

Florida Building Commission

Attachment to the November 8 - 9, 1999 Minutes

**Facilitators' Report of the November 8 - 9, 1999
Commission Meeting**

Naples, Florida

Meeting Design & Facilitation By:



**Florida Building Commission
Attachment to the November 8 - 9, 1999 Minutes**

I. Public Hearings on Draft II of the Florida Building Code

On November 8, 1999 the Florida Building Commission convened the fifth of five public hearings on Draft II in Orlando. There were over 75 registered attendees. The hearing offered an opportunity for public comments in which 17 members of the public offered testimony on Draft II to the Florida Building Commission. Following the hour and a half of public comments, the chair closed the hearing by thanking the participants for their comments and suggested the Commission consider these comments while it proceeded to debate and adopt its amendatory Draft III of the code on Tuesday.

II. Overview of Commission's Key Decisions

A. Updated Workplan

As part of an ongoing process, the Commission agreed to update their workplan. (See, Appendix 5)

B. Amendatory Text Review Procedure

On Tuesday, the Commission reviewed and unanimously adopted additional procedures for the Draft III Amendatory Text review and Adoption process. (See, IX, p. 13 below).

C. Adoption of Draft III Amendatory Text

On Tuesday the Commission adopted its amendatory text for Draft III including actions taken on the Technical Advisory Committee's consent and discussion items and the wind design and formatting ad hoc committee recommendations.

D. Disaster Relief Response Recommendations

The Commission unanimously adopted Disaster Relief Response Recommendations from the Code Enforcement TAC for inclusion in the draft of the Report to the Legislature to be reviewed in January, 2000.

E. Joint Code Enforcement/ Product Approval- Prototype Building

The Commission heard a report for the Joint Code Enforcement/ Product Approval TACs on Prototype Building standards and agreed to defer a decision pending further work by the TAC and presentation in January of its recommendations.

F. Code Enforcement Plans Review, Inceptions and C.O. Criteria 1A

The Commission heard a report on code enforcement criteria for Chapter 1A on plans review, inspections and certificate of occupancy and expressed unanimous support for the concept presented in a straw poll. The Commission unanimously decided to assign the review of the manufactured building program to the State Agency Ad Hoc Committee and provide them with technical assistance to get the job done.

III. TAC Special Reports and Recommendations

A. Disaster Relief Response Recommendations

The Commission unanimously adopted Disaster Relief Response Recommendations from the Enforcement TAC for inclusion in the draft of the Report to the Legislature to be reviewed in January, 2000.

B. Joint Code Enforcement/ Product Approval- Prototype Building

The Commission heard a report for the Joint Code Enforcement/ Product Approval TACs on Prototype Building standards and agreed to defer a decision pending further work by the TAC and presentation in January of its recommendations.

C. Code Enforcement Plans Review, Inspections and C.O. Criteria 1A Straw Poll- Conceptual Support – 15-0

Discussion Comments

- Commission will submit report with recommendations for changes in law to the legislature for consideration in the 2000 session. If the legislature responds and makes changes, Commission will subsequently consider those changes and reflect them in a revised version of the Code.
- Rulemaking authority should rest entirely with the Building Code Commission and not be split. Straw Poll- 15-0 support
- Assigned review of the manufactured building program to the appropriate body with technical assistance to get the job done (i.e. the State Agency Ad Hoc Committee. **Motion (Med K)** 15-0 in support
- Section 105.6 Inspections Recommendations were presented and a straw poll (Y=14, N=0) and a **motion to adopt** the recommendation was approved Y=14, N=0.

IV. Code Formatting

The Code Formatting Ad Hoc Committee composed of chairs of each of the TACs met on Sunday, November 7 and reached consensus on recommendations for consideration by the Commission (See Appendix 4 for Meeting Summary). The Commission received, reviewed, debated, refined and adopted the report recommendations. A summary of the Commission discussion is presented below.

- A. **Clarifying Questions**
- B. #3 Referencing “” sub-codes”
- C. #4 Removes accessibility provisions proposed by Plumbing TAC in the plumbing code? Yes there would be references not the text.
- D. #4 Add Bassett language that when ordering another part of the code you receive this companion volume.
- E. #5 This goes against the Energy TAC recommendations? Yes.
- F. #8 Roofing TAC – to deal with formatting now and carry afterwards with input and expertise for the Code process.

