
7. Walkway and building roofs are free of mechanical system piping (fluid system) and ducts (air system) unless written permission from the authority having jurisdiction to do otherwise is on file in the administrator's office.
8. Mechanical systems connected to an energy management system (EMS), programmable time clock, setback thermostat, heat recovery equipment, or equivalent which will reduce energy consumption during off-scheduled hours, nights, or weekend operation function properly. The energy conservation device is maintained in an operable condition at all times or a program is in place to install one of these devices.
- (b) **Plumbing.** Every educational facility is provided with toilet and hand washing facilities for all occupants.
1. Toilet facilities are maintained in a satisfactory state of repair at all times.
 2. Toilet facilities are cleaned, sanitized and serviced as follows: (OSHA requires the use of an EPA-registered tuberculocidal disinfectant to clean up blood or other potentially infectious materials. The use of unregistered quaternary ammonium compounds is appropriate for housekeeping procedures which do not involve the clean up of blood or other potentially infectious materials.)
 - a. Water closets, urinals, lavatories, faucets, flush valves, dispensers, partitions, lower half of walls, and floors are cleaned at least once per day with a germicidal or bacteriostatic cleaner, and the facility is maintained in a clean and sanitary condition at all times.
 - b. Water closet seats are free of any acidic bowl cleaner or other substance which may be hazardous to the occupants.

a two-way communicating system between all normally-occupied spaces and a continuously manned location where a general alarm can be sounded, the manual sending stations may be omitted, except in spaces with a capacity of one hundred (100) or more or in other spaces as required by the authority having jurisdiction, provided the following conditions are met:

- a. The communication system is a two-way system with the capability of originating calls from any station.
 - b. Stations are located in all student-occupied areas.
 - c. The manned location is attended continuously while the building is occupied by students or public, days, nights, or weekends.
 - d. The communication system is connected to emergency power.
 - e. The system is tested periodically to assure proper operation.
4. The fire alarm system is free of any drill switches.
 5. Sending stations located inside student-occupied spaces are adjacent to the primary exit door and have a permanently affixed sign reading "FIRE ALARM PULL STATION INSIDE" placed outside that space, adjacent to the door. The door to the occupied space is unlocked at all times the facility is occupied.
 6. Required sounding devices are used for fire alarm purposes only. (The intercom, public address system, or class bell system may be used as a back-up system, but not as substitute for the fire alarm system.)
 - a. The audible alarm device is supplemented with a visual alarm device in all areas where a hearing impaired person may be separated from the normal hearing person, in compliance with applicable accessibility codes.
 - b. Alarm sounding devices are distinctive in pitch and quality from all other sounding devices.
 - c. The recall signal is separate and distinct from and cannot be mistaken for any other signal.
 - d. The recall controls, push buttons, or other control are kept under lock, the key for which is in the custody of the administrative head or some other designated person.
 - e. The recall system is capable of being heard in both the interior and exterior of all areas and buildings simultaneously and is controlled from the central control panel for all areas and buildings. The annunciator control panel is located in, or adjacent to, the chief administrator's office. (Sub-panels may be provided in separate areas or buildings.)
 7. Activation of the fire alarm system will accomplish incidental functions such as release of self-closing doors or automatic door closers, elevator capture, stairwell pressurization, smoke venting, cutting off supplies of gas and fuel oil which may be hazardous or do not feed emergency power sources or do not feed kitchen equipment or are not essential to preservation of life, and stopping air supply fans. On or after October 18, 1994, elevator capture will also be provided by smoke detector in elevator shaft. On or after October 18, 1994, gas supply to kitchen is not shut off upon activation of fire alarm.
 - a. All doors in smoke and fire barriers, horizontal exits, and stairway enclosures are self-closing or release by a fail-safe door holder when activated by the alarm system.
 - b. Kitchen hood fire-suppression systems shut down required cooking appliances under the hood. (The gas supply to the hood should be controlled by the hood fire-suppression system only.)
 8. Initial and back-up sources of emergency power are maintained and ready for operation at all times.
 - a. Back-up power is capable of operating the fire alarm system under maximum normal load for twenty-four (24) hours and then operating in the alarm mode for five (5) minutes.
 - b. The automatic transfer to back-up power is within ten (10) seconds of power loss. (The backup source may be batteries or an automatic starting engine-driven generator.)

