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. Except where a specific allowance is referenced, all existing educational facilities shall be held to the requirements of this edition of SREF, Chapter 5, regardless of the design date of a particular existing facility. 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. Upon failure of the board to take corrective action within a reasonable time, the Commissioner is authorized to order appropriate action or removal of the facility from use in accordance with the language of Section 1013.12(3), F.S.

(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.

(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 fire safety, casualty, and sanitation standards for existing facilities. In addition to school board annual inspections, the local fire control authority shall inspect educational facilities within its fire control district. All inspectors for fire safety shall inspect educational facilities using the Florida Fire Prevention Code and State Fire Marshal Rule 69A-58, FAC.

1. Annual Local Fire Control Inspections of All Buildings by Local Fire Control Authorities. Local fire control authorities, certified by the Division of State Fire Marshal in accordance with Section 633.081, F.S., are required to inspect educational facilities within their fire control districts. Reports shall be filed with the school board, the local site administrator, and the State Fire Marshal’s Office. A schedule for correction of each deficiency shall be adopted by the board.

2. Annual Fire Safety, Casualty, and Sanitation Inspection of All Property Shall Be Provided by the Board. The fire safety, casualty, and sanitation inspection reports required by Section 1013.12, F.S., for all permanent and relocatable buildings, shall be submitted to the board by June 30 of each year. Casualty and sanitation inspections shall be performed by persons proficient with applicable rules and standards.

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. Fire safety inspection reports shall be forwarded to the State Fire Marshal’s office in a manner described in Rule 69A-58, FAC. Each building of each facility shall 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 shall use the standards adopted by the Commissioner of Education, including SREF Chapter 5. In the case of conflicting requirements within the UBC, the safer or safest requirement shall apply. A specific requirement in the UBC (Florida Building Code, Florida Fire Prevention Code, and SREF) shall prevail over requirements found in other standards or rules.

(c) Existing University and the Florida School for the Deaf and the Blind Facilities. Existing university and FSDB facilities are excluded from SREF.

(d) Maintenance and Operations of Existing Educational Facilities. Existing educational facilities housing pre-K through grade 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, Florida Building Code, Florida Fire Prevention Code, State Fire Marshal Rule 69A-58, other applicable NFPA codes for existing educational facilities, OSHA regulations, and other applicable state and federal laws, codes, and regulations.

1. Annual maintenance permits can be issued by the authority having jurisdiction to facilitate routine maintenance, emergency repairs, building refurbishment, and minor renovations of systems and equipment. The permit shall be for one (1) year. A detailed log of alterations and inspections shall be maintained. If a pattern of code violations is found, future annual maintenance permits may be withheld. See Section 553.80(6)(d), F.S.

2. Maximum individual project limits shall not exceed $200,000.

(e) Board Policies. The board’s policies and procedures for maintenance, safety, casualty, sanitation and housekeeping shall cover both existing and new facilities. These policies and procedures shall provide for program organization, financing, fiscal control, staffing, scheduling of work, and evaluation, including the following:

1. A timetable, 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, FAC.

3. Provide work areas free from recognized hazards and conduct employee safety and health programs to comply with OSHA 29 CFR.

4. Conduct approved fire safety training for building users, on-site facility managers, faculty, and staff involved in the process of correction of life safety violations noted in annual board safety inspections and the annual fire safety inspections conducted by local fire control authorities.

5. Pest management programs in accordance with the EPA’s Integrated Pest Management in Schools guidelines (http://schoolipm.ifas.ufl.edu/).

6. Compliance with all applicable EPA and DEP hazardous waste regulations, including EPA Resource Conservation and Recovery Act, Subtitle C, and Florida DEP Rule 62-730, FAC.


8. 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, corridors, and all other areas designed for occupancy by more than two (2) persons, are cleaned daily. Administrative and faculty offices designed for single or double occupancy shall be cleaned at least once per week.

   b. Toilet rooms, shower and locker rooms, drinking water fountains, and clinics shall be cleaned
and disinfected daily using an appropriate germicidal detergent (see definition). Note: Drinking water fountains are rinsed or flushed with plain water after disinfection.

c. Food service areas are cleaned and sanitized daily using an appropriate cleaning agent (tuberculocidal disinfectants do not have to be used on food service floors).

d. Floor drains are sanitized and water flushed at least once per day.

e. Trash and waste containers are provided in all areas, sufficient in number to handle the daily accumulation of trash. Containers are emptied daily and trash stored in bins or containers in a central waste disposal area until removed from the facility.

f. Filters used in conjunction with HVAC equipment are kept clean, serviceable, and orderly at all times, and sized to prevent unfiltered air from entering the airstream.

g. Light fixtures and window surfaces, both inside and outside, are kept clean, serviceable, and in good repair at all times.

h. Custodial areas are kept clean, safe, and orderly at all times. Custodial equipment is 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. EXCEPTION: Air-conditioning filters can be stored in mechanical rooms.

i. Building components and finishes are kept clean and in good repair.

j. Each district shall develop a policy regarding animals on district property 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 are kept in a healthy condition and in appropriate cages or tanks that are maintained in a clean and safe condition.

(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 in the Florida Building Code and the Florida Fire Prevention Code.

(g) Floor Plans. On or before October 1 of each year, all school boards and community colleges shall provide a copy of revised floor plans and other relevant documents to the law enforcement agency and fire department that have jurisdiction over each educational facility for all facilities that were modified during the preceding year.

(h) Returning Facilities to Instructional Use. Any existing facility that has been removed from instructional use shall be inspected for deficiencies in accordance with the Florida Fire Prevention Code for an existing building and SREF Section 5 before returning it to instructional use. Any remodeling, renovation, or correction of deficiencies shall be brought into compliance with the requirements in the state minimum life safety codes, Florida Building Code, the Florida Fire Prevention Code, state and federal laws and rules, as applicable.

(i) Abandoned Facilities. Board facilities no longer in use and abandoned, but still owned, shall be maintained and secured in such a manner that will prevent safety and sanitation hazards, unlawful entry, and vandalism from occurring.