B. Straw Poll- Overall Support for the Format Recommendations Y=12 N=3

C. Review of Code Formatting Committee Recommendations.

The Commission reviewed the Formatting Committee’s recommendations and used straw polls to test the level of consensus and motions to make decisions on each recommendations.

DRAFT III CONSENSUS AGREEMENTS ON FORMAT

GENERAL FORMAT ISSUES

1. The formatting for the Florida Building Code should be as consistent as possible with the common formatting of the national model codes. (Adopted Y=15, N=0)

Discussion Comments

- Does this conflict with #4 and #5?
- Discuss #4 first?
- Note this says “as consistent as possible”

2. The Florida Building Code is a “family of codes” and should be published as separate volumes and made available in a CD folio electronic version. (Adopted Y=15, N=0)

Discussion Comments

- Concern with how purchases/sold as
- One single group (no excuses you didn’t know what other parts of code say)

- Any internet access contemplated? Under copyright negotiation with contractor
- Cross references will help
- Provide code in alternative formats

3. The Florida Building Code should take the approach of referencing sub-codes throughout the document and where appropriate utilize water marking to indicate reference to a separate code/volume. The Plumbing Code will include those provisions recommended by the Technical Advisory Committee. (Adopted Y=15, N=0)

Discussion Comments

- Plumbing TAC debated and reached consensus on placing accessibility provisions in the Plumbing code- this is a substantive vs. formatting issue.
- Person buying plumbing code gets the energy, accessibility and specialty codes in a companion volume
- The accessibility requirements in the TAC plumbing code proposal deal mainly with fixtures. May still need to refer plumbers to the full accessibility code on other issues.
- 1st Motion to adopt the Ad Hoc Formatting Committee's proposal failed (Y=10, N=5).
- 2nd Motion by Commissioner Wiggins to adopt the Ad Hoc's recommendation but to include a page insert diagram on fixture requirements with the plumbing code failed (Y=2, N=13)
- An alternative may be to have the references in the back of the plumbing code with a warning about the possibility of code changes over time.
- 3rd Motion to accept formatting statement of Ad Hoc with the exception of the plumbing code which would be consistent with the Plumbing TAC's recommendations. Adopted Y=15, N=0)

4. The Florida Building Code should be considered as a single code. The Accessibility, Energy and Specialty Codes should be sold/provided/bundled as one volume of chapters. When someone purchases one of the code volumes they will receive this volume of chapters as well. (Adopted Y=15, N=0)

- There needs to be language added, which Steve Bassett offered at the Code Formatting Committee, to the effect that one you purchase one of the code volumes you receive this companion volume of chapters as well.

ENERGY CODE

5. The Commission adopts the Energy Code consistent with the Technical Advisory Committee's recommendations. (Adopted Y=12, N=3)

Discussion Comments

- This recommendation from the Ad Hoc is contrary to the Energy TAC's recommendation.
- The Energy code may be unique in that is it subject to continuous ongoing research and updated guidelines.
- Straw poll on Ad Hoc Recommendation: Y=10, N=5

- Motion to leave the Energy Code as recommended by the Energy TAC in Draft III. (Adopted Y=12, N=3)

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SOUTH FLORIDA INTEGRATION

6. The Commission should create separate numbered sections within chapters 1, 15, 16,18,19,20,21,22,23,24 & 25 rather than lettered chapters. There should appear footers on each page in these sections a statement indicating that additional requirements only apply to the “high velocity hurricane zone.” (Adopted Y=11, N=3)

Discussion Comments

- This recommendation is simply a formatting not a substantive content change.
- The footer should appear consistent with code standards.
- Motion to Adopt (Nick D.- Adopted Y=11, N=3)

7. Roofing. The Florida Building Code should have a separate roofing code and volume (vs. a chapter) which will use the referencing concept provided for in #3 above. (Adopted Y=14, N=0)

8. The Chair should form a new Roofing Technical Advisory Committee as quickly as possible. The committee will develop roofing as a sub-code. The Commission may review and make recommendations on this at a later date. (Adopted Y=14, N=0)

FIRE PREVENTION

9. The Florida Building Code should create a new fire prevention chapter and adopt by reference the Florida Fire Prevention Code. (Adopted Y=14, N=0)

10. The Chair should work with the Director of the Florida Fire Marshall’s Office to establish the agreements necessary to maintain the critical work of the joint Building/Fire Technical Advisory Committee to deal with changes over time. (Adopted Y=14, N=0)

