

# State Requirements for Educational Facilities

## Environmental Health Inspector's Guide

for  
Public Schools and Public  
Charter Schools

2012



Florida Department of Education  
Office of Educational Facilities

# State Requirements for Educational Facilities 2012

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Office of Educational Facilities  
Florida Department of Education

The Department of Health Environmental Health Inspector's Guide for Inspecting Public Schools as well as, Charter Schools which are located on Public School Board property.

The items **highlighted (yellow)** in this document are the Department of Health (DOH) environmental health (EH) inspection scope. Most standards have been transferred from requirements that existed in Chapter 64E-13 for school sanitation, of the Florida Administrative Code. New standards are underlined with a green line.

Four areas which are new to school facilities, are standards related to animals in the classroom, integrated pest control management (IPM), diaper changing areas and certification requirements in the pest control section. These standards have been added or expanded and are now part of the DOH EH inspection scope.

Notations in the left margin of this document indicates the old code reference (Ch. 64E-13, FAC) and violation number on DOH inspection form DH 4030 should be marked. Form DH 4030 will be used until the new public school inspection form is revised and ready for use in the EHD database.

# Attachment 1

**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's or a Florida 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 Sections 1013.12(3) and (4), 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 firesafety, one casualty safety, and one 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 Firesafety, Casualty Safety, and Sanitation Inspections.** Annual firesafety, casualty safety, and sanitation inspections on new construction, remodeling, or renovations shall begin one year after the issuance of a Certificate of Occupancy. 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 firesafety, casualty safety, and sanitation standards for existing facilities. All inspectors for firesafety shall inspect educational facilities using the Florida Fire Prevention Code and State Fire Marshal Rules in Chapter 69A-58, FAC.
    1. **Annual Firesafety, Casualty Safety, and Sanitation Inspection Reports.** The firesafety, casualty safety, 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.
      - a. The inspection report shall be approved by the Board, which should forward one copy of the completed inspection report to the person in charge of the facility and retain one copy for its files. The Board shall certify to the State Fire Marshal's office in the manner described in Chapter 69A-58, FAC, when the annual firesafety inspection has been completed. 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.
    2. **Annual Firesafety Inspections.** The Florida Fire Prevention Code and State Fire Marshal Rules in Chapter 69A-58, FAC, shall be used for firesafety inspections. Each firesafety inspection report shall include a plan of action and a schedule for the correction of each deficiency.
      - a. Firesafety inspections shall be made under the direction of the fire official appointed by the Board.
      - b. Firesafety inspections shall be made by firesafety inspectors certified by the State Fire Marshal pursuant to Section 633.081, F.S.

- c. The Board shall provide a copy of the firesafety inspection report to the local county, municipality, or independent fire control district within 10 days of the inspection. The report shall immediately be delivered to the local fire authority when immediate life-threatening deficiencies are noted.
  - d. In addition to a Board's annual inspections, the local county, municipality, or independent fire control district may inspect educational facilities within its fire control district. Deficiencies noted in the local fire control authority's inspection report shall include an action plan and schedule for correction of deficiencies noted in the inspection report that have been developed in conjunction with the Board's appointed fire official.
  - e. The Board shall take actions to correct any immediate life-threatening deficiency noted on an inspection report or withdraw the building from use until the deficiency is corrected.
3. **Annual Casualty Safety and Sanitation Inspections.** Casualty safety and sanitation inspections shall be performed by persons proficient with applicable rules and standards. A schedule for correction of each deficiency shall be included in the report and adopted by the Board.

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- (b) **Inspections by 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, 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 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, Chapter 5.
- (d) **Maintenance and Operations of Existing Educational Facilities.** Existing educational facilities housing pre-K through grade 12, auxiliary, vocational facilities, Florida 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, the Florida Building Code, the Florida Fire Prevention Code, State Fire Marshal Rules in Chapter 69A-58, FAC, other applicable NFPA codes for existing educational facilities, OSHA regulations, and other applicable state and federal laws, codes, and regulations.
  - 1. Annual maintenance permits may 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 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 \$300,000.
- (e) **Board Policies.** The Board's policies and procedures for maintenance, casualty safety, 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. Establishing a timetable, priority listing, and funding for the correction of deficiencies found during the annual comprehensive firesafety, casualty safety, and sanitation inspections.
  - 2. Operating communicable disease control programs in accordance with DOH Rules in Chapter 64D-3, FAC.
  - 3. Providing work areas that are free from recognized hazards and conducting employee safety and health programs that comply with OSHA 29 CFR.

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4. Conducting approved firesafety training for building users, on-site facility managers, faculty, and staff involved in the process of correction of lifesafety violations noted in annual board safety inspections and the annual firesafety inspections conducted by local fire control authorities.
5. Operating pest management programs in accordance with the EPA's Integrated Pest Management in Schools guidelines (<http://schoolipm.ifas.ufl.edu/>), which employ the use of effective measures to prevent harborage, propagation, or infestations of rodents, flies, cockroaches, and other insects on school premises.
6. Complying with all applicable EPA and Florida Department of Environmental Protection (DEP) hazardous waste regulations, including EPA Resource Conservation and Recovery Act, Subtitle C, and DEP Rules in Chapter 62-730, FAC.
7. Considering Safety Checklist Program for Schools, developed by the National Institute for Occupational Safety and Health (NIOSH) (<http://www.cdc.gov/niosh/docs/2004-101/default.html>).
8. Establishing a schedule and prescribing methods for cleaning and servicing occupied facilities, including the following:
  - a. Student-occupied areas, including interior places of assembly, classrooms, corridors, and all other areas designed for occupancy by more than two persons, shall be cleaned daily. Administrative and faculty offices designed for single or double occupancy shall be cleaned at least once per week.
  - b. Toilet rooms, shower and locker rooms, drinking water fountains, and clinics shall be cleaned and disinfected daily using an appropriate Germicidal Detergent. Note: Drinking water fountains shall be rinsed or flushed with plain water after disinfection.
  - c. Food service areas, where provided, shall be cleaned and sanitized daily using an appropriate cleaning agent (tuberculocidal disinfectants are not required for cleaning food service floors).
  - d. Floor drains shall be sanitized and water flushed at least once per day.
  - e. Trash and waste containers shall be provided in all areas and sufficient in number to handle the daily accumulation of trash. Containers shall be emptied daily and trash shall be stored in bins or containers in a central waste disposal area until removed from the facility.
  - f. Solid waste garbage, trash, and rubbish shall be collected, stored, and disposed of at a frequency and in a manner that prevents a sanitary nuisance.
  - g. Filters used in conjunction with HVAC equipment shall be kept clean, serviceable, and orderly at all times, and shall be sized to prevent unfiltered air from entering the airstream.
  - h. Light fixtures and window surfaces, both inside and outside, shall be kept clean, serviceable, and in good repair at all times.
  - i. Custodial areas shall be kept clean, safe, and orderly at all times. Custodial equipment shall be kept safe, serviceable, and in good repair at all times. Custodial and maintenance supplies and equipment shall not be stored in mechanical and electrical rooms.  
Exception: Air-conditioning filters may be stored in mechanical rooms. Air conditioning filter storage shall not present a hazard.
  - j. Building components and finishes shall be kept clean and in good repair.

New SREF  
Standard  
Mark #23

64E-13.004(3)(b)(c)  
#5

64E-13.004(9)  
#22

64E-13.004(3)(b)(c)  
#5

9. Housing animals on district property or in school classrooms, taking into consideration that some animals may cause or exacerbate allergic reactions, spread bacterial infections, or cause damage and create a hazard if they escape from confinement. **Animals in classrooms shall be kept in a healthy condition and in appropriate cages or tanks that shall be maintained in a clean and safe condition.**

New - SREF  
Standards Other #  
28

10. Ensuring adult supervision of supplies that are to be included in first aid kits located at each school for student use.

64E-13.004(11)  
#26

11. Designating persons authorized to use automated external defibrillators and establishment of training requirements for those individuals.

(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 Florida 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, Chapter 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 lifesafety 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.** Boards shall ensure that sites meet the following minimum casualty safety and sanitation requirements for landscaping, signage, fencing, etc., as applicable.

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

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

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

3. A program shall be in place to remove all invasive nonnative plants, such as Punk tree (*Melaleuca Quinquenervia*), Brazilian Pepper (*Schinus Terebinthifolius*), Australian Pine (*Casuarina-equisetifolia*), and Catclaw Mimosa (*Mimosa Pigra*).

4. Water conservation policies shall be incorporated in landscape maintenance programs.

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

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

7. The site shall be 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 shall be graded and drained to prevent washouts or an unintentional accumulation of standing surface water and debris.

64E-13.004(1)  
#1

9. Washouts around buildings and entrance slabs shall be filled and stabilized to remove hazardous conditions and to prevent any further washout damage.
10. Temporary storage containers, where provided, shall be maintained in a safe and secure condition and shall not to be used for long-term use.

64E-13.004(10)  
#25

11. Water shall not be allowed to accumulate in any open containers, such as buckets or tires.
- b) Exterior Signage. Site signage shall comply with the following:
1. Permanent or temporary exterior site signage shall be provided.
  2. Site signage shall not create visual barriers at entrances, sidewalks, roads, or road intersections.
  3. Accessible routes, including parking, building directories, building identification, and accessible entrances shall be marked by exterior signage in conformance with federal and state accessibility laws and codes.
  4. External illumination of signs, where provided, shall comply with NFPA 70, the National Electric Code.
  5. Existing permanent and temporary freestanding exterior signs shall be certified by a Design Professional as being able to withstand hurricane force winds in accordance with the Board's program.
  6. Wall-mounted, individual letters and signs when attached to the building shall be attached in such a way so as to prevent removal, discourage climbing, and prevent building access.
- (c) Flag poles. Flag poles, pulleys, and ropes, where provided, shall be in safe and workable order.

64E-13.004(2)  
(b) #3

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

1. Fencing at play areas and athletic fields shall have at least one gate or passway to the exterior large enough to accommodate pedestrian egress and one gate to the exterior large enough to allow access of service equipment.
  2. All pre-K, kindergarten, and day-care play areas, where provided, shall be separated from surrounding areas by a fence that is a minimum of four feet high.
  3. Mechanical, plumbing, and electrical equipment, when exposed, shall be locked and secured to prevent unauthorized access, but access shall be allowed for maintenance and repair.
  4. Fences at special hazards shall be locked and secured to prevent unauthorized access, but access shall be allowed for maintenance and repair. Examples of special hazards include on-site sewage disposal plants; above-ground LP gas and fuel oil tanks; and for pre-K through grade five facilities, retention ponds with depths exceeding one foot, deep drainage ditches, canals, highways, and play fields adjacent to roadways, etc.
  5. District warehouse, maintenance, and bus compounds shall be locked and secured to prevent unauthorized access.
  6. Only ancillary plots not contiguous to an educational facility site and agricultural plots that are not contiguous to an educational facility site may have barbed wire fencing. Existing barbed wire on an educational or ancillary site shall be six feet or more above the ground. The barbs on chain link fencing, where provided, shall be turned over.
7. Fencing and gates shall be constructed of nonflammable, nonelectric, safe, durable, and low-maintenance materials.
8. Footings and foundations shall be protected from exposure and tripping hazards.
  9. Fencing and gates shall be located so they do not provide access to roofs by unauthorized persons.