(2) Site. The site meets the following minimum safety, casualty, and sanitation requirements for landscaping, signage, fencing, etc., as applicable.

(a) Landscaping. Landscaping on the site shall comply with the following minimum standards:

1. Areas are landscaped by the use of trees, shrubs, grass, ground cover, mulch, hedges, or boulders.

2. The site is free of any poisonous, toxic, and hazardous plants.

3. 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).

4. Water conservation policies are to be incorporated in landscape maintenance programs.

5. Trees and landscaped areas around the perimeter of buildings are maintained to prevent blind spots or provide access to the roof. Trees are healthy; disease-free; and trimmed of dead, diseased, and broken branches.

6. Road intersection visibility, on or off site, is achieved by providing a clear sight line at intersections.

7. The site is free of broken glass, metal, trash, undergrowth, and any debris that constitutes a hazard or that encourages the harborage and concealment of pests.

8. The entire site is graded and drained to prevent washouts or an unintentional accumulation of standing surface water and debris.

9. Washouts around buildings and entrance slabs are filled and stabilized to remove hazardous conditions and to prevent any further washout damage.

10. Temporary storage containers are maintained in a safe and secure condition and are not to be used for long-term use.

(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 NFPA 70, the National Electric Code (NEC).

5. A program is in place to have existing permanent and temporary freestanding exterior signs certified by a design professional to withstand hurricane force winds.

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.

(c) Flag poles. Flag poles, pulleys, and ropes are in safe and workable order.

(d) Fencing. Security/boundary fencing complies with the following:

1. Play areas and athletic fields provide pedestrian egress at all times. One (1) gate shall be provided to allow access of service equipment.

2. All kindergarten play areas are separately fenced.

3. Mechanical, plumbing, and electrical equipment, when exposed, is locked and secured to prevent unauthorized access, but access is allowed for maintenance and repair.

4. Special hazards (e.g., on-site sewage disposal plants; above-ground LP gas and fuel oil tanks; for Kindergarten through Grade 5, retention ponds with depths exceeding one (1) foot; deep drainage ditches; canals; highways; play fields adjacent to roadways; 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. The barbs on chain link fencing are turned over. (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.
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.
10. Fences are maintained in a safe condition and are free from hazards.

(e) **Guy Wires.** Guy wires are protected with guards or markers. Guy wire anchors do not present a tripping hazard.

(f) **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. Overflow parking spaces can use alternative surfaces.
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 and 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 is provided.
7. Walks/Accessible Routes:
   a. Building entrance(s) are connected by an accessible walk to all accessible parking and loading/drop-off zones.
   b. When provided, gutters and downspouts prevent storm water from pouring onto or draining across accessible walks.
   c. Soil, grass, or planting beds provide positive drainage away from accessible walk(s).
   d. When provided, drains, grates, drop inlets, catch basins, and other drainage elements are to the side of accessible walks.
   e. Walls, railings, or other physical barriers define and protect any vertical drop of more than eighteen (18) inches.
8. Roads and streets:
   a. On-site driveways are restricted from completely encircling the school plant.
   b. Vehicular and pedestrian traffic is prevented from crossing each other on the site or appropriate safety devices are provided where vehicular and pedestrian traffic cross.
9. Bus Drives:
   a. The turning radius for turning off public access streets is sixty (60) feet to the outside curb for one-way traffic and sixty (60) feet to the centerline of the driveway for two-way traffic.
   b. Bus drives and drop-off/pickup areas are provided so that buses do not have to back up.
   c. Bus driveways and parent pickup areas are separated or appropriate safety devices are provided where bus drives and parent pickup areas are not separated.
10. Vehicle parking areas:
   a. Vehicle parking areas are located to facilitate supervision 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. The total number of accessible spaces is provided as required by the Florida Accessibility Code for Building Construction (FACBC), found in Chapter 11, FBC.

d. Parking spaces are separated from bus and parent drop-off/pickup drives or appropriate safety devices are provided.

11. Bicycle parking areas, when provided, are separated from vehicular areas, and located for easy supervision from building windows, adjacent streets, or other vantage points.

(g) 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 needed 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.

(h) Transmission Line Right-of-Way. High-voltage transmission power line rights-of-way are kept free of activity and equipment that might impede power company access to the right-of-way.

(i) Storm Water Drainage. A storm water drainage system for the site is provided, free of sand and debris, and is maintained in an operational condition at all times.

(j) 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 are 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.

(k) Playgrounds, Equipment, and Athletic Fields. Playgrounds, equipment, and athletic fields are
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maintained in a safe and acceptable condition for the intended function.

1. Play areas and athletic fields where fencing is provided shall 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 to and from their related classrooms.

3. Athletic and playground equipment are structurally sound, maintained firm and stable, vermin-proof, free of pockets or crevices where water will collect or vermin and pets may hide, and free from jagged or sharp projections, edges, or corners. Playground equipment includes the equipment itself (backstops, swings, slides, etc.) and its structural components (foundations, supporting members, exposed fasteners, etc.).

4. The ground under playground equipment is resilient material, either unitary or loose-laid, and is maintained to prevent injury.

5. Direct access from the facility is provided to play areas and athletic fields without crossing roads, traffic lanes, drives, 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.

   (i) **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.

   (3) **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 Poles and 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) **Concrete Parking Structures.** Concrete parking structures, covered walkways, etc., are maintained in a safe condition and are free from hazards.

   (4) **Masonry.** Exposed masonry meets the minimum safety, casualty, and sanitation requirements for masonry veneers, framing, benches, tables, etc., including relocatables, as applicable. 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.

   (5) **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) **Poles and Furniture.** 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.

(6) Wood. Structural wood, casework, and cabinets meet the following minimum safety, casualty, and sanitation requirements for structural members, framing, benches, tables, etc. See Section 5(14) for existing relocatable buildings:

(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; guardrails; boardwalks; relocatable platforms, ramps, and steps; stage and gymnasium flooring; casework; 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 in contact with concrete or masonry, or within eight (8) inches of soil is protected against decay and termites by chemical treatment, termite shields, etc.