SPECIAL OCCUPANCY/SPECIALTY CODES

11. The Commission should adopt the recommendation from the Special Occupancy TAC that combines private and public swimming pool requirements in a single section in Chapter 4. (Adopted Y=14, N=0)

12. Sections of Chapter 4 should be re-evaluated by the Technical Advisory Committee and they should make recommendations to the Commission regarding which provisions should stay in the main code (most commonly used) and which should appear in the special occupancy volume based on common usage and the principle of making it as user friendly as possible. (Adopted Y=13, N=1)

Discussion Comments

- Private pool standards would appear in Building Code while public pool standards would appear in specialty code.

13. The Commission should add § 449 regarding mausoleum and columbarium to Chapter 4 . (Adopted Y=14, N=0)

14. The Commission's legal counsel should review the proposed modification to include turtle protection in Chapter 31 referencing DEP environmental regulations and advise the State Agency Ad Hoc Committee. The Ad Hoc Committee should present a recommendation to the Commission in December. (Adopted Y=14, N=0)

Discussion Comments

- Local government could impose more stringent requirements
- This is a home rule issue
- Is there an enforcement issue if referenced in the code?
- 1st Motion to adopt the Ad Hoc's language plus a provision for allowance for local governments with as strict or stricter requirements to keep these in place. (Withdrawn without a vote)
- 2nd motion: have legal counsel review and assist the State Agency Ad Hoc committee develop a recommendation for consideration

15. Staff and the Contractors should review and present recommendations to the Commission at its December meeting suggesting which agency regulations are considered building code in nature vs. programmatic in nature. (Adopted Y=14, N=0)

16. The Florida Building Code should reference in an appendix to Chapter 34, the Historic Preservation advisory guidelines of the U.S. Department of the Interior. (Adopted Y=14, N=0)

Discussion Comments

- The reference in the building code should be clear regarding its offering only "guidance".
- No intent here to restrict other alternative means
- 1st motion to adopt the committee's recommendation. (Withdrawn)
- 2nd motion to place the guidelines in the appendix to Chapter 34 (Adopted Y=14 N=0)
- **The Draft III should include a guide to use at the beginning of the code and the beginning of the sub-codes. The Education TAC should draft recommended text for the Commission to review. (Adopted Y=14, N=0s**

Discussion Comments

- Important to have guidance for use at the beginning of the code and each of its sub-codes.
- Education TAC should develop this language for consideration as editorial guidance in the final version of the Florida Building Code.

VI. Draft III Wind Design Recommendations

The Commission reviewed the Ad Hoc Wind Design Drafting Group's option for inclusion in draft III covering coastal building zone requirements, wind design, roofing, administration.

1. Coastal Building Zone Requirements.

The committee agreed to the following recommendation:

Florida Building Code requirements with the inclusion of the appropriate exposure category seaward of the coastal construction control line.

(Adopted Y=14, N=0)

2. Wind Design Option for Inclusion in the "A" Chapters of Draft III.

The committee agreed to the following recommendation with the understanding that the Ad Hoc Committee on Insurance Credits will work diligently to explore and propose if possible a feasible mechanism for providing an insurance credit for enhanced code protections:

- **Adopt the wind design criteria of the IBC with disclosure requirements (Option G).**
- **Include the FC & PA Guide to Concrete Masonry Residential Construction in High Wind Areas—Current edition.**
- **Include the Florida Wood Council Design Guide— Current edition.**
- **Allow tested and approved nails for fastening 7/16" OSB used for opening protection.**
- **Include part 2 and 3 of modification number c2BS23. (See appendix 3)**
- **Staff was directed to confirm that the FC & PA Guide and the Florida Wood Council Design Guide are equivalent to ASCE 7-98.**

(Adopted Y=14, N=0)

Discussion Comments 11-9-99

- Disclosure will appear in closing documents at time of sale.
- Important to note this deals with new vs. existing
- Flexibility is provided in C2bs23.
- What is the status of the information on the impact of recommendation on the use of 2 X4s vs. 2x 6?
- 1st motion to adopt Ad Hoc recommendation (Withdrawn)
- Incorporate once guides made consistent with ASCE 7-98.