64E-13.004(2)(a)(c)  
#2

64E-13.004(2)(b)  
#3

10. Fences shall be maintained in a safe condition and shall be free from jagged or sharp projections and other hazards.

- (e) **Guy Wires.** Guy wires, where provided, shall be protected with guards or markers. Guy wire anchors shall not present a tripping hazard.
- (f) **Walks, Roads, Drives, and Parking Areas.** Walks, roads, drives, and parking areas on educational and ancillary sites shall comply with the following:
  - 1. Walks, roads, drives, and parking areas, where provided, shall be paved.
  - 2. Paved areas, where provided, shall be bitumen or concrete surfaced. Overflow parking spaces may use alternative surfaces.
  - 3. Paved roads, drives, and parking areas, where provided, shall be striped and maintained in a condition that defines the function of the area.
  - 4. All paved areas shall have positive drainage.
  - 5. All paved areas shall be clean and free of debris and broken pavement or hazardous conditions.
  - 6. **Vehicular/Pedestrian Interface.**
    - a. Passenger drop-off/loading zones shall be as close to accessible entrance(s) as possible.
    - b. A curb cut or ramp shall be provided.
  - 7. **Walks/Accessible Routes.**
    - a. Building entrance(s) shall be connected by an accessible walk to all accessible parking and loading/drop-off zones.
    - b. Gutters and downspouts, where provided, shall prevent stormwater from pouring onto or draining across walks.
    - c. Soil, grass, or planting beds shall provide positive drainage away from walk(s).
    - d. Drains, grates, drop inlets, catch basins, and other drainage elements, where provided, shall be located to the side of accessible walks.
    - e. Walls, railings, or other physical barriers shall be used to define and protect any vertical drop of more than 18 inches.
  - 8. **Roads and streets.**
    - a. On-site driveways shall be restricted from completely encircling the school plant.
    - b. Vehicular and pedestrian traffic shall be prevented from crossing each other on the site, or appropriate safety devices shall be provided where vehicular and pedestrian traffic cross.
  - 9. **Bus Drives (where provided).**
    - a. The turning radius for turning off public access streets shall be 60 feet to the outside curb for one-way traffic and 60 feet to the centerline of the driveway for two-way traffic.
    - b. Bus drives and drop-off/pick up areas shall be provided so that buses do not have to back up.
    - c. Bus driveways and parent pick up areas shall be separated from each other, or appropriate safety devices shall be provided where bus drives and parent pick up areas are not separated.
  - 10. **Vehicle parking areas.**
    - a. Vehicle parking areas, where provided, shall be located to facilitate supervision from the building or other vantage points.
    - b. Parking areas, where provided, shall comply with the minimum parking space requirements for the facility being inspected: Faculty and staff = one space for each

- member; high schools = one space for every 10 students above grade 10; vocational schools = one space for every two students; Florida colleges = one space for every two students; visitor parking = appropriate spaces for the facility.
- c. The total number of accessible spaces shall be provided as required by Chapter 11, 2007 Florida Building Code, Building, or the 2012 Florida Accessibility Code for Building Construction in Rule 61G20-4.002, FAC.
  - d. Parking spaces shall be separated from bus and parent drop-off/pick up drives or appropriate safety devices shall be provided.
11. Bicycle parking areas, where provided, shall be 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 shall comply with the following:
1. When the facility is occupied after dark, security lighting shall be provided for the following:
    - 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, where provided, shall be located in landscaped islands or perimeter planting areas, or shall be equipped with suitable protection to eliminate potential hazards.
  3. Parking and related areas shall be illuminated to an average maintained horizontal foot-candle level as follows:
    - a. Parking areas = one foot-candle.
    - b. Covered and connector walks = one foot-candle.
    - c. Parking entrances/exits = two foot-candles.
  4. Athletic playing field surfaces and exterior spectator seating areas intended for nighttime use shall be illuminated.
  5. Recessed doors and windows around the exterior perimeter of a building shall be illuminated at night when the facility is occupied and shall be maintained in an observable condition. Building exteriors, perimeters, and entrances shall be illuminated as follows:
    - a. Entrances = five foot-candles.
    - b. Building perimeters = one foot-candle.
  6. Exterior lighting poles and fixtures shall be grounded.
  7. Motion detectors, photo cells, and time clocks shall be used to control night lighting systems to provide security and to maximize energy conservation.
  8. All exterior lighting shall be shielded to prevent light from falling onto adjacent properties.
- (h) **Transmission Line Right-of-Way.** High-voltage transmission power line rights-of-way, where provided, shall be kept free of activity and equipment that might impede power company access to the right-of-way.
- (i) **Stormwater Drainage.** A stormwater drainage system for the site shall be provided, maintained free of sand and debris, and maintained in an operational condition at all times.

## (j) On-Site Wells and Sewage Systems.

1. An on-site potable water system, where provided, shall be in proper working order and comply with the Florida Safe Drinking Water Act.
2. Samples of on-site treated and raw water shall be taken monthly and tested for the purpose of bacteriological examination, the water supply determined to be safe, and the certificate be on file and available for inspection.

64E-13.004(8)  
#21



3. An on-site sewage disposal system, where provided, shall be in proper working order. Pursuant to sections 381.0062 and 403.087, F.S., sewage is required to be disposed of in accordance with rules in either Chapter 62-600, FAC, Domestic Wastewater Facilities, or Chapter 64E-6, FAC, Standards for On-site Sewage Treatment and Disposal, whichever is applicable. The system shall be tested monthly, proved to be functioning properly, and the certificate be on file and available for inspection.

64E-13.004(8)  
#21



## (k) Playgrounds, Equipment, and Athletic Fields. Playgrounds, equipment, and athletic fields where provided, shall be maintained in a safe and acceptable condition for the intended function.

1. Play areas and athletic fields where fencing is provided shall comply with SREF, Section 5(2)(d).
2. Pre-K, kindergarten, or day-care play areas, where provided, shall have direct access to and from their related classrooms or to a corridor providing immediate and safe access to the play area.
3. Play areas and athletic fields, where provided, shall have either direct access from the facility without crossing roads, traffic lanes, drives, or parking lots, or have appropriate safety devices provided where access crosses parking areas or drives.

See items on  
page 59 & 60  
above.



64E-13.004(2)  
(b)  
#3



4. Athletic and playground equipment, where provided, shall be structurally sound, maintained firm and stable, vermin-proof, free of pockets or crevices where water will collect or vermin and pests 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.).

64E-13.004(2)  
(a)(c)  
#2



5. The ground under any playground equipment provided shall be resilient material, either unitary or loose-laid, and maintained to prevent injury.



6. Covered play areas, where provided, shall have positive drainage away from the center of the floor.

Two options  
depending on  
location:  
64E-13.004(3)  
(b)(c)  
#5 or  
64E-13.004(2)  
(a)(c)  
#2



7. Related facilities such as toilets, concessions, storage, shower and locker rooms, bleachers, press boxes, observation platforms, scoreboards, and dugouts, where provided, shall be inspected under the appropriate areas of this section.

8. Playgrounds, equipment, athletic fields, and related facilities, where provided, shall provide for accessibility in accordance with 2012 Florida Accessibility Code for Building Construction, Rule 61G20-4.002, FAC.

## (l) On-Site Waste Burners. On-site waste burners, when permitted, shall be located at least 100 feet from any building, equipped with a three-quarter inch mesh wire screen, and used for burning paper and trash only.

- (3) Concrete. Exposed concrete shall meet the following minimum casualty safety 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 shall be maintained in a safe condition and free from hazards, including cracks, spalling, and exposed reinforcing steel.
  - (b) **Concrete Poles and Furniture.** Light and flag poles, benches, tables, planters, etc., where provided, shall be maintained in a safe condition and free from hazards.
  - (c) **Walks and Drives.** Concrete walks, drives, loading docks, swimming pool decks, parking areas, etc., where provided, shall be maintained in a safe condition and free from hazards.
  - (d) **Concrete Parking Structures.** Concrete parking structures, covered walkways, etc., where provided, shall be maintained in a safe condition and free from hazards.
- (4) **Masonry.** Exposed masonry shall meet the minimum casualty safety and sanitation requirements for masonry veneers, framing, benches, tables, etc., including relocatables, as applicable. Masonry veneers, walls, retaining walls, and framing, where provided, shall be maintained in a safe condition and free from hazards, including cracks, spalling, and exposed reinforcing steel.
- (5) **Metals.** Structural steel and light gauge metal framing shall meet the following minimum casualty safety 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 shall be maintained in a safe condition and free from hazards, including rust and loose fastenings.
  - (b) **Poles and Furniture.** Light and flag poles, benches, tables, etc., shall be maintained in a safe condition and free from hazards, including rust and loose fastenings.
  - (c) **Parking Structures.** Steel parking structures, covered walkways, etc., where provided, shall be maintained in a safe condition and free from hazards.
- (6) **Wood.** Structural wood, casework, and cabinets shall meet the following minimum casualty safety and sanitation requirements for structural members, framing, benches, tables, etc. [see Section 5(14) for existing relocatable buildings]:
- (a) **Fire Retardant Treated Wood (FRTW).** Permanent educational facilities shall be free of fire-retardant treated wood, or appropriate safety measures, such as paint and preservatives, shall have been taken to protect the wood from deterioration, and FRTW and fasteners shall be free of corrosion and deterioration.
  - (b) **Structural Members.** Wood columns, beams, joists, trusses, heavy timber construction, and other structural members shall be maintained in a safe condition and 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, where provided, shall be maintained in a safe condition and 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 inches of soil shall be protected against decay and termites by chemical treatment, termite shields, etc.
  - (e) **Built-Ins and Casework.** Built-ins and casework, including plastic laminates, where provided, shall be free of sharp corners, splinters, or any construction feature, such as protruding hardware, that would be hazardous to occupants and users.

64E-13.004(2)  
(a)(c)  
#3

64E-13.004(3)  
(b)(c)  
#5

(f) **Wood Floors.** Wood floors, where provided, shall be 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 relocatables) shall meet the following minimum casualty safety and sanitation requirements for roofing, fireproofing, firestopping, etc., as applicable:

(a) **Thermal Insulation.** Thermal insulation, where provided, shall be visible for inspection in such spaces as attics, crawl spaces, duct work, mechanical rooms, etc.; protected from the weather; and held securely in place.

(b) **Vapor Barriers.** Vapor barriers, where provided, shall be visible for inspection in such spaces as attics, crawl spaces, mechanical spaces, insulated ducts, chilled water lines, etc.; located on the exterior side of thermal insulation; protected from the weather; and held securely in place.

(c) **Roofing.** Roofing systems, including flashing, gutters, downspouts, roof drains, membrane, roof penetrations, etc., where provided, shall be watertight, held securely in place, free of debris, and maintained in good condition.