(e) 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.

(f) Wood Floors. Wood floors are free of loose or broken boards, holes, uneven projections, protruding nails, splinters, and other tripping hazards.

(7) Insulation and Moisture Protection. Insulation and moisture protection (including for relocatables) meet the following minimum safety, casualty, and sanitation requirements for roofing, fireproofing, firestopping, etc., as applicable:

(a) Thermal Insulation. Thermal insulation, when provided, must be visible for inspection in such spaces as attics, crawl spaces, duct work, mechanical rooms, 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 attics, crawl spaces, mechanical spaces, insulated ducts, chilled water lines, etc., and 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 decks, beams, fascia, etc., are in good repair and structurally sound.

(8) Doors and Windows. Doors and windows (including relocatables) shall meet the following minimum safety, casualty, and sanitation requirements, etc., as applicable. Doors and windows in a means of egress shall meet the specific requirements of Rule 69A-58, FAC, for fire safety.

(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 is substantially level.

1. Doors opening into interior corridors shall be either:
   a. Recessed and hinged to swing 90 degrees; or
   b. Not recessed and hinged to swing 180 degrees.

2. Toilet Partition Doors. Each toilet stall shall have a door that can be latched from the inside. Doors on accessible toilet stalls shall be at least thirty-two (32) inches wide and shall swing out.

3. Storefronts. Storefronts, including doors, shall meet the following criteria:
   a. Glazing contains a built-in horizontal safety guard located between twenty-four (24) and thirty-six (36) inches above finished floor (AFF).
   b. 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, shall have tempered glass, safety glass, or safety plastic.
   c. 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, shall have tempered glass, safety glass, or safety plastic.

(c) Hardware.

1. Locksets. All doors shall be equipped with locksets that are not lockable from inside the space. Exception: Individual toilet rooms can be locked from the inside, and can be equipped with privacy locks that are readily opened from the inside and that can be opened from the outside without a special tool.

   Exception: The Classroom Security Function, which allows the outside lever to be locked with a key from either the inside or outside while keeping the inside lever unlocked for unrestricted egress, is permitted to be used.

2. Door Closers:
   a. Doors subject to wind exposure are equipped with closers.
   b. Where door closers are used, the sweep period is adjusted so that from an open position of seventy (70) degrees the door takes at least three (3) seconds to move to a point three (3) inches (76mm) from the latch, measured to the leading edge of the door.
   c. 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.


4. Accessible Hardware:
   a. In accordance with FACBC (Chapter 11, FBC), accessible door hardware, where installed, has a shape that is easy to grasp with one hand and can be opened without twisting the wrist. Lever operated, push-type, and “U” shaped hardware handles are acceptable designs.

5. Thresholds. All thresholds are secure, watertight, and free of sharp edges and tripping hazards.
   a. Exterior door thresholds are one-half (½) inch or less in height.

(d) Glazing. Glazing is secured on all sides, free of any loose or broken pieces, in good repair, and complies with the following:

1. Hazardous Locations. Glazing subject to human impact or in hazardous locations shall be safety
plastic, tempered glass, or safety glass; in fire-rated assemblies, impact-resistant fire-rated glazing material shall be used. The following are specific hazardous locations for the purpose of glazing:

a. Non-rated doors, whether swinging, sliding, rolling, etc., have tempered glass, safety glass, or safety plastic.
   Exception: Solid core doors in one-half- (½) hour rated corridor partitions and smoke doors shall have wire glass or fire-rated glazing in accordance with Rule 69A-58, FAC.

b. 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 glass, safety glass, or safety plastic.

c. 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 shall have tempered glass, safety glass, or safety plastic.

d. Non-rated display and trophy cabinets and casework shall have tempered glass, safety glass, or safety plastic. Mirrors, such as those located in dance studios, labs, and weight rooms, are tempered glass, safety glass, safety plastic, or stainless steel.

e. Enclosures for whirlpools, saunas, steam rooms, and showers shall have tempered glass, safety glass, or safety plastic.

2. 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.

3. 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.

4. 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, and access panels, 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.

(9) Finishes. Finishes meet the following minimum safety, casualty, and sanitation requirements for interior and exterior wall, ceiling, and floor finish materials, etc., including relocatables, as applicable. (Finish materials are permanently affixed to an educational and ancillary facility and include interior movable walls and partitions.)

(a) Interior Finish General Requirements. Educational and ancillary facilities are free of any interior finish material shown by test or known to present a safety or health hazard due to its flammability or the character of the products of decomposition.

1. Wall or ceiling finishes are free of textile materials, including carpet, having a napped, tufted, looped, woven, non-woven, or similar surface.

2. Interior finishes, including interior plywood paneling, which have a higher flame-spread rating than permitted, must be rendered safe by the application of fire-retardant paint, coating, or penetrant.

(b) Ceilings. The minimum ceiling height is such that ceiling fans, light fixtures, HVAC equipment, fire system, and life safety equipment will not endanger, or be disabled by, the occupants.

1. Ceilings in group toilet rooms, kitchens, sculleries, can-wash areas, showers, and locker rooms shall be impervious.

2. Ceiling finish is free of any carpet.

(c) Walls. 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 that are even and substantially level.
3. Interior and exterior means of egress have floor surfaces that 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 areas, scullery areas, can wash areas, and other floors that can become slippery when wet have a non-slip impervious surface.
5. Individual toilet room floors and base are non-slip and impervious.
6. Art rooms, vocational shops, industrial arts shops, gymnasium exercise rooms, areas under fixed seating at auditoriums, 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.
7. Ramp and stair walking surfaces shall be slip-resistant.
8. Clinics and food service areas have floor finishes that can be cleaned daily with a germicidal detergent. (Note: Food service area floors do not require cleaning with a tuberculocidal disinfectant.)