9. Arrangements are made for notification of the public fire department or such other outside assistance as may be available in case of fire or other emergency.
 10. Air-handling equipment (air-conditioning and heating) immediately and safely shut down upon activation of the building fire alarm system by any manual or automatic station.
 11. Smoke detection devices are located in the supply and return systems of all air handling equipment and are maintained to operate reliably in case of smoke in any part of the air stream; required only in return systems for new construction under SREF '97 or later. [EXCEPTION: Air-conditioning equipment (cooling and heating) serving a single student-occupied space of capacity less than fifty (50), including any related adjunct office, storeroom, or individual toilet room, need not be shut down upon activation of the building fire alarm system by any manual or automatic station. EXCEPTION: Smoke detection devices need not be installed in supply and return systems of air-handling equipment (cooling and heating) serving a single student-occupied space of capacity less than fifty (50), including any related adjunct office, storeroom, or individual toilet room. EXCEPTION: Smoke detection devices are not required in one hundred (100) percent outside air supply ducts.]
 12. Rooms or spaces for storage, custodial closets, spaces under stages with wood structures, and other unoccupied or unsupervised spaces in a building have automatic fire or heat detector devices installed at the ceiling or these rooms are sprinklered, if they are in a fully sprinklered building. (Rooms for air-handling equipment with detectors on supply and return air ducts which do not use the room for air plenums are exempt from this requirement.)
 13. Explosion-proof detectors are installed in flammable storage rooms.
 14. The fire alarm system can be activated by the following methods:
 - a. Activation of any automatic detector.
 - b. Activation of the sprinkler system.
 - c. Activation of an alarm sending station (pull station).
 15. Derangement of any power or tamper switch or failure of any fire alarm system component shall illuminate a signal light on the fire alarm control panel.
 16. Self-closing fire and smokestop doors are maintained in an operational condition at all times and will release upon activation of the fire alarm system.
 17. Required periodic system test results and inspection reports are maintained in the administrator's office.
- (f) **Power.** Electrical wiring and equipment are maintained in a safe and secure condition at all times and comply with the following:
1. Electrical outlets:
 - a. All outlets are grounded.
 - b. All convenience outlets installed within two (2) feet [within six (6) feet for new construction under SREF '97 or later] of water supplies, wet locations, toilet rooms and the exterior with direct grade level access have a ground fault circuit interrupt protection device (GFCI). (The ground fault circuit interrupt protection device is not required for grounded receptacles serving only water coolers, if the receptacle is single or covered behind the water cooler enclosure.)
 - c. Outdoor ground fault interrupter protected outlets are provided for all buildings.
 - d. Flammable storage rooms are free of electrical receptacles.
 - e. Extension cords are free of being stapled to any surface or run through or over doors, windows, or walls. They are used only in continuous lengths and without splice or tape. Adapters comply with Underwriters Laboratory (UL) and have over-current protection with a total rating of no more than fifteen (15) amperes.

2. *Lighting controls:*
 - a. *Electric panels, cabinets, and rooms are accessible only to authorized persons.*
 - b. *Main service panels and switches are located in a dedicated, lockable room.*
 - c. *Electrical rooms are free of any storage.*
 - d. *Unobstructed access is provided to all electrical panels.*
 3. *Emergency Shut-Off Switches.*
 - a. *Every laboratory space which has electrical receptacles at student work stations has an unobstructed emergency shut-off switch within fifteen (15) feet of the instructor's work station.*
 - b. *Every shop space which has power machinery accessible to students has two (2) unobstructed emergency shut-off switches which shut off power to student accessible machines and student accessible receptacles in the shop. One (1) emergency shut-off switch is located near the machinery and one (1) emergency shut-off switch is located in the instructor's office, if there is a clear view of the entire shop area. (Non-hazardous machines not requiring emergency shut-off include office machines, computers, sewing machines, potter's wheels, and residential cooking equipment in home economics labs.)*
 - c. *A "panic" switch to deactivate power to the heating equipment is provided inside sauna and steam room(s). The switch is labeled to indicate the intended function.*
- (g) Site Lighting.** *Light fixtures, poles, and foundations used for site lighting are maintained in a safe, secure, and operable condition at all times. Each site lighting pole is grounded.*

See Rule 6A-2.0111, Florida Administrative Code, and Sections 229.053(1), 235.01, 235.014(9), 235.211, 235.26, 240.319(3), 240.327, 553, 633.025, Florida Statutes.