- 1st Straw Poll on recommendation: Y=10, N=5
- The Commission heard a presentation from Gary Walker and Eric Stafford on information relating to the question of whether ASCE 7-98 would require the use of 2X4 or 2X6s in a partially enclosed building without protection of openings
- 1st motion to adopt the Committee's recommendation- Failed, Y=10, N=4.
- 2nd motion to adopt the Committee's recommendation with an additional provision that would link it with a method for receiving credit for windborne debris protection. Failed Y=2, N=12
- Concern with tying #2 with the credit.
- Alternative might be "when funds become available, this provision would come into play.
- 3rd motion to adopt the proposed modification c2BS23, All parts. Failed Y= 10, N=4
- Motion to reconvene the Ad Hoc committee was withdrawn.
- 4th motion to reconsider was approved Y=11, N=3
- 5th Motion to approve Ad Hoc recommendation #2 with the understanding that a special ad hoc committee on Insurance Credit will work diligently to explore a credit back mechanism. Adopted Y=12 N= 2.

Discussion Comments 11-10-99

- Commission has agreed to adopt language that prohibits building jurisdictions from enforcing the wind borne debris region requirements inland of the 120 mph contour line on the ASCE 7-98 map. Building Officials will be required to establish a geographic boundary that coincides with the 120 mph contour line.

Straw Poll on Commissioner Perrino's Conceptual Statement 14-0 Commissioner Perrino was encouraged to submit a written amendment for consideration at the December meeting.

3. Refinements of South Florida Integration Issues ("B" Chapters).

The committee agreed to the following recommendation:

Adopt the refinements to the existing "B" chapters as well as the additional "B" chapters proposed as a consensus between Broward and Miami-Dade County. These refinements were consistent with the Commission's request that South Florida review and refine the "B" chapters for Draft III inclusion in order to ensure that the hurricane protection requirements of the South Florida Building Code were included in the "B" chapters. All Dade County Approval references will be changed consistent with the product approval entity ultimately adopted by the Florida Building Commission. Staff was instructed to review the "B" chapters for consistency with Commission authority under current Florida law. (Adopt Y=11, N=3)

Discussion Comments

- Need a legal review before December
- Change references regarding product approvals in the FBC, e.g. “Miami-Dade approval”
- Amendment #1 “All references to Miami/Dade County approvals will be changed consistent with the Product Approval recommendations ultimately adopted by the Florida Building Commission.” Accepted Y=11, N=3.
- Amendment #2 to delete 15a from Draft II was ruled out of order by the Chair.
- Motion with Amendment # 1 was adopted Y=11, N=3

4. Insurance Credits for Enhanced Code Protections.

The Commission should form a committee to meet with the Insurance Commissioner and his staff to discuss proposals to review the possibility of credit back to consumers to apply to purchase price or appraised value but not to exceed the cost of enhancing protections such as wind borne debris protection. The Committee should take as a basis Commissioner Wiggins’ proposed language and the Ad Hoc Committee’s proposed language. (Adopted Y=12, N=2)

The Chair appointed: George Wiggins- Chair, John Calpini, Dick Browdy and Steve Bassett as members on the committee.

Discussion Comments

- What about a credit back insurance proposal? Legitimate concerns regarding costs. If risk lowered there should be a credit to offset?
- What kinds of incentives for existing buildings to increase protection can be offered?
- Ask the Ad Hoc to come back to the commission for possible recommendation?
- Should focus on “enhancing protections” vs. only wind debris protection.
- Motion by Commissioner Wiggins- establish a committee to meet with the Insurance Commissioner’s office to explore the possibility of a credit back for enhancing protections such as windborne debris protection and use both Wiggins proposed language and the Ad Hoc’s proposed language as a basis.
- Wiggins proposed language: “In order to offset most of the additional construction costs that will be incurred from the imposition of the new wind load and windborne debris protection requirements in the Florida Building Code and to encourage the implementation of additional requests that the Department of Insurance provide an additional credit to be applied to homeowners’ insurance in the amount of at least \$2,000 or 2% of the home purchase price (or appraisal value) to be deducted from the Florida Joint Underwriters Association surcharge on homeowners’ policies over the period of time necessary to total the \$2,000 or 2% credit and the Commission further requests that this provision be included in statutory changes required to adopt the Florida Building Code.” “ Comments: This recommendation will serve the interests of all Florida homeowners, existing and new, and will protect the home building industry from excessively costly building code provisions while aiding the insurance industry toward achievement of a more wind and storm resistant housing stock, thereby reducing their risk level. This will prevent the imposition of new building code requirements that deny affordable housing for hundreds of new homeowner.”

