



2026 August FHEA Board Meeting Codes and Standards Report 8/28/2026

1. New Business

- Codes and Standards Committee
 - Committee meeting 6/10/26.
 - Discussion Items and Actions
 - a. AHCA Acceptance Testing Requirements (Fire Alarm, Damper, Doors), Certified FE Installer
 - b. AHCA – Fire Damper Requirements Code Exception
 - c. ASHE Seeking Data and Insight on Battery Safety in Healthcare Facilities
 - August Committee Meeting cancelled due to lack of agenda items
- Developed and completed survey **Exhibit A**
- AHCA
 - New Construction Life Safety Checklist Updates **Exhibit B**
- Florida Fire Marshals and Inspectors Association – Code Interpretations
 - <https://www ffmia.org/Past-Interpretations>
 - No interpretations submitted since last report

2. Old Business

- **AA / FDOT Heliport Update - [AC 150 5390 2D Heliports.pdf](#)**
 - The FAA has replaced **AC 150/5390-2C (2012)** with **AC 150/5390-2D, Heliport Design (January 2023)**, which now governs hospital heliport requirements.
 - The updated circular maintains the same compliance horizon, **July 1, 2030**, for hospitals classified as “private airports of public interest.”
 - FDOT has not yet finalized implementation details, so facilities should continue gathering heliport data, reviewing approach/departure surfaces per the new AC, and planning future capital needs.
 - FHEA should issue member guidance once FDOT releases its process.
- Code Guidance Request
 - Pillow Speaker Initial and ongoing testing requirements
 - Vegetation ground cover near buildings

3. Federal / Florida Life Safety Code Adoption

- Florida adopted **NFPA 101-2021** as part of the **Florida Fire Prevention Code**, effective **December 31, 2023**.

- Under **Chapter 633.202, Florida Statutes**, the Florida State Fire Marshal updates the code on a three-year cycle. The **2024 edition** is expected to become effective **December 31, 2026**, pending rulemaking.

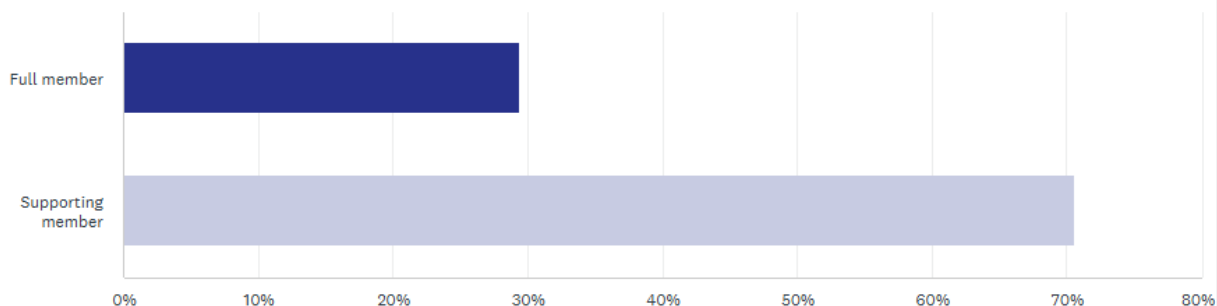
Standard	CMS, TJC, DNV	AHCA as of 01/01/2024	Publication Name
NFPA 101	2012	2021	Life Safety
NFPA 10	2010	2018	Standard for portable fire extinguishers
NFPA 17	2009	2021	Standard for dry chemical extinguishing systems
NFPA 17A	2009	2021	Standard for wet chemical extinguishing systems
NFPA 25	2011	2020	Standard for the inspection, testing, and maint of water-based fire protection systems
NFPA 70	2011	2020	NEC
NFPA 72	2010	2019	National Fire Alarm and signaling code
NFPA 80	2010	2019	Standard for Fire Doors and other opening protectives
NFPA 90A	2012	2021	Standard for the installation of AC and Ventilation Systems
NFPA 96	2011	2021	Standard for Ventilation control and Fire Protection of commercial Cooking Operations
NFPA 99	2012	2021	Health Care Facilities Code
Florida Building Code		2023	8 th Edition
FGI Guidelines		2022	https://fgiguideines.org/guidelines/adoption-map/

Exhibit A

Codes & Standards Committee Engagement Survey

What type of FHEA membership do you hold?