1. Positive drainage shall be provided for all portions of the finished roof surface to the edge of the roof or to roof drains.
2. Roofs shall be maintained so that water does not pond.
3. Accessories such as flashing, gravel stops, drip edging, expansion joints, gutters, downspouts, scuppers, and roof drains, where provided, shall be maintained in a good condition.
4. Structural members, including decks, beams, fascia, etc., shall be in good repair and structurally sound.

(8) **Doors and Windows.** Doors and windows (including those for relocatables) shall meet the following minimum casualty safety and sanitation requirements, etc., as applicable:

(a) **Doors and Windows.** Doors and windows shall be maintained in an operable, safe and secure condition at all times and be free of splinters, sharp projections, broken glass, broken hardware, etc. Glass in doors and windows shall meet applicable glazing requirements found in Section 5(8)(d).

(b) **Doors.** Doors shall be positioned so that there is clear floor space on the pull side of the door adjacent to the latch and so that 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. **Storefront Doors.** Glazing in storefront doors shall contain a built-in horizontal safety guard located between 24 and 36 inches above finished floor.

(c) **Hardware.**

1. **Locksets.** All doors shall be equipped with locksets that are not lockable from inside the space.

**Exception:** Individual toilet rooms may be locked from the inside, and may be equipped with privacy locks that are readily opened from the inside and that may 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, may be used.

2. Door Closers.
  - a. Doors subject to wind exposure shall be equipped with closers.
  - b. Where door closers are used, the sweep period shall be adjusted so that from an open position of 70 degrees, the door takes at least three seconds to move to a point three inches (76 mm) from the latch, measured to the leading edge of the door.
  - c. Doors requiring closers shall be equipped with operable closers to prevent slamming and shall have back-check devices to prevent uncontrolled openings. Doors subject to wind exposure shall be equipped with a door-check or other suitable device to prevent slamming and uncontrolled openings.
3. Manual Hold-Open Devices. Manual hold-open devices shall be used only on exterior doors and in non-fire-resistance-rated or smoketight wall assemblies.
4. Accessible Hardware.

In accordance with Chapter 11, 2007 Florida Building Code, Building, or the 2012 Florida Accessibility Code for Building Construction, Rule 61G20-4.002, FAC, accessible door hardware, where installed, shall be of 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 shall be secure, watertight, and free of sharp edges and tripping hazards. Exterior door thresholds shall be one-half inch or less in height.

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

1. Hazardous Locations. Glazing subject to human impact or in hazardous locations shall be safety plastic, tempered glass, or safety glass. Glazing subject to human impact or in hazardous locations 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. Doors, whether swinging, sliding, rolling, etc.  
Exception: Solid-core doors in one-half-hour-rated corridor partitions and smoke doors shall have wire glass or fire-rated glazing.
  - b. Glazed panels, within 48 inches of a door, where the bottom edge of the panel is below the top edge of the door.
  - c. Glazed panels beginning 18 inches or less from the floor, where the panel is greater than nine square feet in area, and there is a walking surface within 36 inches of the panel.
  - d. Display and trophy cabinets and casework.
  - e. Mirrors. Mirrors located in dance studios, labs, and weight rooms, may also be stainless steel.
  - f. Enclosures for whirlpools, saunas, steam rooms, and showers.
2. Glazed panels shall be subdivided by built-in vertical and horizontal members and contain a built-in horizontal guard between 24 and 36 inches above finished floor.
3. Other interior glazing, such as glass block, glass railings, sloped glass, and float glass, where provided, shall be secure, free of sharp or broken pieces, and maintained in a safe condition.
4. Areas of exterior glazing shall be maintained in a safe and secure manner and free of loose or broken pieces.

(e) Windows. Windows, when provided for natural light, ventilation, and access panels, shall be maintained in an operable, safe, and secure condition, and shall be free of any loose or broken pieces.

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1. Projecting and awning windows with sharp or protruding corners, below door head height, if in or adjacent to a corridor or walkway, shall be rendered safe and secure.
  2. Sources of natural light in instructional spaces shall be glazed with glare-reducing materials, or shall be shielded to prevent glare from interfering with seeing tasks within the space.
- (9) Finishes. Finishes shall meet the following minimum casualty safety and sanitation requirements for interior and exterior wall, ceiling, and floor finish materials, etc., including those for relocatables, as applicable. (Finish materials shall be permanently affixed to an educational and ancillary facility and include interior movable walls and partitions.)
- (a) Interior Finish General Requirements. Interior finishes shall be maintained in a satisfactory condition at all times and shall be free of hazards. Educational and ancillary facilities shall be 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 shall be free of textile materials, including carpet, having a napped, tufted, looped, woven, nonwoven, 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 a fire-retardant paint, coating, or penetrant.
- (b) Ceilings. The minimum ceiling height shall be such that ceiling fans, light fixtures, HVAC equipment, fire system, and lifesafety 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 shall be free of any carpet.
- (c) Walls. Toilet partitions and toilet room walls, shower partitions and shower room walls, and kitchen, food preparation, scullery, and can-wash room walls shall be finished with dense, nonabsorbent, and noncorrosive materials having a smooth, impervious surface. Impervious finishes shall extend a minimum of four feet above the floor in toilet rooms and six feet above the floor in kitchens, sculleries, can-wash areas, and shower rooms.
- (d) Floors. Floor finish materials shall be permanently affixed to an educational or ancillary facility and comply with the following:
1. All interior floors shall be nonslip and exposed concrete floors shall be sealed against dusting.
  2. Interior floors shall have surfaces that are even and substantially level.
  3. Interior and exterior means of egress shall 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 could become slippery when wet shall have a nonslip, impervious surface.
  5. Individual toilet room floors and base shall be nonslip and impervious.
  6. Art rooms, vocational shops, industrial arts shops, gymnasium exercise rooms, areas under fixed seating in auditoriums, mechanical rooms, storage rooms, and ancillary facilities where activities involved make the use of other floor materials impractical, shall have integrally hardened and sealed concrete floors.
  7. Ramp and stair walking surfaces shall be slip resistant.

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8. Clinics and food service areas shall 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 shall be acoustically treated to control reverberation, echo, and excessive deadness.
- (10) Specialties. Specialties shall meet the following minimum casualty safety and sanitation requirements for special safety requirements, fixed instructional aids, informational aids, etc., including those for relocatables, as applicable:
- (a) General Safety Requirements. Existing facilities shall comply with the special safety provisions, means of egress, separation of spaces, and other requirements found herein.
1. Platforms, corridors, floors, and loading docks 18 inches or more above the ground, and designated machinery shall have bright yellow safety lines, four inches wide, painted on the exposed edge or floor.
  2. Stairs and balconies serving as a means of egress and connecting buildings shall be 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 42 inches high with balusters spaced not more than four inches apart.
    - b. A bottom rail shall be spaced not more than two inches above finished floor.
    - c. Exception: In facilities designed prior to October 18, 1994, the maximum spacing of balusters may be six inches apart.
  4. The space under stairs and ramps shall be kept free of any storage or other purpose.
  5. The maximum difference in floor elevation at doorways in a path of travel shall be one-half inch.
  6. All exit ramps shall be at least 44 inches wide and the surface finish of ramps shall be nonslip.
  7. Differences in floor elevations that require fewer than three 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 smokeproof 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 shall be at least six feet, eight inches above finished floor, or shall be rendered safe by padding, signage, limited access, or other means.
- (c) Separation of Spaces. Hazardous areas such as boiler rooms and kitchens shall be maintained in the original firetight and smoketight 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 or chalkboards, tackboards, map rails, and trays shall be provided in instructional spaces. Where provided, they shall be maintained in a safe, secure, and usable condition.
- (e) Toilet Partitions. Toilet compartments, partitions, and doors shall be provided in group toilet rooms and may be provided in other areas, such as locker rooms, and shall be finished with noncorrosive, impervious materials. Toilet compartments shall be provided with a door and

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privacy latch. Each toilet stall shall have a door that may be latched from the inside. Doors for accessible toilet stalls shall be at least 32 inches wide and shall swing out.

(f) Toilet and Bath Accessories. Toilet and bath accessories, including grab bars; toilet paper dispensers; paper towel dispensers or hot-air drying devices; soap dispensers for liquid, foam, or powdered soap; napkin disposal units; shelving, and mirrors, where provided, shall be maintained in a safe and secure condition at all times. The use of common or public towels shall not be permitted.

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(g) Diaper Changing Stations. Diaper changing stations, where provided, shall comply with the following:

1. Diaper changing stations shall be equipped with an impermeable changing mat that is cleaned and sanitized after each use.
2. Diaper changing tables shall be maintained in a safe and secure condition at all times.
3. Repairs to impermeable changing mats shall not be made with tape.
4. A sanitizer that is approved by the EPA shall be available at the changing station. The sanitizer shall be prepared according to the manufacturer's instructions and used as directed on the label. The sanitizer shall be limited to a one-day's supply and shall not be accessible to students.
5. A garbage can equipped with a tight-fitting lid and lined with an impermeable garbage bag shall be located at the diaper changing station. The garbage can shall be cleaned and sanitized at least daily.

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(h) Pest Control. Pest control and termite protection of buildings and grounds shall be provided in accordance with Florida Department of Agriculture and Consumer Services regulations and certificates shall be on file and available for inspection. Pest means any vector, vermin, insect, rodent, nematode, form of terrestrial or aquatic animal life, or organism that is a nuisance to man because it has pathogenic properties.

(i) Interior Signage. Interior signage and graphics shall comply with the following (exterior signage shall comply with requirements found elsewhere in SREF, Chapter 5):

1. Permanent and temporary interior signage shall be uniform in color, height, size, and graphics.
2. Interior signage shall include the following:
  - a. Room numbers and names shall be provided for each space.
  - b. Signs shall indicate accessible routes, entrances, and rooms within a building.
3. Hazardous work and storage areas shall be identified by appropriate caution signs.
4. Means of egress, capacity, accessibility, directional and exit information, FISH numbers and room names, and evacuation routes shall be identified with appropriate signage.
5. In educational facilities that house grades pre-K through 12, auxiliary facilities, Florida colleges, vocational centers, ancillary facilities, and other facilities primarily used by adults, signage shall be mounted at 60 inches above finished floor on the latch side of doors and contain raised and Braille characters and the international accessibility symbol.
6. Internal illumination of signs, where provided, shall be maintained.
7. Wall-mounted signs and graphics shall be attached to the building in such a way as to discourage vandalism.

(j) Demountable Partitions. Demountable partitions and other wall systems designed to be disassembled, moved, and reassembled, where provided, shall be maintained in a safe and secure condition at all times.