- The Ad Hoc Committee's language was: "By a vote of 6-1 in support, the Committee agreed to pursue a recommendation by requesting that the Department of Insurance review cost recovery formula for potential premium credits resulting from the proposed increased wind design standards and implement through statutory and/or rule change."
- 5. **Roofing Code. The Commission agrees to rescind Chapter 15A in Draft II and substitute in its place Chapter 15 from the Southern Building Code 99 Edition. (Adopt Y=13, N=1) Staples will not be allowed in the roofing code. (Adopt Y=14, N=0)**

Discussion Comments

- 1st Motion to rescind 15A and substitute 15 from the SBC 1999 Edition
 - Amendment to Motion: "staples not allowed in the roofing code." Adopted Y=14, N=0
6. **Staff is instructed to hire a consultant to conduct an economic impact analysis of the cost of adopting ASCE 7-98. In addition, Staff should ask an ASCE 7-98 committee member to present their justifications for selecting the 120 mph requirements. Both of these presentations should be delivered to the Commission at their December meeting in Orlando. (Adopt Y=14, N=0)**

Discussion Comments 11-10-99

- Commission has agreed to adopt language that prohibits building jurisdictions from enforcing the wind borne debris region requirements inland of the 120 mph contour line on the ASCE 7-98 map. Building Officials will be required to establish a geographic boundary that coincides with the 120 mph contour line.

VII. DRAFT III Amendatory Packet

Accessibility

Consent Items: None

Modifications Denied: None

Discussion Agenda Items: c2A1 Adopted Y=15 N=0

Administration/ Code Enforcement

Consent Items: c2AE (5,6,7,8,11,12,13,14,25,26,27 and 31),

Adopted Unanimously November 8, 1999

Modification Denied: c2AE4- moved to discussion agenda and was voted on as follows: Y=6 and N=8

Discussion Agenda Decisions: c2AE20. The Commission discussed but decided to take no action.

Building/ Fire

Consent Items: c2BF (10,11,12 and 13)

Adopted Unanimously November 8, 1999

Modifications Denied: c2BF4

Discussion Agenda Items: None

Building / Structural

Consent Items: C2BS (6, 16, 18, 19,23,,33, 34, 35, 40, 49, 55, 56, 59, and 75)

Adopted Unanimously November 8, 1999

Modifications Denied: C2BS (5,8, 38, 58, 61, 64, 65 and 68).

Discussion Agenda Decisions:

Priority #1. C2BS3 Adopted Y=15 N=0

Priority #2. C2BS26 Adopted Y=15 N=0

Priority #3. ~~C2BS27 Related to Chap 15~~

Priority #4. C2BS36 Amendment w/in 1 mile Y=2 N0=13 Amendment within 1500 Adopted Y=15 N=0.

Adopted #4 as amended Y=15 N=0

Priority #5. C2BS37 within 1500 feet minimum Adopted Y=15 N=0

Priority #6. ~~C2BS44~~

Priority #7. C2BS(60 Adopted Y=15 N=0 with vinyl amendment; 62 a-e Adopted Y=15 N=0 ;63 Adopted Y=15 N=0

Priority #8. C2BS67 Adopted Y=15 N=0

Priority #9. SBCCI Conforming Comments Adopted Y=15 N=0

Electrical/ Alarm

Consent Items: CEA (3,4)

Modifications Denied: CEA (1,2,5,6,7,8,9,10,11,12)

Discussion Agenda Decisions: None

Energy

Consent Items: ENERGY035rl, 047(modified), 048 (modified), ENERGY002 (Draft 1 form), 050

Adopted Unanimously November 8, 1999

Modification Denied: ENERGY049

Discussion Agenda: None

Mechanical / Elevator

Consent Items: MECH063, 064, 065, 066,067,068,069,070, 071,072,073,074,075, 076, 077, 078, 079, 080, 081,082, 083, 084, 085,086, 087, 088, 089, 090 (modified), 091, 101 (modified)

Adopted Unanimously November 8, 1999

Modification Denied: MECH048rl, 092, 093, 094, 095, 096, 097, 098, 099,

Discussion Agenda: MECH100 Not Adopted Y=5 N=9

Plumbing /Gas

Consent Items: PLUMB164r3, 165 (as an appendix), 166, 167

Adopted Unanimously November 8, 1999

Modification Denied: None

Discussion Agenda Items: None

Special Occupancy

Consent Items: M017, C2S013, C2S07, C2so10.