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

(10) 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. 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.
2. Stairs and balconies serving as a means of egress and connecting buildings are roofed.
3. Exterior (open) corridors or balconies of 18 inches or more above grade serving as a required means of egress shall be open to the outside air and shall be enclosed only by a guardrail or balustrade. Balconies shall have guardrails or balustrades as follows:
   a. A minimum of forty-two (42) inches high with balusters spaced not more than 4 inches apart.
   b. A bottom rail shall be spaced not more than 2 inches above finished floor.
   c. EXCEPTION: In facilities designed prior to October 18, 1994, the maximum spacing of balusters can be 6 inches apart.
4. The space under stairs and ramps are kept free of any storage or other purpose.
5. The maximum difference in floor elevation at doorways in a path of egress shall be one-half (1/2) inch.
6. All exit ramps are at least forty-four (44) inches wide and the surface finish of ramps is non-slip.
7. Differences in floor elevations that require fewer than three (3) risers shall be ramped.
8. Handrails shall be maintained in a safe and secure condition at all times and shall be capable of supporting a human impact applied at any point and in any direction.
9. Stair treads and landings shall be free of projections that would present a tripping hazard.
10. Interior stairs, exterior stairs, and smoke proof towers shall:
   a. Be maintained in a safe and secure condition at all times.
   b. Be free of any loose or broken treads or risers.

(b) Potential Hazards. Uninsulated heating pipes, window projections, protruding sharp corners, audio-visual aids, or other potential hazards are at least six (6) feet eight (8) inches above finished floor or are rendered safe by padding, signage, limited access, or other means.

(c) Separation of Spaces. Hazardous areas such as boiler rooms and kitchens are maintained in the original fire- and smoke-tight condition.

   Exception: One-hour separation at a kitchen is not required where an approved NFPA 96 Hood suppression system is in place.

(d) Marker Boards and Tackboards. Marker boards, tackboards, chalkboards, map rails, and trays are provided in instructional spaces. Wherever provided, they are maintained in a safe, secure, and usable condition.

(e) Toilet Partitions. Toilet compartments, partitions, and doors are provided and are finished with non-corrosive impervious materials. Toilet compartments shall be provided with a door and privacy latch.

(f) 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.

(g) Pest Control. Pest control and termite protection of buildings and grounds is provided in accordance with Department of Agriculture regulations and certificates are on file and available for inspection. Integrated Pest Management (IPM) is practiced by the school. ([http://schoolipm.ifas.ufl.edu](http://schoolipm.ifas.ufl.edu))

(h) Interior Signage. Interior signage and graphics comply with the following (exterior signage complies with requirements found elsewhere in Section 5 of SREF):
   1. Permanent and temporary interior signage is uniform in color, height, size, and graphics.
   2. Interior signage includes the following:
      a. Room numbers and names are provided for each space.
      b. Signs indicating accessible routes, entrances, and rooms within a building.
   3. Hazardous work and storage areas are identified by appropriate caution signs.
   4. Means of egress, capacity, accessibility, directional and exit information, FISH numbers and room names, and evacuation routes are identified with appropriate signage.
   5. In educational facilities that house grades Pre-K through 12, auxiliary facilities, community colleges, vocational centers, ancillary facilities, and other facilities primarily used by adults, signage is mounted at sixty (60) inches above finished floor on the latch side of doors and contains raised and Braille characters and the international accessibility symbol.
   6. Internal illumination of signs is maintained.
   7. Wall-mounted signs and graphics are attached to the building in such a way so as to discourage vandalism.

(i) 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.

(11) 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 Blankets. Fire blankets are provided as follows:
   1. Fire blankets are readily visible and are placed in locations that are readily accessible and
suitable for the hazard present.

2. Fire blankets are on shelves or in cabinets so that the top of the fire blanket is five (5) feet or less AFF.

3. Fire blankets are located in each laboratory and each shop where a personal fire hazard may exist.

(b) **Vault Doors and Security Systems.** Where 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) **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.

(d) **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.

(e) **Residential Appliances.** Residential-type appliances, such as stoves, hoods, refrigerators, washers, dryers, ovens, and unit kitchens when used in classrooms, laboratories, lounges, or shops, are maintained in a safe and secure condition at all times.

(f) **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.

(g) **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.

12. **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 plants shall be free of furnishings and decorations made of explosive, highly flammable, or toxic materials.

(b) **Freestanding 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.

(c) **Plastic Laminate.** Plastic laminate used on casework is free of any hazard such as loose, broken, or jagged pieces.

(d) **Window Coverings.**
   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.

(e) **Floor Mats and Grates.**
   1. Floor mats and grates, when used, are flush with, or secured to, the surrounding floor surface.
   2. Mats and grates used around pools and shower rooms are free of any hazard to bare feet.

(f) **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 that pose a hazard to the users.

(g) **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 that pose a hazard to the users.
Chapter 5  State Requirements for Educational Facilities  Section 5

(13) 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) Accessibility Requirements. Accessibility for children and adults with disabilities complies with the applicable state and federal standards governing accessibility requirements. (For the purpose of SREF, “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 grade twelve (12), faculty, staff, parents, and the general public using any public educational facility. Students housed in vocational/technical centers, and community colleges are also defined as “adults.”)

(b) Ancillary Facilities. 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, gymnasiums, and auditoriums.
2. Business Occupancy = district administration buildings, including offices, data processing centers, kitchens, and media centers.
3. Storage Occupancy = district warehouse and maintenance facilities, repair shops, bus garages, parking structures, and parking lots.

(c) 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 laboratories, cafeteria, stadiums, media centers, and interior courtyards.).

