

Applicable Codes and Standards

The plans and specifications shall identify all of the codes and standards which are utilized in the project. Include the year of the edition used in each case. The year and edition for all codes and standards is subject to change by Florida Administrative Codes. When these changes occur, projects which have not yet received, at least a Preliminary Stage II review and approval, will be subject to the new editions of the codes and standards.

The following is a list of the adopted codes and standards, which are to be used for projects reviewed by the Office of Plans and Construction. This list is not inclusive of all codes and standards that may apply to a project.

Design Codes and Standards

Although the construction requirements of the Florida Administrative Codes, Chapters 59A-3 (hospitals), 59A-4 (nursing homes) and 59A-5 (ambulatory surgical centers) are now contained in Chapter 4 of the Florida Building Code, the Agency for Health Care Administration remains the entity for interpretation and enforcement of these codes.

It should be noted that all of the non-construction related requirements for these health care facilities such as review fees and plans submission still remain in the applicable Florida Administrative Code. These rules can be viewed and printed from the web site:

<https://www.flrules.org/Gateway/Division.asp?DivID=186>

Florida Building Codes To obtain these codes you may see them or order them from The Department of Business and Professional Regulation – Florida Building Commission at the web site: https://www.floridabuilding.org/bc/bc_default.aspx

Effective December 31st, 2023, the following building codes are adopted by The Florida Building Code Commission by promulgation of Rule 61G20-1.001. These are the only building codes to be used for all projects that have not received a Stage II Preliminary Plan or a Stage III Construction Document Plan approval prior to December 31st, 2023:

- Florida Building Code 8th Edition (2023) - Building
- Florida Building Code 8th Edition (2023) - Accessibility
- Florida Building Code 8th Edition (2023) - Test Protocols
- Florida Building Code 8th Edition (2023) - Mechanical
- Florida Building Code 8th Edition (2023) - Plumbing
- Florida Building Code 8th Edition (2023) - Fuel Gas

Additional Standards: Additional design requirements are incorporated by reference in the special occupancy chapters of the Florida Building Code to include the following:

- Guidelines for the Design and Construction of Hospitals, 2022 Edition.
- Guidelines for the Design and Construction of Outpatient Facilities, 2022 Edition.
- Guidelines for the Design and Construction of Residential Health, Care and Support Facilities 2022 Edition.

Federal Fire Codes:

Federal Fire Codes: The federal government, through the Center for Medicare/Medicaid Services (CMS) has adopted the 2012 edition of the NFPA 101 Life Safety Code (and all NFPA codes and standards as referenced therein) and the 2012 NFPA 99 Health Care Facilities Code as modified by 42 CFR Parts 403, 416, and 418 for purposes of certification of all facilities participating in the federal Medicare/Medicaid programs. These modifications exclude adoption of 2012 NFPA 99 chapters 7, 8, 12, and 13. Therefore, all projects and all certified existing facilities must be in compliance with these codes, as well as the Florida state fire codes. Wherever the requirements of federally adopted codes or standards differ from those adopted by the State, the more stringent requirement shall prevail.

See the federal rule at [Federal Register :: Medicare and Medicaid Programs; Fire Safety Requirements for Certain Health Care Facilities](#).

Florida State Fire Codes (Hospitals & Nursing Homes):

Effective December 31, 2023, the following state fire codes are adopted by the State Fire Marshal by promulgation of Rule 69A-3.012. The codes and standards referenced in the rule are to be used for all hospital and nursing home projects that have not received a Stage II Preliminary Plan or Stage III approval prior to December 31, 2023. The complete list of fire codes and standards for Hospitals and Nursing Homes may be found at

www.flrules.org/gateway/ruleno.asp?id=69A-3.012

Florida State Fire Codes (Ambulatory Surgery Centers):

Effective December 31, 2023, the following state fire codes are adopted by the State Fire Marshal by promulgation of Rule 69A-60 F.A.C. The codes and standards referenced in the rule are to be used for all Ambulatory Surgery Center (ASC) projects that have not received a Stage II Preliminary Plan or Stage III approval prior to December 31, 2023. The list of fire codes and standards for Ambulatory Surgery Centers may be found at

<https://www.flrules.org/gateway/RuleNo.asp?title=THEFLORIDAFIREPREVENTIONCODE&ID=69A-60.005>

Florida State Fire Codes (Intermediate Care Facilities for the Developmentally Disabled):

Effective December 31, 2023, the following state fire codes are adopted by the State Fire Marshall's Rule 69A-3.012 F.A.C. as modified by 69A-38, F.A.C. and are the fire codes and standards to be used for all Intermediate Care Facilities for the Developmentally Disabled (ICF/DD) projects that have not received a Stage II Preliminary Plan or Stage III approval prior to December 31, 2023. The codes for the Standards of the National Fire Protection Association and Other Standards Adopted may be found at www.flrules.org/gateway/ruleno.asp?id=69A-3.012