- (k) **Automated External Defibrillator.** Pursuant to Section 1006.165, F.S., automated external defibrillators shall be provided in schools that are members of the Florida High School Athletic Association. Where provided, they shall be maintained in a safe, secure, and usable condition.
- (11) **Equipment.** Equipment shall meet the following minimum casualty safety and sanitation requirements for instructional, health, sanitation, safety, recreational, and operational features, etc., including those for relocatables, as applicable:
- (a) **Fire Blankets.** Fire blankets shall be provided as follows:
    1. Fire blankets shall be readily visible and shall be placed in locations that are readily accessible and suitable for the hazard present.
    2. Fire blankets shall be on shelves or in cabinets so that the top of the fire blanket is five feet or less above finished floor.
    3. Fire blankets shall be 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 shall be 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 shall be accessible for maintenance and sanitation and fenced or otherwise made inaccessible to students.
  - (d) **Waste Chutes and Collectors.** Waste chutes and collectors, including dumpsters, shall be accessible for maintenance and sanitation and fenced or otherwise made inaccessible to students. Collectors and dumpsters shall be located on a concrete slab. Wet garbage shall be stored in impermeable, leak-proof, fly-tight containers pending disposal.
  - (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, shall be maintained in a safe and secure condition at all times.
  - (f) **Built-In Cabinets and Casework.** Cabinets and casework, such as in kitchens, toilet areas, classrooms, etc., shall be accessible, free of hazards, and maintained in a safe and secure condition at all times.
  - (g) **Athletic and Recreational Equipment.** Athletic and recreational equipment, where provided, shall be kept clean and in a safe condition.
  - (h) **Shooting Range.** Shooting range equipment, where provided, shall be maintained in conformance with manufacturer's specifications to minimize hazards to occupants and users. Indoor shooting ranges shall have fresh air intake and positive exhaust of noxious fumes to the outside.
  - (i) **First Aid Kit.** First aid kits shall be fully equipped per Board policy and shall be available for student use under adult supervision.
- (12) **Furnishings.** Furnishings shall meet the following minimum casualty safety and sanitation requirements for furnishings, decorations, etc., including those for 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, and other areas, shall be accessible, free of hazards, and maintained in a safe and secure condition at all times.

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- (c) **Plastic Laminate.** Plastic laminate where used on casework shall be free of any hazard such as loose, broken, or jagged pieces.
- (d) **Window Coverings.** Interior blinds, shades, and shutters, where provided, shall be:
1. Capable of darkening the room sufficiently to allow audio-visual presentations.
  2. Maintained free of torn material, broken slats, pulleys, and cords, and in an operational and safe condition at all times.
- (e) **Floor Mats and Grates.**
1. Floor mats and grates, where used, shall be flush with, or secured to, the surrounding floor surface.
  2. Mats and grates used around pools and shower rooms shall be free of any hazard to bare feet.
- (f) **Auditorium and Theater Seating.** Auditorium and theater fixed and movable seats shall be accessible, maintained in a safe and operational condition at all times, and free of any torn or loose materials or fittings that pose a hazard to users.
- (g) **Built-in Tables and Fixed Seating.** Built-in tables and fixed seating, where provided, shall be accessible, maintained in a safe and operational condition at all times, and free of any torn or loose materials or fittings that pose a hazard to users.
- (h) **Furnishings and Equipment.** Furnishings and equipment shall be kept clean and in good repair and free of missing parts and hazards.
- (13) **Special Construction.** The spaces and facilities listed in this section shall meet the following minimum casualty safety and sanitation requirements for special construction, including relocatables, as applicable:
- (a) **Accessibility Requirements.** Accessibility for children and adults with disabilities shall comply 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 or grade six, 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 or grade seven through grade 12, faculty, staff, parents, and the general public using any public educational facility. Students housed in vocational/technical centers, and Florida colleges are also defined as “adults.”)
- (b) **Ancillary Facilities.** Casualty safety and sanitation safety inspections of ancillary facilities shall comply with other portions of this section and the following occupancy classifications shall apply:
1. Assembly Occupancy means district meeting rooms, conference rooms, dining rooms, multipurpose rooms, gymnasiums, and auditoriums.
  2. Business Occupancy means district administration buildings, including offices, data processing centers, kitchens, and media centers.
  3. Storage Occupancy means district warehouse and maintenance facilities, repair shops, bus garages, parking structures, and parking lots.
- (c) **Assembly Occupancies (within Educational Facilities).** Inspection of assembly occupancies shall 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 50 or more persons, such as auditoriums, gymnasiums, multipurpose rooms, classrooms and laboratories, cafeteria, stadiums, media centers, and interior courtyards).

1. Special acoustics, listening devices, and accommodations for physically disabled and hearing impaired individuals shall be provided in auditoriums and other assembly occupancies in compliance with state and federal accessibility requirements.
  2. Space for wheel chairs shall be provided in assembly areas where fixed seating is provided.
  3. Clear access for wheelchairs shall be provided behind the table and the next adjacent table or wall in areas that include fixed tables.
  4. Fixed seats shall be maintained in a secure and safe condition at all times and be 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 shall be included in the annual firesafety, casualty safety, and sanitation inspections of existing facilities and shall 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 shall comply with the requirements found elsewhere in this section and the following specific requirements:
1. Facilities shall include an accessible toilet room for children opening directly into the instructional space. (The toilet area may be used by both sexes and shall contain a water closet, lavatory, and related accessories.)
  2. Where hot water is provided at a child's hand-washing sink, a mixing valve shall be provided that limits water temperature to a maximum of 110 degrees Fahrenheit. A towel dispenser and a soap dispenser shall be provided at each sink. Adult hand-wash areas shall be permitted to be provided with hot and cold water.
  3. Where child-care facilities are provided with a bathing area, it shall be located within or adjacent to the child-care area and shall contain either a shower with handheld sprayer or a tub. The water temperature shall be controlled by a mixing valve that limits water temperature to a maximum of 110 degrees Fahrenheit.
  4. Toilet facilities shall have a nonslip, impervious floor, impervious base, and minimum four-foot-high impervious wainscot.
  5. Facilities shall provide at least one drinking fountain, which shall be within close proximity of the child-care facility.
  6. Where a residential-type kitchen is provided, it shall include a nonslip floor, refrigerator, and a residential-type range with a residential-type range-hood vented to the outside.
  7. Facilities shall be free of any storage of cleaning agents, chemicals, or other hazardous materials. Powdered or liquid hand soap is permitted at lavatories and sinks. A one-day's supply of sanitizer that is out of reach of children is permitted at diaper changing stations.
  8. Facilities shall provide outdoor play areas which are protected from access to streets or other dangers by fencing that meets the requirements of SREF, Section 5(2)(d). Any latches on gates shall be secured or beyond the reach of the children.
  9. Facilities shall provide shade in the outdoor play area.
  10. Facilities shall ensure that play equipment and playground surface material meet the requirements of SREF, Section 5(2)(k).
  11. Facilities shall ensure 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 Families license may also be required to comply with the Florida Building Code and other agency construction requirements. If there is a conflict between SREF, the Florida Building Code, and other agency requirements, the most stringent requirement shall prevail.
- (g) Clinics (School). The school clinic shall include a reception area/office, storage, toilet room, and bed space.
1. Sanitary facilities shall be provided as follows:
    - a. Elementary school clinics, including pre-K, shall have one accessible toilet room, to serve male and female students, complete with a water closet, lavatory, and accessories.
    - b. Secondary schools shall include one accessible toilet room for males complete with water closet, lavatory, and accessories, and one accessible toilet room for females complete with water closet, lavatory, and accessories.
    - c. Toilet rooms in clinics shall include both hot and cold water at the lavatory and shower, if provided. Hot water temperature shall not exceed 110 degrees Fahrenheit.
    - d. Toilet rooms shall have exhaust fans vented to the exterior.
  2. Space for student beds shall be provided in each clinic. Space for beds in secondary schools shall be separated for male and female students.
    - a. A cleanable, plastic-covered mattress and pillow shall be provided for each bed.
    - b. Clean, disposable mats shall be provided for each patient.
  3. The reception area/office shall provide the ability to maintain visual supervision of the bed area.
- (h) Clinics (Full-Service School Program). Full-service school clinics shall include one accessible toilet room for males complete with water closet, lavatory, and accessories, and one accessible toilet room for females complete with water closet, lavatory, and accessories. One accessible toilet room shall have an accessible shower.
1. Hot and cold water shall be provided in toilet rooms at the lavatory and shower. Hot water temperature shall not exceed 110 degrees Fahrenheit.
  2. Toilet rooms shall have exhaust fans vented to the exterior.
  3. The nurse's station shall provide the ability to maintain visual supervision of the bed areas.
  4. Lockable storage rooms shall be provided for a refrigerator, files, equipment, and supplies. Storage room doors shall be readily operable from the inside.
  5. Data outlets shall be provided for computer hookups and computer networking and additional electric outlets shall be provided for hearing and vision testing machines.
  6. The clinic shall be located to provide direct access from the exterior and shall also have direct access from the interior or be connected by a covered walk.
  7. The clinic shall be provided with designated parking spaces immediately adjacent to the clinic, one of which shall be accessible to persons with disabilities.
- (i) Clinics (Florida Colleges). Where Florida college clinics are provided, the following requirements shall apply:
1. Clinics shall include one accessible toilet room for males complete with water closet, lavatory, and accessories, and one accessible toilet room for females complete with water closet, lavatory, and accessories.
  2. Hot and cold water shall be provided at lavatories in toilet rooms and at optional shower. Hot water shall not exceed 110 degrees Fahrenheit.
  3. Toilet rooms shall have exhaust fans vented to the exterior.

4. Florida college clinics shall provide bed(s) for female students and bed(s) for male students.
  - a. A cleanable, plastic-covered mattress and pillow shall be provided for each bed.
  - b. Clean, disposable mats shall be provided for each patient.
- (j) Florida colleges. Florida college facilities and buildings shall comply with the general requirements found elsewhere in SREF and the business occupancy requirements found in the Florida Fire Prevention Code.
- (k) Dormitories. Dormitories shall be maintained in good and clean condition. They shall be free from pest infestations, noisome odors, and health and safety hazards.
- (l) Energy Conservation. Solar water heating systems, passive natural ventilation, and other energy conservation measures, where provided, shall be in good repair and functioning as intended.
- (m) Incinerators. Incinerators, where provided, shall be maintained in a safe and secure condition at all times.
- (n) Stadiums, Grandstands, and Bleachers.
  1. Structural members for stadiums and bleachers, including seats and related facilities, shall be maintained in a safe condition and shall be free from hazards, including cracks, spalling, exposed reinforcing steel, rust, and loose fastenings.
  2. Inspections.
    - a. Annual inspections shall be performed by Board staff and a certificate of inspection shall be kept on file in the district office.
    - b. Biennial inspections shall be performed by a structural engineer for all concrete, structural members, stadiums and bleachers, and a certificate of inspection shall be 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 42 inches high shall be provided at the top and sides of bleachers and grandstands.
- (o) Kilns.
  1. Kiln rooms and kiln areas shall be provided with adequate exhaust to dispel emitted heat to the exterior.
  2. Kiln rooms shall not be used for storage.
  3. Kilns shall be located in separate rooms when serving students through grade 3.
- (p) Kitchen and Food Service Facilities. Pursuant to section 381.0072, F.S., food service facilities and instructional kitchens are required to be in compliance with DOH Rules in Chapter 64E-11, FAC. In addition, they shall comply with 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 with self-closing door(s) shall be provided for kitchen staff.
  2. Each staff toilet room shall be provided with at least one water closet and one lavatory and shall be provided with hot and cold water at the lavatory.
  3. Separate sinks shall be provided in the kitchen area for preparation of food, washing of utensils, and hand washing, and hot and cold water shall be supplied to all sinks in the kitchen area.
  4. Floor drains shall be provided in the food serving area, kitchen area, scullery, garbage and rubbish rooms, and can-wash area.