1. Auditoriums and other assembly occupancies are provided with special acoustics, listening devices, and accommodations for physically disabled and hearing impaired individuals in compliance with state and federal accessibility requirements.
2. In assembly areas with fixed seating, space is provided for wheelchairs.
3. In areas that include fixed tables, clear access is provided behind the table and the next adjacent table or wall for wheelchair access.
4. 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) Auxiliary Spaces. Auxiliary spaces within an educational plant, such as administrative suites, libraries, and food service areas, are considered as educational occupancies and are included in the annual fire, casualty, and sanitation inspections of existing facilities and comply with the provisions found elsewhere in SREF.

(e) Boiler Rooms. Boiler rooms shall be free of any equipment or materials not required for operation of the boiler.

(f) Child Care/Day Care Facilities. Child care/day care facilities located on board-owned property comply with the requirements found elsewhere in this section and the specific requirements as follow:

1. Facilities include an accessible toilet room for children opening directly into the instructional space. (The toilet can be used by both sexes and contains a water closet, lavatory, and related accessories.)
2. If child care facilities are provided with a bathing area, it is within or adjacent to the child care area and contains either a shower with handheld sprayer or a tub. The water temperature is controlled
by a mixing valve.
3. Toilet facilities have a non-slip impervious floor, impervious base, and minimum four- (4) foot high impervious wainscot.
4. At least one (1) drinking fountain is provided and is within close proximity of the child care facility.
5. If hot water is provided at a child’s hand washing sink, a mixing valve shall be provided that limits water temperature to a maximum 110° F. A towel and a soap dispenser are provided at each sink. (Adult hand wash areas are permitted to be provided with hot and cold water.)
6. A residential-type kitchen, when provided, includes a residential-type range with a hood vented to the outside, a refrigerator, and a non-slip floor.
7. The child care facility is free of any storage of cleaning agents, chemicals, or other hazardous materials.
8. Outdoor play areas are provided and are protected from access to streets or other dangers. The play area is fenced or walled to a minimum height of four (4) feet and any latches on maintenance gates are secured or beyond the reach of the children.
9. Shade is provided in the play area.
10. Play equipment is firmly anchored, free of sharp corners or pointed surfaces, and has cushioning surfaces such as mats or sand beneath.
11. The grounds are free of undergrowth or harmful plant material.
12. Exception: Child care/day care facilities requiring a Department of Health or Department of Children and Family license may also be required to comply with the Florida Building Code and other agency construction requirements. If there is a conflict between SREF, Florida Building Code, and other agency requirements, the most stringent requirement prevails.

(g) Clinics (School). The school clinic includes a reception area/office, storage, toilet room, and bed space.
1. Sanitary facilities are provided as follows:
   a. Elementary school clinics, including pre-K, have one (1) accessible toilet room, to serve male and female students, complete with a water closet, lavatory, and accessories.
   b. Secondary schools include one (1) accessible toilet room for males complete with water closet, lavatory, and accessories and one (1) accessible toilet room for females complete with water closet, lavatory, and accessories.
   c. Toilet rooms in clinics include both hot and cold water at the lavatory and shower, if provided. Hot water is 110° F or lower.
   d. Toilet rooms have exhaust fans vented to the exterior.
2. Space for student beds is provided in each clinic. Space for beds in secondary schools is separated for male and female students.
   a. Each bed is provided with a cleanable plastic-covered mattress and pillow.
   b. Clean, disposable mats are provided for each patient.
3. The reception area/office is able to maintain visual supervision of the bed area.

(h) Clinics (Full-Service School Program). Full-service school clinics include one (1) accessible toilet room for males complete with water closet, lavatory, and accessories, and one (1) accessible toilet for females complete with water closet, lavatory, and accessories. One accessible toilet room has an accessible shower.
1. Hot and cold water are provided in toilet rooms at the lavatory and shower. Hot water is 110° F or lower.
2. Toilet rooms have exhaust fans vented to the exterior.
3. The nurse's station is able to maintain visual supervision of the bed areas.
4. Lockable storage rooms are provided for a refrigerator, files, equipment, and supplies, and the door shall be readily operable from the inside.
5. Data outlets are provided for computer hookups and computer networking and additional electric outlets are provided for hearing and vision testing machines.
6. Full-service school clinics are located to provide direct access from the exterior and have direct access from the interior or are connected by a covered walk.
7. Full-service school clinics are provided with designated parking spaces immediately adjacent to the clinic, one (1) of which is accessible to persons with disabilities.

(i) **Clinics (Community Colleges).** Where community college clinics are provided:
   1. Clinics include one (1) accessible toilet room for males complete with water closet, lavatory, and accessories, and one (1) accessible toilet room for females complete with water closet, lavatory, and accessories.
   2. Hot and cold water are provided at lavatories in toilet rooms and at optional shower. Hot water is 110° F or lower.
   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.

(j) **Community Colleges.** Community college facilities and buildings comply with the general requirements found elsewhere in SREF and the business occupancy requirements found in the Florida Fire Prevention Code.

(k) **Energy Conservation.** Solar water heating systems, passive natural ventilation, and other energy conservation measures are in good repair and functioning as intended.

(l) **Incinерators.** Incinerators shall be maintained in a safe and secure condition at all times.

(m) **Stadiums, Grandstands, and Bleachers.**
   1. 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, exposed reinforcing steel, rust, and loose fastenings.
   2. Inspections.
      a. Annual inspections are performed by board staff and a certificate of inspection is kept on file in the district office.
      b. Biennial inspections are performed by a structural engineer for all concrete, structural members, stadiums and bleachers, and a certificate of inspection is kept on file in the district office.
      c. Certificates of inspection shall be made available to the fire official upon request.
   3. Railings at least forty-two (42) inches high shall be provided at the top and sides of bleachers and grandstands.

(n) **Kilns.** Kiln rooms and areas are provided with adequate exhaust to dispel emitted heat to the exterior.
   1. Kiln rooms are not used for storage.
   2. Kilns are located in separate rooms when serving students through grade 3.

(o) **Kitchen and Food Service Facilities.** Food service facilities and instructional kitchens are in compliance with DOH Chapter 64E-11, FAC, the general requirements found elsewhere in this section, and the following:
1. A toilet room(s) with self-closing door(s) opening into a vestibule 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. Wastewater 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. Kitchen and food service equipment is serviced regularly and maintained in a safe, secure, and operational condition at all times.
11. Grease traps are inspected at least annually and cleaned out as needed.

