

Florida Building Commission
Rehabilitation Code Ad Hoc Committee Report

October 1, 2001
Rosen Center Hotel
9840 International Drive
Orlando, Florida

Attendees

Medard Kopczynski, Chair	Dan Shaw	Karl Thorne
Frank Quintana	Ed Carson	Christ Sanidas
Diana Richardson	George Wiggins	John Calpini
Suzanne Marshall		

Committee Objectives

To Review Research of Existing Model Rehabilitation Codes
To Develop a Mission Statement
To Consider a Work Plan
To Consider Draft Language for Recommendations to the Legislature
To Review Assignments and Issues for Next Meeting

Overview

The meeting was declared open at 8:15 a.m. Mr. Kopczynski asked for a moment of silence in remembrance of the tragedy of September 11th. Mr. Kopczynski reviewed the meeting objectives and agenda. Jeff Blair reviewed the August report and discussed the process for accomplishing tasks for this meeting. Buster Case discussed model rehabilitation codes researched to date. During the meeting the Committee discussed the feasibility of adopting a rehab code; a mission statement; issues related to the purpose of a code and recommendations to the Legislature. A unanimous vote was passed re-affirming the committee's direction.

Committee Actions

Mission Statement

The following draft mission statement was offered by Ed Carson: "To aid the people of Florida in the rehabilitation of existing buildings by developing a specific rehab code that will make such improvements more time and cost efficient and therefore encouraging public and private re-use of buildings and housing."

Issues discussed regarding Mr. Carson's proposed draft mission statement included:

- May or may not write a code
- Can't focus on only cost-effective
- Add life-safety. Protection of life and property
- Inclusion of all people
- Occupancy of abandoned buildings
- Don't distinguish between buildings and housing

Rick Dixon suggested that the committee's mission statement should be the same as the legislative charge.

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Purpose

The following issues were discussed relative to the purpose:

- Encourage/allow use of existing buildings
- This could be a tool for fire marshals and building officials to deal with grey areas of rehab
- It should compliment the Florida Building Code, ADA, and the Fire Code
- Repair or building modifications for safety and not require compliance with the full code
- A rehab code should provide guidance for how far a building should be in compliance with the code
- We have a new code for rehab, review and modify
- Historic buildings
- Compliment the Florida Building Code, ADA, and Fire Safety
- Cost of the code
- Review implementation of the Florida Building Code
- Conduct hearings/testimony
- Revise code as needed either as Chapter 34 or separate code or as an appendix

Recommendations to the Legislature

The following issues were discussed relative to the recommendations to the Legislature:

- The code is feasible
- Rationale
- Outline of scope and parameters
- Time line for development and implementation
- Feasible, researched by the Florida Building Commission and the State Fire Marshal
- Research issues as the Florida Building Code is implemented
- Address rehab issues in Chapter 34
- Study for one year. Develop as needed, existing documents and research
- Conduct public hearings on the needs and issues
- Summarize to the Legislature what is in the Florida Building Code from Chapter 34, performance based option based on design options; 101, etc.

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Next Steps

- Provide a summary of the rehab issues in the Florida Building Code. (Mo Madani)
- Draft a recommendation statement to the Legislature. (Buster Case)
- Draft a statement of purpose. (Buster Case)
- Flesh out time lines. (Buster Case)
- Provide a summary of the legislative direction and intent. (Suzanne Schmith)
- Provide a summary of the fire code relate to rehab issues. (Jim Goodloe)

Consensus Vote

Committee members voted unanimously (8/0) to re-affirm that the committee should proceed with a recommendation to the Legislature.

Conclusion

The meeting was adjourned at 9:47 a.m.