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5. Each floor drain in the food service area shall be flushed on a regular basis to ensure a continuous wet seal.
6. Wastewater from cleaning operations shall be disposed of through the building sewer system.
7. Garbage and rubbish rooms shall be well ventilated, screened, and vermin-proof.
8. All openings to the exterior from areas where food is prepared, served, or consumed shall be 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, shall be mechanically ventilated.
10. Kitchen and food service equipment shall be serviced regularly and maintained in a safe, secure, and operational condition at all times.
11. Grease traps shall be inspected at least annually and cleaned out as needed.

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(q) **Laboratories and Shops.** Laboratories and shops, where provided, shall 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, biology, 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 shall be provided with a dousing shower, floor drain, and eye-wash facilities.

2. **Automotive repair shops shall have engine exhaust systems.**

3. Working machinery with component parts shall be color-coded per ANSI Z53.1, "American National Standard Safety Color Code for Marking Physical Hazards."

4. All equipment that is permanently mounted shall be securely anchored to its supporting surface.

5. Safety zone lines shall be 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, or electric service that is easily accessible to students.

a. The master control valves and switches shall be clearly labeled and located in a nonlockable 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 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, nonhazardous 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.

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

(s) **Open Plan Schools.** An open plan building, or portions of a building, may be subdivided into smaller areas by use of partial partitions, movable partitions, or movable furnishings. The partial

partitions, moveable partitions, or moveable furnishings shall be located or arranged to 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 shall be a maximum of five feet in height and terminate a minimum of five feet from any permanent wall. All circulation openings in open plan areas shall be a minimum of five feet wide and open from floor to ceiling.
  2. Movable furnishings shall have a stable base.
  3. Partitions that abut a permanent wall in classroom areas shall have a side swinging door a minimum of three feet wide.
  4. Furnishings shall not extend above the height of moveable partitions.  
Exception: Furnishings at permanent walls may extend above the moveable partition height.
  5. Hangings from ceilings, including artwork and other decorations, shall not impair sightlines to illuminated exit signs and shall not present a fire hazard.
- (t) **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, shall be in compliance with this section for casualty and sanitation safety and the Florida Fire Prevention Code for firesafety requirements.
- (u) **Pools.** Swimming pools, wading pools, and therapeutic pools, where provided, shall conform to the requirements in the Florida Building Code requirements for swimming pools.
1. Equipment rooms, dressing rooms, sanitary facilities, pool deck, and spectator areas, where provided, shall be in compliance with this section.
  2. Pools shall be accessible to persons with disabilities.
  3. Pools, if heated, shall be heated by either a solar energy system or a waste heat recovery system.
- Pursuant to Section 514.021, F.S., public pools located in school facilities are required to conform to the Department of Health rules, which are found in Chapter 64E-9, FAC.
- (v) **Shade/Greenhouses.** Shade or greenhouses, where provided, shall comply with the general requirements found elsewhere in this section, as well as the specific requirements that follow:
1. A minimum of one accessible walkway shall be provided inside the shade/greenhouse. The accessible walkway shall be 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 shall be securely fastened to the structural frame.
  3. Space heaters, where provided, shall be mounted at least six feet, eight inches above finished floor.
- (w) **Stages.** Legitimate stages, regular stages, platforms, and thrust stages, including props and equipment, in grades pre-K through 12 and Florida college educational facilities shall conform to the general requirements found elsewhere in SREF, as well as the specific requirements that follow:
1. Each stage shall be accessible to persons with disabilities.
  2. Legitimate Stage. A legitimate stage shall comply with the following:
    - a. Openings through stage floors (traps) shall be maintained in a safe and secure condition at all times and shall be 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.

(x) Storage.

64E-13.004(5)  
(d)(1)  
#9

1. General Storage. General storage areas, where provided, shall be kept separated from mechanical spaces and shall be 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. Rooms with equipment powered by internal combustion engines and fuels shall open only to the exterior.
5. Custodial Storage and Work Areas. Custodial storage and work areas for custodial supplies, cleaning, and sanitation materials shall include appropriate shelving for storage of materials and shall be kept in a safe, secure, and orderly condition at all times.
6. Custodial Closets and Storage. Custodial closets shall be kept in a safe, secure, and orderly condition at all times.
7. Lockers and Personal Storage. Corridors and lobbies shall be free of any storage of clothing or personal effects, except where provided for in metal lockers.
8. Storage Shelving. Shelving shall be free of any sharp corners, splinters, or any construction feature that would be hazardous to the occupants, and shall be constructed to carry the loads imposed.
  - a. Shelving in science rooms, laboratories, shop storage rooms, and other places that contain hazardous materials shall have a one-half-inch lip on the front edge of each shelf and shall be constructed of noncorrosive material.
  - b. Custodial, maintenance, and paint storage areas shall have shelves constructed of noncorrosive and noncombustible materials.

64E-13.004(3)  
(b)(c)  
#5

(y) 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 Rules in Chapter 69A-58, FAC.
2. Finishes. The ceiling, floor, and walls shall be free of any loose, torn, or potentially hazardous materials. All surfaces shall be kept smooth and free of any hooks, outlets, switches, or similar items.

(z) Walk-In Coolers and Freezers. Interior surfaces shall be 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:

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- (a) Annual Inspection of Existing Property Required. Additional inspections and standards required for existing "satisfactory" relocatable classroom units shall include the following:
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 with the Board for all relocatables designed as classrooms or spaces intended for student occupancy. Correction plans for each cited deficiency 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 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 FISH. Each student-occupied relocatable shall bear a current DBPR or DCA insignia and the insignia number shall be recorded in the "DCA Insignia" field in FISH. All other relocatables not used for student occupancy shall be reported in FISH, but do not require a DBPR or DCA 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, and which meet the standards in SREF and Section 1013.20, F.S., shall be identified as "satisfactory" in FISH and shall bear a current DBPR or DCA insignia upon evidence of compliance with standards required by DBPR 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 DBPR or 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 shall be of Florida Building Code Type I, II, or IV (noncombustible), or Type III or Type V (combustible) construction as follows:
    - a. Noncombustible. Type I, II, or IV (noncombustible) construction shall be used where several relocatable units are joined under a single roof to create multiclassroom or other use spaces in excess of 2,000 square feet. Relocatables manufactured on or after January 5, 2000, shall be of Type I, II, or IV (noncombustible) 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 shall be 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 shall be permitted to be used as permitted by this rule.

- (3) Existing relocatables of Type III or Type V (combustible) construction may be used only for a single classroom unit of 1,000 gross square feet or less.
- (4) Two classroom units of Type III or Type V (combustible) construction may be joined together for a single use, such as exceptional education, teenage parent program, or science, provided the single classroom does not exceed 2,000 gross square feet, is without interior partitions (not including office, storage, and toilet), and has at least two remotely located exit doors.
- (5) Type III or Type V (combustible) construction shall be permitted to be used for district administrative functions.

2. **Accessibility.** Relocatables shall comply with federal and state accessibility laws.
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 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 fewer 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 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 Rules in Chapter 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 shall be determined jointly with the local fire control authorities that service the site.
  - c. **Clusters of Relocatables.** Clusters of relocatables shall comply with requirements of State Fire Marshal Rule 69A-58.0082(1), FAC.
  - d. **Minimum Setbacks.** The minimum setback for relocatable units is at least 25 feet from a property line, unless a smaller setback is permitted by local zoning.
  - e. **Floodplain.** Relocatable units located in a 100-year floodplain shall have the finished floor at least 12 inches above the base flood elevation and shall be anchored to resist buoyant forces, if applicable.
4. **Structure.** The structural integrity of the relocatable shall be sound, including roof, wall, foundations, and floor systems.
  - a. **Wind Uplift.** Wind uplift forces shall be 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 shall not be damaged from movement or rusted, and required nails or screw connectors shall be secure.

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Existing mechanical and electrical systems shall not be damaged from movement and shall be reconnected to ensure proper operation of all systems.

- c. **Foundations.** Foundations for relocatables shall meet the Florida Building Code for wind uplift overturn conditions and load requirements for soil conditions.
  - 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 overturn conditions and soil conditions.
  - e. **Inspection.** The foundation and anchoring system shall have been inspected by a certified building inspector and the inspection approval document shall be on file with the district. Whenever an existing relocatable is moved inspections shall be made by a certified building inspector in accordance with Sections 109.3, 423.27.20, and 428.3, Florida Building Code, Building, and a firesafety inspection shall be performed by a certified firesafety inspector.
  - f. **Tie-downs.** Tie-downs from the foundations to the relocatable structure shall not be damaged or rusted.
5. **Fire-Retardant Wood.** Inspections of relocatables with roof structures constructed of fire-retardant treated wood products, as allowed in Type I, II, or IV (noncombustible) 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 shall be intact. Roofing caulking/sealants at penetrations in walls, roofs, and underside; and sealers at windows/doors shall not be damaged and shall be watertight. Holes and cracks shall be sealed.
  7. **Doors.**
    - a. Exit doors shall be 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-inch high threshold.
    - b. Accessible hardware shall be provided on all doors in a standard classroom unit.
    - c. Interior and exterior doors shall be a minimum of three feet wide and six feet, eight inches high.
  8. **Platform.** All exterior doors shall open onto a five-foot by five-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 of the two 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, shall have a combination of exterior doors and operable windows equal to at least five percent of the floor area of the classroom. Operable windows of the awning, casement or projecting type shall not project onto walks, ramps, steps or platforms in any open position.
  10. **Finishes.** Finishes in single classroom units and multiclassroom buildings, including "modular schools," shall comply with the following:
    - a. **Toilet Rooms.** Ceilings in toilet rooms shall be of moisture-resistant materials. Walls in toilet rooms shall be finished with impervious materials to a minimum height of four feet. Vinyl wall covering shall not be permitted in toilet rooms. Floor and base in individual or

64E-13.004(6)(a)  
#11

group toilet rooms shall be impervious. Vinyl floor tile and applied resilient base material shall not be permitted.

64E-13.004(3)(b)(c)  
#5

b. **Classrooms.** Classroom units and auxiliary area floors shall be covered with resilient materials or carpet and kept in a clean and sanitary condition at all times.

11. **Child-Care/Teenage Parent Programs (TAP).** Child-Care/TAP, serving children from birth to age three, are permitted to be housed in standard classroom units of Type III or V (combustible) construction not to exceed 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.