(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. Examples of laboratory type spaces are chemistry, physics, and home economics labs. Examples of shop type spaces are automobile, wood working, and welding shops.
1. Every science room, laboratory, 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.
2. Automotive repair shops have engine exhaust systems.
4. All equipment permanently mounted is securely anchored to its supporting surface.
5. Safety zone lines are marked on the floor areas surrounding working machinery.
6. Master control valves or switches shall be provided in each laboratory type space and each shop type space that is equipped with unprotected gas cocks, compressed air valves, water service, and electric service that is easily accessible to students.
   a. The master control valves and switches shall be clearly labeled and located in a non-lockable space strategically placed no more than 15 feet from the instructor’s work station to allow for emergency cut-off of services and shall be in addition to the regular main gas supply cut-off.
   b. Valves shall be completely shut off with a one-quarter (1/4) turn.
   c. The main supply cut-off shall shut down upon activation of the fire alarm system.
   d. Emergency shut-offs are not required for ordinary office machines, computers, non-hazardous machines, and domestic sewing machines.
7. Woodworking areas shall have dust collectors and exhaust systems.
8. Welding shops shall have fume-removal and exhaust systems.
9. Hazardous work and storage areas shall be marked with warning signs.

(q) Library and Media Centers. Library and media centers comply with the general requirements found elsewhere in this section. The width of aisles, reach ranges, and seating in stacks and reading rooms comply with federal and state accessibility requirements. Libraries and media centers are kept below
sixty (60) percent relative humidity.

(r) **Open Plan Schools.** An open plan building, or portions of a building, is/are subdivided into smaller areas by use of partial partitions, movable partitions, or movable furnishings, 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 are a maximum of five (5) feet in height, 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.
2. Movable furnishings have a stable base.
3. Partitions that abut a permanent wall in classroom areas have a side swinging door a minimum of three (3) feet wide.

(s) **Performing Arts Theaters and Auditoriums (Serving the Public).** Performing arts theaters and auditoriums, including the adjacent and related spaces associated with the main seating area such as stages, dressing rooms, storage, lobby, public restrooms, work rooms, and kitchens, are in compliance with this section for casualty and sanitation safety and the Florida Fire Prevention Code for fire safety requirements.

(t) **Pools.** Swimming pools, wading pools, and therapeutic pools conform to the requirements in FBC and DOH requirements for swimming pools.

1. Equipment rooms, dressing rooms, sanitary facilities, pool deck, and spectator areas, when provided, are in compliance with this section.
2. Pools are accessible to persons with disabilities.
3. Pools, if heated, are heated by either a solar energy system or a waste heat recovery system.

(u) **Shade/Greenhouses.**

1. 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.
2. The exterior siding shall consist of breakaway type panels constructed of material other than glass, such as tear-away fabric, which is securely fastened to the structural frame.
3. Space heaters, when provided, shall be mounted at least six (6) feet eight (8) inches above finished floor.

(v) **Stages.** Legitimate stages, regular stages, platforms, and thrust stages, including props and equipment, in grades pre-K through twelve (12) and community college educational facilities conform to the general requirements found elsewhere in SREF, as well as the specific requirements that follow:

1. Each stage is accessible to persons with disabilities.
2. Legitimate Stage. A legitimate 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. The space between the floor and the stage of a platform above shall be free of storage or any use other than electrical wiring or plumbing to stage equipment.

(w) **Storage.**

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. Rooms and cabinets used for the storage, handling, and disposal of chemicals and hazardous materials shall be:
   a. Lockable.
   b. Vented to the exterior.
   c. Kept at the manufacturer’s recommended temperatures for the materials stored therein.
   d. Well illuminated.

3. Buildings and rooms used for the storage, handling, and disposal of poisonous or hazardous materials or liquids, and equipment powered by internal combustion engines and their fuels, shall be kept in a safe, secure, and orderly condition at all times.

4. A separate storage space shall be provided for all material that is poisonous or hazardous, and all equipment powered by internal combustion engines and fuels. These separate storage spaces shall be enclosed and shall open only to the exterior.

5. Custodial Storage and Work Areas. 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.

6. Custodial Closets and Storage. Custodial closets are kept in a safe, secure, and orderly condition at all times.

7. Lockers and Personal Storage. Corridors and lobbies are free of any storage of clothing or personal effects, except where provided for in metal lockers.

8. 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.
   a. Shelving in science rooms, laboratories, shop storage rooms, and other places that contain hazardous materials has a one-half (1/2) inch lip on the front edge of each shelf and is constructed of non-corrosive material.
   b. Custodial, maintenance, and paint storage areas have shelves constructed of non-corrosive and non-combustible materials.

(x) Time-Out Rooms.

1. 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.
   b. The only permissible locking device shall be the electromagnetic locking device as allowed by State Fire Marshal Rule 69A-58.

2. 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.

(y) Walk-In Coolers and Freezers. Interior surfaces are kept clean and sanitary at all times.

(14) Relocatable Buildings. All relocatable units shall comply with the general requirements found elsewhere in SREF and the specific criteria that follow:

(a) Annual Inspection of Existing Property Required. Additional inspections and standards required for existing “satisfactory” relocatable classroom units are:

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 as described in this section. Annual inspection reports shall be filed for all relocatables designed as classrooms or spaces intended for student occupancy. Correction plans shall be adopted by the board. The inspection report for each relocatable shall be posted therein.
2. **Inventory/Date of Construction.** Each relocatable, whether owned, leased, or lease-purchased, shall be identified by a FISH inventory number that links the unit to a date of construction. “Satisfactory” relocatables shall comply with standards for existing relocatables. Where an exact date of construction cannot be determined, an estimated date of construction of the facility should be provided. Owned and leased buildings shall be included in the inventory. Each student-occupied relocatable shall bear a current DCA insignia and the insignia number shall be reported in the FISH inventory. The DCA insignia number shall be recorded in the “DCA Insignia” field in FISH. All other relocatables not used for student occupancy shall be reported in the FISH inventory, but do not require a DCA educational insignia.

