

## Chapter 5

## State Requirements for Educational Facilities

## Section 5

the completed inspection report to the person in charge of the facility and retain one (1) copy for its files. Each building of each facility should be accounted for on the inspection form.

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

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