64E-13.004(5)  
(a)(c)  
#7

12. **HVAC.** Heating/Ventilation/Air Conditioning systems shall be checked to ensure proper operation. The systems shall maintain design temperatures of at least 78 degrees Fahrenheit in the summer and 68 degrees Fahrenheit in the winter; and shall provide adequate humidity control. Filters, coils, and condensate lines shall be clean, air flow and air distribution systems shall be functional; the system shall provide fresh air; outdoor intakes shall be clear of pollutant sources; and outdoor dampers shall operate properly. Adverse indoor air quality indicators shall not be in evidence. There shall be no signs of mold or mildew on carpet or walls in or around the HVAC system or toilet rooms.

64E-13.004(3)  
(b)(c)  
#5

64E-13.004(7)(a)  
#18 Supply

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

64E-13.004(8)  
#21 Sewer

14. **Electrical.** Electrical systems shall be checked for damage and proper operation. Technology systems, communication systems, lifesafety systems, and emergency systems shall be tested and shall operate properly.

64E-13.004(3)(b)(c)  
#5

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 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. **Firesafety Systems.** Firesafety systems and equipment shall comply with State Fire Marshal Rules in Chapter 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 in accordance with SREF, Section 5(14).

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, where provided (including those for relocatables), shall meet the following minimum casualty safety and sanitation requirements for elevators, dumbwaiters, platform lifts, etc., as applicable:

(a) **Elevators.** Passenger elevators, where provided, shall comply with applicable state and federal accessibility requirements. Passenger and service elevators shall be inspected by qualified

elevator inspectors certified by the Bureau of Elevator Safety, Department of Business and Professional Regulation.

- (b) **Dumbwaiters.** Dumbwaiters, where provided, shall be maintained in an operable condition and car and counterweight safety devices shall 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 lifts and inclined wheelchair lifts, where provided, shall comply with the following:
  1. Lifts shall have shielding devices to protect users from the machinery or other hazards and obstructions.
  2. Lifts shall be inspected by inspectors certified by the Bureau of Elevator Safety, Department of Business and Professional Regulation.
  3. Lifts shall be 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 shall comply with the following:
    - a. A lift installed at a stage shall be free of a warning light or alarm.
    - b. A lift installed in a corridor shall allow free and clear ingress and egress at all times.
    - c. A lift's audio-visual alarm shall be operational at all times and shall activate when the lift is in operation.
  5. Inclined wheelchair lifts shall comply with the following:
    - a. The platform/ramp bidirectional sensing device shall be operational and shall stop travel if obstructions are encountered.
    - b. Guide rails shall be maintained to be smooth, continuous, and free of sharp edges or obstructions. All drive system components shall contain safety features for protection of users, and cables and pulling devices shall be shielded.
    - c. The lift audio-visual alarm shall activate when the lift is in operation.
- (d) **Vehicle Lifts.** Vehicle lifts, where provided, shall comply with the following:
  1. Vehicle lifts shall be 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 shall be 68 inches.

**(16) Mechanical.** Mechanical systems (including those for relocatables) shall meet the following minimum casualty safety and sanitation requirements for ventilation, building service equipment, plumbing, etc., as applicable:

- (a) **Ventilation.** All occupied rooms and other rooms where odors or contaminants are generated shall be provided with either natural or mechanical ventilation.
  1. Windows, louvers, or other openings used for natural ventilation shall be maintained in an operable condition at all times.
  2. Mechanical ventilation systems shall be maintained in an operable condition at all times.
  3. The HVAC system shall be inspected to ensure the system is operating as designed. HVAC systems shall be 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., shall be maintained in an operable condition at all times. Exhaust from mechanical dishwashing areas shall not be discharged through the kitchen.

64E-13.004(5)  
(d)(1)  
#8

64E-13.004(5)(d)  
#(9)

64E-13.004(5)  
(d)  
#9

5. Science laboratory fume hoods and laboratory emergency fans shall be maintained in an operable condition. Science laboratories shall maintain ventilation rates as designed.
6. Building Service Equipment.
  - a. Mechanical equipment rooms and air-handler rooms shall be free of any type of storage except for filters required for the air-handling equipment in the room. Air conditioning filter storage shall not present a hazard.
  - b. Electric heaters where used for supplementary heating in toilet rooms, storage rooms, offices, etc., shall have heating elements protected.
  - c. Through-wall and window-type air-conditioning units shall be maintained in a clean, safe, and secure condition at all times.
7. Cooling towers, where provided, shall conform to the following:
  - a. Towers with combustible interior or exterior construction installed over buildings shall have fire sprinkler systems maintained in an operational condition at all times.
  - b. Towers located on the ground shall be 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 shall be 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 shall be 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 shall be connected to a properly functioning energy management system 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 shall be maintained in an operable condition at all times or a program shall be in place to install one of these devices. A cceptable humidity levels shall be maintained.
10. Stationary local sources producing air-borne particulates, heat, odors, fumes, spray, vapors, smoke or gases in such quantities as to be irritating or injurious to human health shall have an exhaust system to collect and remove the contaminants. Such exhaust shall discharge directly to the exterior of the building and shall be orientated away from occupied areas, parking lots, and other areas that may be adversely affected by the exhaust.

64E-13.004(5)  
(d)(1)  
#8

11. Gravity and wind-operated ventilators shall be allowed only for general storage rooms.

64E-13.004 (6)  
#10

- (b) Plumbing. Every educational facility shall be provided with toilet and hand washing facilities for all occupants.

1. Toilet facilities shall be maintained in a satisfactory state of repair at all times.
2. Toilet facilities shall be cleaned, disinfected, and serviced in accordance with district policies.
  - a. Water closets, urinals, lavatories, faucets, flush valves, dispensers, partitions, lower half of walls, and floors shall be maintained in a clean and sanitary condition at all times.
  - b. Water closet seats shall be free of any acidic bowl cleaner or other substance that is hazardous to occupants.
  - c. Deodorizers shall not be used in toilet rooms. Air deodorizers are not to be confused with disinfectants.

64E-13.004(6)(a)  
#11

3. All toilet facilities shall be accessible from all student-occupied spaces.

64E-13.004(6)  
#10

64E-13.004(6)  
#10

- 4. All toilet rooms shall be available for occupant use during the hours of operation.
- 5. Faculty and staff toilet facilities shall be separate from student facilities in pre-K through grade 12 educational facilities.

64E-13.004(6)(a)  
(1)  
#13

- 6. Unisex toilet rooms shall be provided only in child-care, pre-K through grade three, and ESE classrooms.

64E-13.004(6) (a)  
#12

- 7. Group toilet rooms, where provided, shall meet the following requirements:
  - a. Entrances to group toilet rooms shall be provided with a partition or other shielding device to block occupants from view.
  - b. In group toilet rooms, a partition shall be placed between each water closet. Water closet stalls shall be provided with doors. The partitions and doors shall be maintained in a safe, secure, and operational condition at all times.

64E-13.004(7)(b)  
#19

- 8. Each floor drain trap seal subject to evaporation shall be maintained in a "wet" condition at all times.

64E-13.004(6)(c)  
#16

- 9. Drinking fountains shall be maintained in an operational condition at all times.
- 10. Shower facilities, where provided, shall be maintained in a clean and sanitary condition at all times. Water shall be heated and the temperature at the shower head shall not exceed 110 degrees Fahrenheit.

- 11. Foot baths shall not be provided unless they are required by a Board-approved educational program.

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

(a) Illumination.

64E-13.004(4)  
(a-d)  
#6

- 1. Lighting fixtures shall be cleaned and maintained to provide the minimum required foot-candles.
- 2. General illumination shall be 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 shall be maintained in a safe and secure condition at all times. Electrical wiring and equipment shall comply with the following:

- 1. Electrical outlets.
  - a. All outlets shall be grounded.
  - b. All convenience outlets installed within two feet (for construction prior to SREF 1997) or within six feet (for construction under SREF 1997 or later) of water supplies, wet locations, toilet rooms, and the exterior with direct grade level access shall have a ground fault circuit interrupt (GFCI) protection device. (The GFCI 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 GFCI protected outlets shall be provided for all buildings.
  - d. Flammable storage rooms shall be 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 shall be used only in continuous lengths and without splice or tape. Adapters shall comply with Underwriters Laboratory and have over-current protection with a total rating of no more than 15 amperes.
- 2. Lighting and power controls.
  - a. Electric panels, cabinets, and rooms shall be accessible only to authorized persons.
  - b. Main service panels and switches shall be located in a dedicated, lockable room.

Cross reference Chapter 3 Section 3.2 (5) 40 ft-candles of light required. [See Attachment B]

- c. Electrical rooms shall be free of any storage.
- d. Unobstructed access shall be provided to all electrical panels.
- 3. Emergency Shut-Off Switches.
  - a. Every laboratory space that has electrical receptacles at student work stations shall have an unobstructed emergency shut-off switch strategically placed no more than 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 shall have two unobstructed emergency shut-off switches that shut off power to student-accessible machines and student-accessible receptacles in the shop. One emergency shut-off switch shall be located near the machinery and one emergency shut-off switch shall be located in the instructor's office, if there is a clear view of the entire shop area. (Nonhazardous machines not requiring emergency shut-off switches 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 shall be provided inside sauna and steam room(s), where provided. The switch shall be labeled to indicate the intended function.
- (c) Site Lighting. Light fixtures, poles, and foundations used for site lighting, where provided, shall be maintained in a safe, secure, and operable condition at all times. Each site lighting pole is grounded.

See Rule 6A-2.0010, FAC, and Sections 1001.02, 1001.64(4), 1006.165, 1013.02, 1013.03(9), 1013.12, 1013.20, 1013.37, 1013.371, 1013.40, 1013.45, F.S.

**Educational Plant Survey.** At least once every five years each Board, including those for universities, the university developmental research schools (demonstration lab schools), and the FSDB, shall arrange for an educational plant survey in conformance with Section 1013.31(1), F.S. An educational plant survey expires on June 30 of the fifth fiscal year from the survey year. All new construction, remodeling, and renovation that is included in the school district's 5-year facilities work program must be adopted by the Board and included in the educational plant survey. Public school districts should re-adopt the educational plant survey annually to ensure that the 5-year district facilities work program and the educational plant survey are balanced and facilities planning is properly coordinated for the five-year span covered by the 5-year district facilities work program. An educational plant survey shall propose a building program for a board for a period of five years. Five-year surveys and amended surveys for districts, Florida colleges, the FSDB, and the developmental research schools shall be electronically transmitted to the Office. University survey reports shall be submitted in written report form.