3. **Inspection Report.** The inspection report identifying each relocatable building by district inventory identification nomenclature shall be conspicuously posted within the building.

(b) **Standards for Existing “Satisfactory” Relocatable Classroom Buildings.** Existing relocatables, whether leased, lease-purchased, or owned, if constructed before the effective date of these rules, that meet these standards shall be identified as “satisfactory” in the Florida Inventory of School Houses (FISH) and shall bear a current insignia issued by the Department of Community Affairs upon evidence of compliance with standards required by DCA rules. All relocatables used as classrooms or spaces intended for student occupancy shall have an annual inspection, meet the standards of this section, and bear a current DCA insignia. These buildings shall be included in a corrective action plan filed with the board and posted in each relocatable. District school boards shall include a plan for the use of existing relocatables within their 5-year district facilities work program. Relocatables that failed to meet the standards after the completion of the plan approved by the Commissioner on January 1, 2003, shall not be used as classrooms. The standards are as follows:

1. **Construction Type.** Relocatable units are of FBC Type I, II, or IV (non-combustible), or Type III or Type V (combustible) construction as follows:
   a. **Non-combustible.** Type I, II, or 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. Relocatables manufactured on or after January 5, 2000, shall be of Type I, II, or IV (non-combustible) construction or better if used as a classroom or other student-occupied space.
   b. **Wood Frame.**
      (1) Existing relocatables of Type III or Type V (combustible) construction owned by a school district are permitted to be used as permitted by this rule.
      (2) Existing relocatables of Type III or Type V (combustible) construction leased by a school district are permitted to be used as permitted by this rule.
      (3) Existing relocatables of Type III or Type V (combustible) construction can be used only for a single classroom of one thousand (1,000) gross square feet or less.
      (4) Two (2) classroom units of Type III or Type V (combustible) construction can be joined together, if for a single use such as exceptional education, Teenage Parent Program (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.
      (5) Type III or Type V (combustible) construction is permitted to be used for district administrative functions.

2. **Accessibility.** Relocatables shall comply with federal and state accessibility laws. Where inspection reports identify otherwise satisfactory classroom relocatables not in compliance,
the board shall develop a transition plan for achieving compliance for accessibility and post
the transition plan with the annual inspection report in the documents compartment.

3. **Sites/Master Plan.** For sites where relocatables have been in use for four years or more
and 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.** Relocatables used as classrooms or spaces intended for student
   occupancy, including “modular schools,” which have been in use at a school site for four
   (4) years or more 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 board’s 5-year district facilities work
   program.

   **Exception:** Temporary relocatables. The term “temporary relocatable” means
   relocatables that are used for less than four 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 that have been located on a school site for four (4) years or more and used
   for classrooms or for student occupancy.

   b. **Separation of Units.** Relocatable units shall be separated from each other and any
   permanent buildings in accordance with State Fire Marshal Rule 69A-58, FAC, and 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 with the local fire
   control authorities that service the site.

   c. **Clusters of Relocatables.** Refer to State Fire Marshal Rule 69A-58, FAC, for
   requirements.

   d. **Minimum Setbacks.** The minimum setback for relocatable units is at least twenty-five
   (25) feet from a property line, unless a smaller setback is permitted by local zoning.

   e. **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.

4. **Structure.** Structural integrity of the 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 and Reconnections.** Existing structural connections are not damaged
   from movement, not rusted, and required nails or screw connectors are secure. Existing
   mechanical and electrical systems are not damaged from movement and are
   reconnected to ensure proper operation of all systems.

   c. **Foundations.** Foundations for relocatables shall meet the Florida Building Code for
   wind uplift and overturn conditions and load requirements for soil conditions as cited.

   d. **Foundation Standards for New Construction 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 Florida Building
   Code and ASCE-7 as adopted by the Florida Building Code. 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 has been inspected by a certified building inspector and the inspection approval document is on file with the district. Whenever an existing relocatable is moved, reconnection of mechanical and electrical systems shall be inspected by a certified building inspector and a fire safety inspection shall be performed by a certified fire safety inspector.

f. **Tie-downs.** Tie-downs from the foundations to the relocatable structure are not damaged or rusted. Relocatable units located in a floodplain are anchored to resist buoyant forces, if applicable.

5. **Fire-Retardant Wood.** Inspections of relocatables with roof structure constructed of fire-retardant treated wood products, as allowed in Type I, II, or 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.

6. **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; and holes and cracks have been sealed.

7. **Doors.** Doors in relocatable units shall be provided as required by State Fire Marshal Rule 69A-58, FAC.
   a. Exit doors are equipped with a lockset, which is readily opened from the side from which egress is to be made, heavy-duty hinges, a closer that prevents slamming, and a maximum one-half- (½) inch high threshold.
   b. Accessible hardware is provided on all doors in a standard classroom unit.
   c. Interior and exterior doors shall be a minimum of three (3) feet wide and six (6) feet eight (8) inches high.

8. **Platform.** All exterior doors open onto a five (5) foot by five (5) foot platform that is level with the interior floor and connects with an accessible ramp or steps equipped with handrails and guardrails. An accessible ramp need only be provided at one (1) of the two (2) required doors from a standard classroom unit.

9. **Operable Windows.** Classroom units constructed (meaning contracted, leased, or otherwise acquired) on or after July 1, 1990, have a combination of exterior doors and operable windows equal to at least five (5) percent of the floor area of the classroom.
   a. **Projections.** Walks, ramps, steps, and platforms are free of any awning, casement, or projecting windows.

10. **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 four (4) feet. Vinyl wall covering is not permitted in toilet rooms. Floor and base in individual or group toilet rooms are impervious.
   b. **Classrooms.** 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.