Answered: 17 Skipped: 0



ANSWER CHOICES		RESPONSES	
Full member		29.41%	5
Supporting member		70.59%	12
TOTAL			17

The Codes & Standards Committee completed a member engagement survey with 17 responses to help establish future priorities and direction. Quarterly meetings were the preferred cadence (53%), and feedback consistently emphasized the need for practical code interpretation, awareness of emerging regulatory requirements, greater understanding of AHJ application, and education for healthcare facilities professionals. Key areas of interest included NFPA 70, NFPA 99, life safety, electrical maintenance, renovation/construction compliance, and Florida-specific AHCA/FBC requirements.

Members expressed strong interest in moving the committee beyond simply communicating code changes toward helping FHEA members understand how requirements apply in practice. Feedback included virtual education, practical case studies, engagement with AHJs and subject matter experts, newsletter updates, and focused teams to research emerging issues and develop educational content.

Proposed Direction

Based on the survey feedback, the following initiatives are recommended:

- **Ask Codes & Standards:** Create an online portal through the FHEA website where members can submit code and compliance questions. The committee can review submissions, engage subject matter experts or AHJs as appropriate, and publish selected responses as educational Q&As. Over time, these could form a searchable knowledge library of Florida healthcare-specific topics.

- **Quarterly Committee Meetings:** Establish a quarterly meeting cadence with agendas informed by member-submitted questions, emerging requirements, and current compliance challenges.
- **Codes & Standards Updates:** Provide regular content through the FHEA website and newsletter highlighting significant code changes, upcoming requirements, AHJ perspectives, and practical considerations for healthcare facilities.
- **Virtual Education / “Ask the AHJ”:** Develop periodic virtual sessions focused on high-interest topics and practical application, bringing together facility professionals, AHJs, code officials, and other subject matter experts.
- **Focused Workgroups:** Establish short-term workgroups around priority or emerging issues to research topics and develop guidance or educational resources for FHEA members.

Overall Goal:

Position the Codes & Standards Committee as a proactive, practical resource for Florida’s healthcare facilities community, helping members identify emerging requirements, understand how they are being applied, and translate codes and standards into real-world compliance.

Exhibit B

AHCA Updates Life Safety Initial Survey Checklist:

What Healthcare Project Teams Need to Know

The Agency for Health Care Administration (AHCA) has revised its Life Safety Initial for New Construction checklist, with the latest revision dated August 2026. The updated checklist is expected to be available on AHCA's website soon and provides healthcare facilities and project teams with an updated roadmap for preparing for the life safety portion of an initial survey.

For FHEA members involved in new construction, renovations, and facility activation, the checklist is a valuable resource to review well before the final inspection. Many of the items require testing, documentation, or participation by specialized contractors and facility personnel that cannot easily be addressed at the last minute.

What's Changed?

Compared with the previous November 2024 version, the August 2026 checklist includes several notable additions and clarifications:

- **Emergency Responder Communication Enhancement Systems (ERCES)**
The checklist now specifically addresses in-building emergency responder communication enhancement systems and identifies acceptance testing as part of the documentation expected for applicable systems.
- **Stair and Smokeproof Enclosures**
A new section addresses stair/smokeproof enclosures and stairwell pressurization systems, including acceptance testing in accordance with the applicable NFPA 92 and NFPA 101 requirements.
- **Medical Gas Responsible Facility Authority**
The medical gas section has been expanded to identify the facility's Responsible Facility Authority (RFA). NFPA 99 requires healthcare facilities to designate one or more individuals responsible for the facility's medical gas and vacuum systems who are qualified to interpret, implement, and advise on the applicable requirements.
- **Rated Access Doors**
The fire-door acceptance-testing section has been clarified to specifically include rated access doors. Project teams should ensure these openings are included in the fire-rated opening inventory and associated acceptance-testing documentation.

Avoiding Surprises at Final Inspection

While not new to the 2026 revision, several existing checklist requirements continue to create questions during project closeout. Understanding the difference between contractor installation, acceptance testing, and third-party verification can help prevent documentation gaps and potential delays during the AHCA inspection process.