- (1) **Survey Report.** Completed survey reports shall contain recommendations for housing educational programs, services, leased space used for conducting an education agency's instructional programs, projected student population, and other information required by Section 1013.31, F.S.; and shall be reviewed and approved by the Board, including those for universities, and the FSDB. Depending on the size of the district, Florida college, or university, the 5-year survey process may be started at least one year in advance of the date the document is to be submitted to the Office. The early start is important so that appropriate attention may be given to areas such as inventory validation, facility list development, and collection of various survey-related data, and decisions may be made about how the document will be completed. A survey shall include, but not be limited to, the following:
- (a) **Inventory.** A current inventory of all existing Board owned and long-term leased educational, ancillary, and auxiliary facilities and plants, including all satisfactory lease-rented, lease-purchased, owned, and rented relocatables.
  - (b) **Recommendations.** Recommendations for remodeling, renovation, new construction, site acquisition, site development, and site improvement for existing and new educational and ancillary plants and auxiliary facilities, shall be coordinated with the local comprehensive plan as required in Section 1013.33, F.S. Recommendations shall include the general location, capacity, and estimated cost of work for each project.
    - 1. **Capital Outlay Classification 1 - Satisfactory (C-1).** An existing educational plant that is recommended by a survey for continued use or a new educational plant recommendation. Generally: adequate site; satisfactory facilities; or projected membership within desirable size range for the type of school.
    - 2. **Capital Outlay Classification 2 - Satisfactory (C-2).** An educational plant that is in a period of transition with evidence insufficient to recommend replacement. Generally: in need of renovation, repair, or maintenance.
    - 3. **Capital Outlay Classification 3 - Unsatisfactory (C-3).** An educational plant that is unsatisfactory in one or more major respects. Generally: inadequate site or declining enrollment where the needs of students may be better and more economically served at other educational plants; and abandoned educational plants not currently housing students. Unsatisfactory educational plants that currently house students should be closed as soon as adequate facilities are available. A school board, by resolution pursuant to Section 1013.28, F.S., may elect to dispose of said property when determined by the Board to be unnecessary

- for educational purposes, as recommended in a survey. A facility with a C-3 classification does not earn PECO maintenance funds.
4. **Capital Outlay Classification 6 - Satisfactory (C-6).** Existing ancillary facilities recommended by the survey for continued use or new ancillary facilities. Generally: adequate site and satisfactory facilities.
  5. **Capital Outlay Classification 7 - Unsatisfactory (C-7).** Ancillary facilities. Generally: inadequate site; unsatisfactory building(s); and/or abandoned facility not currently being used. Such facilities should be closed as soon as adequate facilities are available elsewhere. A school board, by resolution pursuant to Section 1013.28, F.S., may elect to dispose of said property when determined by the Board to be unnecessary for educational purposes, as recommended in an educational plant survey. A facility with a C-7 classification does not earn PECO maintenance funds.
  6. **Capital Outlay Classification 9 (C-9).** Any district-owned facility that is leased to an entity for use by the lessee for any purpose, including educational, but is not used by the district during the normal school hours of operation. Facilities assigned a C-9 capital outlay classification will not generate PECO maintenance funds, even when the facility contains satisfactory space. These facilities will be counted in the district's inventory of available space and will be considered in the determination of new construction needs.
- (c) **Student Population.** An analysis using numbers provided by the Department, of the projected capital outlay full-time student population (COFTE) based on the "traditional school year" by school center and based on an extended day or year-round operation for grades kindergarten through 12 and vocational programs. Florida colleges shall use the five-year projections of student population contained in the yearly report of capital outlay full-time equivalent student enrollments (CCFTE 602) prepared by the Department. Universities shall use the five-year projections of capital outlay full-time equivalent student enrollments approved by the Board of Governors, State University System.
- (d) **Facilities Lists.** Statements of proposed types of facilities, grade structure, and student capacity for grades kindergarten through 12 vocational schools, and Florida colleges. Districts must use electronic facilities list programs developed by the Office for all facilities where any construction expenditures are derived from any state sources; these lists shall not be modified by districts or agents of the districts for purposes of altering space sizes specified in Section 6.
- (e) **Capital Outlay Proposed Funding Plan.** An analysis of expenditures and projected capital outlay funds for grades kindergarten through 12 and vocational schools; millage necessary to raise the required local contribution; tax levies on nonexempt property (millage); debt service obligations; anticipated state funds; the amount of unappropriated and unencumbered capital improvement funds available for construction at the time of the survey; or other financial data as may be relevant, such as trends in assessed valuation.
- (f) **Campus Master Plan.** Florida college surveys shall also include an updated campus master plan and detail.
- (2) **Comprehensive Planning and Adequate School Facilities.** District school boards must have an interlocal agreement for the coordination of comprehensive planning land development, and educational facilities planning. The county and municipalities located within the geographic area of a school district must enter into an interlocal agreement with the district school board that jointly establishes the specific ways in which the plans and processes of the district school board and the local governments are to be coordinated. The agreement and the local government comprehensive

plan must specify the means for basing the plans on consistent projections of population, student growth, and the geographic distribution of growth. The agreement must address the integration of the educational facilities plan of a Board with the local comprehensive plan of each affected local government.

- (3) **Precedence.** A new 5-year educational plant survey shall supersede all previous surveys. Previous recommendations that have not been implemented shall not be eligible for the expenditure of state capital outlay funds unless recommended in the new survey. A supplementary survey may be provided at any time and the supplementary survey supersedes all previous surveys for the recommended facility or site.
- (4) **The 5-Year District Facilities Work Program.** Districts are required to update annually their facilities work program by October 1 of each year. The work plan constitutes the five-year listing of capital outlay projects adopted by the district school board referenced in Section 1013.35, F.S., in order to properly maintain the educational plants and ancillary facilities of the district and to provide an adequate number of satisfactory student stations for the projected student enrollment of the district in grades kindergarten through K-12 programs. The detailed plans for providing student stations in the district's 5-year facilities work program are based on recommendations made in the educational plant survey referenced in Section 1013.31, F.S. This section also requires that the 5-year district facilities work program must be submitted electronically through EFIS.

See Rule 6A-2.0010, FAC; Article IX, Section 1, and Article XII, Section 9(d), Constitution of the State of Florida; and Sections 120.542, 163.31777, 1013.02, 1013.03(12), 1013.31, 1013.33, 1013.35, 1013.37, 1013.40, 1013.64(1) and (4)(a), 1013.74(1), F.S.

**Educational Specifications and Facilities Programming.** All new construction, renovation, and remodeling shall meet the requirements of 6A-2.0010, FAC; SREF; Florida Statutes; and federal laws and rules.

- (1) **Space Requirements.** Boards, including those for Florida colleges and universities, and public broadcasting stations shall use the "Size of Space and Occupant Design Criteria" tables to develop educational specifications for projects funded from PECO, Lottery, General Revenue, or other state sources, and discretionary local capital outlay millage (1.5 mills). The net square footage as calculated from the table shall be used to determine the gross square footage as follows:
- (a) Electrical, communications, mechanical, and HVAC spaces shall not exceed six percent of the total net square footage.
  - (b) General circulation, walls, covered walkways, and roof overhangs used as covered walkways shall not exceed:
    - 1. Twenty-seven percent of the total net square footage for elementary schools: grades pre-K through grades five or six.
    - 2. Thirty-two percent for middle schools and junior high schools: grades six through eight or nine.
    - 3. Thirty-four percent for grades nine through postsecondary, including ancillary and broadcasting stations.
  - (c) Open plan instructional space, add four square feet per student for egress/circulation.
- (2) **Safe School Design.** Providing a safe, secure, orderly, and peaceful learning environment is essential to the educational process and the general welfare of Florida's school population, including grades pre-K through 12, vocational, and Florida colleges. Safe school design strategies are available from the Office of Educational Facilities website (<http://www.fldoe.org/edfacil/contorgs.asp>). School boards shall design educational facilities and sites to enhance security and reduce vandalism through the use of appropriate Crime Prevention through Environmental Design principles, including, but not limited to, the following:
- (a) Providing for natural access and control of schools and campuses.
  - (b) Providing for natural surveillance of schools and campuses both from within the facility and from adjacent streets by removing obstructions or trimming shrubbery.
  - (c) Providing for school and campus territorial integrity, by securing courtyards and providing lights for the site and buildings.
  - (d) Installing sound and motion detection systems covering ground floor doors, stairwells, offices, and areas where expensive equipment is stored.
  - (e) Employing designs that will promote the prevention of school crime and violence such as architectural features that do not allow footholds or handholds on exterior walls; use of tamper-proof doors and locks, nonbreakable glass or shelter window protection system and landscaping and tree placement that does not provide access to roofs by unauthorized persons; separation of sections of schools commonly used after hours from adjacent areas by doors or other devices to prevent unauthorized access; installation of locks on roof hatches; and application of slippery finishes to exterior pipes.
  - (f) Using open-type handrails or other architectural features to allow surveillance of exterior stairs, balconies, ramps, and upper-level corridors around the perimeter of buildings.
- (3) *Life Cycle Cost Guidelines for Materials and Buildings for Florida's Public Educational*

*Facilities.* This document is available from the Office and should be taken into consideration in the development of educational specifications (<http://www.fldoe.org/edfacil/formsplanreview.asp>).

- (4) **Energy-Efficient Construction.** All school district, Florida college, and university buildings shall be constructed to meet a nationally recognized high-performance green building rating system as approved by the Department of Management Services. Such approved nationally recognized high-performance green building rating systems include the United States Green Building Council Leadership in Energy and Environmental Design, the Green Building Initiative's Green Globes rating system, the Florida Green Building Coalition standards, and the International Green Construction Code.

64E-13.004(4)  
(a-d)  
#6

- (5) **Classroom Lighting.** Classroom illumination shall be designed to provide and maintain an average of 40 foot-candles of light at each desktop. Light-emitting diode lighting shall be considered first before other lighting sources in educational facilities.

See Rule 6A-2.0010, FAC, and Sections 255.2575, 333.03(2)(d), 553.73, 1001.02(2), 1001.42(11), 1013.02, 1013.03, 1013.12, 1013.31, 1013.33, 1013.36, 1013.37, 1013.40, 1013.45, 1013.52, 1013.54, F.S.

## Florida Building Code

### SECTION 443 SCHOOLS, COLLEGES AND UNIVERSITIES

#### 443.1 Scope:

Florida's public and private schools, colleges, and universities shall comply with all applicable requirements of the code and the following standards. These are minimum standards; boards or owners may impose more restrictive requirements. Additional requirements for public educational facilities in Florida, including public schools and Florida's colleges, are found in [Section 423](#), State Requirements for Educational Facilities.

#### 443.2 Sites

##### 443.2.1 Drainage.

64E-13.004(1)  
#1

Soil, grass, and planting beds shall provide positive drainage away from sidewalks, but shall not fall away at more than a 3-percent gradient slope for a minimum distance of 5 feet (1524 mm) from the edge.

##### 443.2.2 Playgrounds and Equipment.

64E-13.004(2)  
#2

Playgrounds and equipment shall be safe, structurally sound, vermin proof, and shall not have jagged or sharp projections. Playground equipment shall be anchored to suitable foundations to prevent toppling or dislodgement. Cushioning materials such as mats, wood chips, or sand shall be used under climbing equipment, slides, and swings.

##### 443.2.3 Outdoor waste containers.

64E-13.004(9)  
#22

A smooth nonabsorbent surface shall be provided for outdoor waste containers.