11. **Child Care/TAP.** Child Care/TAP are permitted to be housed in standard classroom units of
Type III or V (combustible) construction housing birth to age three (3) children, including Teenage Parent Programs (TAP), not to exceed two thousand (2,000) gross square feet. Where a residential-type kitchen is provided in these units, it shall include a residential range hood mechanically exhausted to the outside.

12. HVAC. Heating/Ventilation/Air Conditioning system has been checked to ensure proper operation. It 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; coils are clean; condensate lines are clean; air flow and air distribution systems are functional; system provides fresh air; outdoor intakes are clear of pollutant sources; and outdoor damper is 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.

13. Plumbing. Plumbing systems and toilet rooms, where included, shall meet code requirements for connections to water and sewer, do not leak or drip, and are clean and sanitary.

14. Electrical. Electrical systems have been checked for damage, and operate properly. Technology systems, communication systems, life safety systems, and emergency systems have been tested and operate properly.
   a. Illumination. Lighting fixtures shall be maintained in a safe, secure, and operational condition at all times.
   b. Technology. Relocatables used as classrooms or spaces intended for student occupancy that have been in use at a school site for four (4) years or more shall contain wiring and computer technologies for teaching and learning that are equivalent to and connected with the school’s technology infrastructure found in permanent classrooms.

15. Fire Safety Systems. Fire safety systems and equipment shall comply with State Fire Marshal Rule 69A-58, FAC, for relocatables.

16. Moving Relocatables. Relocatable units designed to be moved on state roads shall comply with the maximum unit height, length, and width requirements of the Department of Transportation. Relocatable units shall be properly reinstalled at the new site.

17. Abandoned or Warehoused Relocatable Facilities. Board facilities no longer in use that are abandoned or in storage but still owned, shall be secured in such a manner as to prevent safety and sanitation hazards, unlawful entry, and 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.

(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 qualified elevator inspectors certified by the Bureau of Elevator Safety, 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 inspectors certified by the Bureau of Elevator Safety, Department of
   Business and Professional Regulation.
3. Lifts are provided with emergency power so that the lift continues with its operation 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/ramp bi-directional sensing device is operational and will stop travel if
      obstructions are encountered.
   b. Guide rails are maintained to be 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 that 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 used 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. Science laboratory fume hoods and laboratory emergency fans are maintained in an operable
      condition. Science laboratories should be provided with a ventilation rate of four (4) to twelve (12)
      air changes per hour.
   6. Building Service Equipment:
      a. Mechanical equipment rooms and air-handler rooms are free of any type of storage except
         for filters required for the air-handling equipment in the room.
      b. Electric heaters used for supplementary heating in toilet rooms, storage rooms, offices, etc.,
         have heating elements protected.
c. Through-wall and window-type air-conditioning units are maintained in a clean, safe, and secure condition at all times.

7. Cooling towers conform to the following:
   a. Towers with combustible interior or exterior construction installed over buildings have fire sprinkler systems maintained in an operational condition at all times.
   b. Towers located on the ground are enclosed by a fence that 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.

8. Walkway and building roofs are free of mechanical system piping (fluid system) and ducts (air system) unless written permission to do otherwise from the authority having jurisdiction is on file in the administrator's office.

9. Mechanical systems are connected to a properly functioning energy management system (EMS), programmable time clock, setback thermostat, heat-recovery equipment, or equivalent that will reduce energy consumption during off-scheduled hours, nights, or weekends. 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. Acceptable humidity levels are maintained.

10. Exhaust from paint booths and rooms is orientated away from occupied areas, parking lots, and other areas that can be adversely affected by the exhaust.

(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, disinfected and serviced as follows:
      a. Water closets, urinals, lavatories, faucets, flush valves, dispensers, partitions, lower half of walls, and floors are cleaned at least once per day with an appropriate germicidal detergent, and the facility is maintained in a clean and sanitary condition at all times. See “germicidal detergent” definition in Section 1.2(41).
      b. Water closet seats are free of any acidic bowl cleaner or other substance that is hazardous to the occupants.
      c. Floor drains are water flushed and sanitized at least once per day.
      d. Dispensers are maintained in proper working condition at all times.
   3. All toilet facilities are accessible from all student-occupied spaces.
   4. In group toilet rooms, a partition is placed between each water closet. Water closet stalls are provided with doors. The partitions and doors are maintained in a safe, secure, and operational condition at all times.
   5. Each floor drain trap seal subject to evaporation is maintained in a “wet” condition at all times.
   6. Drinking fountains are maintained in a clean, sanitary, and operational condition at all times.
   7. Shower facilities are maintained in a clean and sanitary condition at all times; water is heated and the temperature at the shower head is one hundred ten degrees Fahrenheit (110°F) or less.

(17) Electrical. Electrical systems (including those for relocatables) meet the following minimum safety, casualty, and sanitation requirements as applicable.

   (a) Illumination.
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1. Lighting fixtures are cleaned and maintained to provide the minimum required footcandles.
2. General illumination is maintained so that the failure of any single lighting unit, such as an electric bulb, will not leave any occupied area or means of egress in darkness.

(b) 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 (for construction prior to SREF 1997) or within six (6) feet (for construction under SREF 1997 or later) of water supplies, wet locations, toilet rooms, and the exterior with direct grade level access have a ground fault circuit interrupt (GFCI) protection device. (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 shall not be stapled to any surface or shall not be 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 and power 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.

   a. Every laboratory space that has electrical receptacles at student work stations has an unobstructed emergency shut-off switch strategically placed no more than fifteen (15) feet from the instructor’s work station to allow for easy access by the instructor.
   b. Every shop space that has power machinery accessible to students has two (2) unobstructed emergency shut-off switches that 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.

(c) 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-2.0010, Florida Administrative Code, and Sections 1001.02, 1001.64(4), 1013.02, 1013.03(9), 1013.12, 1013.37, 1013.371, 1013.40, 1013.45, Florida Statutes.