Fire Doors and Fire/Smoke Dampers

NFPA 80 requires acceptance testing of newly installed fire doors and fire/smoke dampers by a qualified person. An independent third party is not required, meaning the installing contractor may perform the acceptance testing when appropriately qualified.

However, the acceptance test is only part of the requirement. The documentation provided at project closeout must also meet the applicable NFPA 80 reporting requirements. A contractor's standard inspection form or simple pass/fail report may not be sufficient.

Project teams should confirm that acceptance-testing documentation includes the required information for each individual assembly, including a unique identifier, location, inspection date, inspector information, inspection results/pass-fail status, and documentation of deficiencies and corrective actions, as applicable. Where required, the report should also include supporting documentation such as photographs.

The revised AHCA checklist also specifically clarifies that rated access doors are included with fire doors for acceptance testing.

For dampers, early coordination is particularly important. Each damper should be identifiable and traceable between the drawings, field location, and acceptance-testing report. Waiting until project closeout to establish this documentation can create unnecessary delays when dampers are concealed above ceilings or otherwise difficult to access.

Though contractors can perform the required NFPA 80 acceptance testing, owners should establish the required report format and documentation expectations before testing begins. A completed test without compliant documentation can still create a problem at final inspection.

Fire Alarm Systems — An Important Distinction

Fire alarm systems have an additional requirement that project teams should understand.

NFPA 72 Section 7.5.8 allows the Authority Having Jurisdiction to require verification of the completed installation by a qualified and impartial third-party organization acceptable to the AHJ. AHCA's Life Safety Initial for New Construction checklist specifically calls for this Third-Party Verification of Compliant Installation.

For AHCA projects, teams should therefore plan for an independent third party that is engaged by the owner or owner's representative and is independent of the design and installation of the fire alarm system.

The organization performing the actual fire alarm testing should also be appropriately licensed and qualified to perform fire alarm testing in the State of Florida. Professional knowledge of fire protection systems alone should not be assumed to satisfy the qualifications necessary to perform the required system testing.

The third-party verification should be planned early enough to allow the required testing, documentation, verification against the approved plans and sequence of operation, and correction of identified deficiencies before the AHCA inspection.

Plan for Acceptance Testing Before Closeout

The common theme across these requirements is simple: acceptance testing should be part of the project plan, not a final-inspection activity.

The revised AHCA checklist is an excellent tool for developing that closeout strategy. Reviewing it during design and again as the project approaches completion can help ensure that required testing, documentation, and responsible parties are identified before they become a critical-path issue.

FHEA Codes & Standards Committee – Charter

Purpose

The FHEA Codes & Standards Committee supports the mission of the Florida Healthcare Engineering Association by serving as a trusted, educational resource for the interpretation and application of codes, standards, and regulatory requirements impacting healthcare facilities in Florida.

The committee exists to educate, clarify, and elevate understanding, helping healthcare engineering professionals navigate complexity, reduce risk, and support safe, compliant environments of care.

Alignment with FHEA Mission & Values

The committee advances FHEA's core values by:

- Promoting education and professional development
 - Encouraging collaboration across disciplines
 - Providing objective, credible guidance
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Scope

The committee focuses on healthcare-related codes and standards, including:

- NFPA codes and standards
- Florida Building Code (FBC)
- Florida Fire Prevention Code
- CMS and accreditation-related requirements (TJC, DNV, etc.)

Primary activities include:

- Interpreting code intent and practical application
 - Translating complex requirements into usable guidance
 - Identifying and communicating emerging code changes
 - Supporting FHEA education through presentations, webinars, and conference content
 - Facilitating informed discussion of real-world challenges faced by healthcare facilities
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Committee Composition

The committee is multidisciplinary and may include both active and supporting members.

Leadership & Responsibilities

Chair

- Sets direction and priorities
- Coordinates meetings and agendas
- Serves as liaison to FHEA leadership
- Ensures alignment with FHEA mission and ethics

Members

- Contribute subject-matter expertise
 - Support educational initiatives and content, engaging collaboratively and objectively
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Meeting Cadence

- Bi-monthly meetings, with additional sessions as needed to support education and FHEA events