#### 443.3 Building Construction

64E-13.004(3)(a)(b)(c)  
#4, #5

##### 443.3.1 Rodent proofing.

64E-13.004(10)  
#23

Buildings for Group E occupancies shall be rodent proofed per Appendix F, Rodent proofing.

##### 443.3.2 Glare from natural light.

64E-13.004(4)(a)(b)  
#6

Sources of natural light in instructional spaces shall be glazed with glare reducing materials or shall be shielded to prevent glare that can interfere with seeing task within the instructional space.

##### 443.3.3 Automated external defibrillator.

Automated external defibrillators shall be provided in public educational facilities that are a member of the Florida High School Athletic Association.

New  
Language  
Other #28

**443.3.4 Diaper changing stations.**

A diaper changing station shall be located in or adjacent to any classroom where children wearing diapers are in attendance. A hand washing lavatory shall be provided within the changing station area. Access shall be provided to the lavatory without opening doors or touching a handle.

**443.3.5 Plumbing**



**443.3.5.1 Standards.**

64E-13.004(6)  
#10

Educational and ancillary facilities shall be provided with toilets, hand washing facilities, and drinking fountains for all occupants, in ratios and accessible as required by the *Florida Building Code*, Florida law, and federal requirements.

**Exception:** A single unisex toilet room is allowed where provided in child care, pre-kindergarten through grade 3 and ESE classrooms.

**443.3.5.2 Teacher toilets.**

Faculty and staff toilets shall be separate from student toilets.

**Exception:** Separation of faculty/staff and student toilet facilities is not required for colleges and universities.

**443.3.5.3 Toilet room access.**

**443.3.5.3.1**

64E-13.004(6)(a)  
#12

Toilet facilities for pre-K through grade 12 shall be accessible under continuous roof cover from all student occupied spaces.

**Exception:** Relocatable classrooms installed for temporary use.

**443.3.5.3.2 Access to group toilet rooms.**

Access to student group toilet rooms shall not be through an occupied space, storage space, or equipment space.

**443.3.5.4 Shielding device.**

64E-13.004(6)(a)  
#12

The entry to each group toilet room shall be provided with a door, partition, or other shielding device to block from view the occupants in the toilet room. If a door is provided, it shall have a closer and shall swing out in the direction of egress.

**443.3.5.5 Walls.**

64E-13.004(6)(c)  
#16

Walls in toilet rooms shall be impervious to a height of at least 4 feet (1219 mm) above the floor. Walls in kitchens, scullerys, can wash areas, and shower rooms shall be impervious to a height of at least 6 feet (1829 mm) above the floor. Toilet and shower partitions shall be impervious.

**443.3.5.6 Floor drains and hose bibbs.**

- 64E-13.004(6)(a)2 #11** All group toilet rooms shall be provided with at least one floor drain and one easily accessible hose bibb. The floor shall be sloped down to the drain.  
 **443.3.5.7 Handwashing facilities.**  
 **443.3.5.7.1**
- 64E-13.004(6)(b)1 #15** Handwashing facilities shall be located within or adjoining each toilet room.  
 **443.3.5.7.2**
- 64E-13.004(6)(b)2 #15** Soap dispensers for liquid, foam, or powdered soap shall be provided at all handwashing basins.  
 **443.3.5.7.3**
- 64E-13.004(6)(b)3 #15** Individual towel dispensers or hot-air hand drying devices shall be provided near handwashing basins.  
 **443.3.5.8 Showers**
- 64E-13.004(6)(c) #16**  
 **443.3.5.8.1**
- 64E-13.004(6)(c)3 #16** Shower heads shall be based on the peak load to be accommodated at one time and provided at the ratio of one shower head for each five students, located a minimum of 30 inches (762 mm) apart.  
 **443.3.5.8.2**
- 64E-13.004(6)(c)(5) #16** Floors shall be drained in such a manner that waste water from any shower head will not pass over areas occupied by other bathers.  
 **443.3.5.8.3**
- 64E-13.004(6)(c)(6) #17** Water shall be heated and the temperature at the shower head shall not exceed 110°F (43°C) nor be less than 95°F (35°C).  
 **443.3.6 Mechanical**
- 64E-13.004(5)(d)(2) #9**  
 **443.3.6.1 Natural ventilation.**
- 64E-13.004(5)(d)1 #9** Natural ventilation shall not be provided in toilet rooms, shower rooms, locker rooms, and storage rooms for athletic equipment or soiled clothes.  
 **443.3.6.2 Fans and blowers.**
- 64E-13.004(5)(d)1.c #9** Fans and blowers shall be sized and designed to provide the required air movement without excessive or disturbing noise that would interfere with the educational program provided in the space being ventilated.  
 **443.3.6.3 Kilns.**
- 64E-13.004(5)(d)2.b #9** Kiln rooms and areas shall be provided with adequate exhaust to dispel emitted heat to the exterior, and they shall not be connected to any other exhaust system.  
 **443.3.6.4 Chemistry laboratories and science classrooms.**
- HVAC systems in chemistry labs and science classrooms shall be designed and installed to ensure that chemicals originating from the space are not recirculated.

**Exception:** A high capacity emergency exhaust system providing twenty (20) air changes per hour may be used in chemistry laboratories and science classrooms with fume hoods. Positive ventilation may be provided via doors or windows opening to the exterior. Signs providing operational instructions shall be permanently installed at the emergency exhaust system fan switch and adjacent to the door(s) or window(s) to be opened.

**443.3.6.5 Chemical storage.**

64E-13.004(5)(d)2.b  
#9

Rooms used for the storage, handling, and disposal of chemicals used in school, college, and university laboratories shall be vented to the exterior. The ventilation system shall not be connected to the air-conditioning return air system, and the rooms shall be kept at moderate temperatures. Chemical storage cabinets, when vented to the exterior, shall be mechanically vented in accordance with [NFPA 30](#) and [NFPA 91](#).

64E-13.004(5)(d)2.b  
#6

**443.3.7 Lighting.**

**443.3.7.1 Illumination level in classrooms/instructional spaces.**

64E-13.004(4)(a)  
#6

Illumination at the normal task level for the type of classroom/instruction space shall be a minimum of forty (40) foot-candles (400 Lux).

**443.3.7.2 Illumination uniformity in classrooms/instruction spaces.**

Luminaries shall have a ceiling arrangement or positioned around the walls such that a uniformed illumination level, within ten (10) foot-candles (100 Lux), is maintained at the students required normal task level for the type of classroom/instruction space.

**443.3.7.3 Brightness Ratio in classrooms/instructional spaces.**

64E-13.004(4)(b)  
#6

The brightness ratio between the student task level and the instruction area or areas or visual display location shall be one(1) to five(5) or less.

**443.3.7.4 Illumination failure of general and means of egress luminaries.**

64E-13.004(4)(c)  
#6

Illumination systems shall be designed and maintained so that the failure of any single lighting unit, such as an electric luminary, does not leave any occupied space or means of egress in the dark. (See *Florida Building Code, Building* Section 1006 for additional means of egress requirements.)

**443.3.7.5 Glare elimination.**

64E-13.004(4)(d)  
#6

Illumination of permanently installed marker boards, chalkboards, and other instruction aids shall be designed to eliminate glare and shadows.

## Appendix F - Rodentproofing

### SECTION F101 GENERAL

64E-13.004(10)  
#23

#### F101.1 General.

Buildings or structures and the walls enclosing habitable or occupiable rooms and spaces in which persons live, sleep or work, or in which feed, food or foodstuffs are stored, prepared, processed, served or sold, shall be constructed in accordance with the provisions of this section.

#### F101.2 Foundation wall ventilation openings.

Foundation wall ventilator openings shall be covered for their height and width with perforated sheet metal plates no less than 0.070 inch (1.8 mm) thick, expanded sheet metal plates not less than 0.047 inch (1.2 mm) thick, cast iron grills or grating, extruded aluminum load-bearing vents or with hardware cloth of 0.035 inch (0.89 mm) wire or heavier. The openings therein shall not exceed  $\frac{1}{4}$  inch (6.4 mm).

#### F101.3 Foundation and exterior wall sealing.

Annular spaces around pipes, electric cables, conduits, or other openings in the walls shall be protected against the passage of rodents by closing such openings with cement mortar, concrete masonry or noncorrosive metal.

#### F101.4 Doors.

Doors on which metal protection has been applied shall be hinged so as to be free swinging. When closed, the maximum clearance between any door, door jambs and sills shall not be greater than  $\frac{3}{8}$  inch (9.5 mm).

#### F101.5 Windows and other openings.

Windows and other openings for the purpose of light or ventilation located in exterior walls within 2 feet (610 mm) above the existing ground level immediately below such opening shall be covered for their entire height and width, including frame, with hardware cloth of at least 0.035 inch (0.89 mm) wire or heavier.

#### F101.5.1 Rodent-accessible openings.

Windows and other openings for the purpose of light and ventilation in the exterior walls not covered in this chapter, accessible to rodents by way of exposed pipes, wires, conduits and other appurtenances, shall be covered with wire cloth of at least 0.035 inch (0.89 mm) wire. In lieu of wire cloth covering, said pipes, wires, conduits and other appurtenances shall be blocked from rodent usage by installing solid sheet metal guards 0.024 inch (0.61 mm) thick or heavier. Guards shall be fitted around pipes, wires,

conduits or other appurtenances. In addition, they shall be fastened securely to and shall extend perpendicularly from the exterior wall for a minimum distance of 12 inches (305 mm) beyond and on either side of pipes, wires, conduits or appurtenances.

**F101.6 Pier and wood construction.**

**F101.6.1 Sill less than 12 inches above ground.**

Buildings not provided with a continuous foundation shall be provided with protection against rodents at grade by providing either an apron in accordance with Section F101.6.1.1 or a floor slab in accordance with Section F101.6.1.2.

**F101.6.1.1 Apron.**

Where an apron is provided, the apron shall not be less than 8 inches (203 mm) above, nor less than 24 inches (610 mm) below, grade. The apron shall not terminate below the lower edge of the siding material. The apron shall be constructed of an approved nondecayable, water-resistant rodentproofing material of required strength and shall be installed around the entire perimeter of the building. Where constructed of masonry or concrete materials, the apron shall not be less than 4 inches (102 mm) in thickness.

**F101.6.1.2 Grade floors.**

Where continuous concrete grade floor slabs are provided, open spaces shall not be left between the slab and walls, and openings in the slab shall be protected.

**F101.6.2 Sill at or above 12 inches above ground.**

Buildings not provided with a continuous foundation and which have sills 12 or more inches (305 mm) above the ground level shall be provided with protection against rodents at grade in accordance with any of the following:

1. Section F101.6.1.1 or F101.6.1.2;
2. By installing solid sheet metal collars at least 0.024 inch (0.6 mm) thick at the top of each pier or pile and around each pipe, cable, conduit, wire or other item which provides a continuous pathway from the ground to the floor; or
3. By encasing the pipes, cables, conduits or wires in an enclosure constructed in accordance with Section F101.6.1.1.

State Requirements for Educational Facilities  
Florida Department of Education  
Office of Educational Facilities  
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Tallahassee, Florida 32399-0400  
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