Adopted Unanimously November 8, 1999

Modification Denied: C2SO

Modifications Advanced to the Ad Hoc State Agency Committee:

C2SO(1,2,3,4,5,6,8,9,11,12,14,15,16,17,19 21,22,23,24,25,26,27,28,29,30,31,32,33)

Discussion Items: Proposal: Legal to validate findings of the Ad Hoc's findings in their report. Also cross reference accessibility, report to be accepted (amended) to recommend the 1993 ASME A 17.1. **Adopted Y=15 N=0**

VIII. Adoption of Draft III Amendatory Text

On November 10 the Commission reviewed and clarified the decisions reached on November 9 and captured in a written report distributed to the members. Following this review the Commission voted to adopt the Amendatory Text:

Yes= 13 No= 2

Adoption of Amendatory Text Review Groundrules

The facilitators presented a draft set of procedures for the December meeting. They were reviewed, refined as shown below and adopted by motion: Y=15 N=0

IX. Amendatory Draft III Review Procedures

By a unanimous vote, the Commission adopted the following additional procedures for the Draft III review process.

DRAFT III FLORIDA BUILDING CODE

- An amendatory Draft III text will be adopted at the November, 1999 meeting of the Florida Building Commission.
- The November Meeting Summary will be mailed to members on November 16 with amendment forms.
- Deadline for Member Written Amendments- close of business November 24, 1999.
- The Chair will work with staff to organize amendments as editorial and substantive and will move at the December meeting the adoption of the editorial amendments as a consent packet. As necessary, the Commission will review and vote separately on any editorial amendment believed to be substantive by any member.
- The Amendment sponsor(s) may accept “friendly” language to their amendments. Amendment sponsors, at the chairs discretion, may be recognized for brief clarifying comments on the meaning and intent of the amendment.
- Commission members in the room will express consensus or vote on amendments, sections and the overall Draft III as amended (no abstentions).
- Consensus reflecting support by 75% or more of the members will be required for inclusion of the amendments, for sections as amended and for the overall Draft as amended.
- No amendments will be accepted by members from the floor. The Chair may offer amendatory language to seek consensus.

APPENDIX #1
Florida Building Commission
Meeting Evaluation Summary
November 8 - 9, 1999
Naples, Florida

How well did the Commission achieve the meeting objectives?

	Circle One					Avg.
	Good			Poor		
• To Hold a Public Hearing on Draft II	5	4	3	2	1	4.71
• To Review and Adopt the Commission's Updated Workplan and Committee Assignments List	5	4	3	2	1	4.71
• Disaster Relief Response Guidelines Recommendations	5	4	3	2	1	4.43
• Prototype Buildings Recommendations	5	4	3	2	1	4.36
• To Review and Adopt Recommendations on Inspection Criteria	5	4	3	2	1	4.64
• State Agency/Local Coordination Recommendations	5	4	3	2	1	4.57
• Code Formatting Recommendations	5	4	3	2	1	4.43
• Winds Design Recommendations for Draft III	5	4	3	2	1	4.43
• To Review and Adopt Proposed Modifications to Draft II	5	4	3	2	1	4.50
• Recommendations on Conflicting Requirements of the Code	5	4	3	2	1	4.38
• To Adopt an Amendatory Building Code Rule Draft (Draft III)	5	4	3	2	1	4.64
• To Review Assignments for Next Month	5	4	3	2	1	4.71

Rate the following aspects of the meeting?

Clarity of the meeting purpose and plan	5	4	3	2	1	4.43
Balance of structure and flexibility	5	4	3	2	1	4.57
Group involvement and productivity	5	4	3	2	1	4.79
Facilitation	5	4	3	2	1	4.64
Facility	5	4	3	2	1	4.21

Comments:

Location is great!

While the room rate was acceptable, the prices were well - out of price range, forcing us to have to find a way to eat off-site.

What did you like best about the meeting?

The sound was better, the set up of board tables was better (not so far away from each other).

To get it done.

Adopting ASCE 7 / IBC.

Productivity of the meeting, ability of staff and facilitators to handle the overwhelming volume of work.

How could the meeting have been improved?

Better notification of meeting to which chairman should attend.

Hotel was not ADA compliant.

I don't know, but the volume is crushing.

See above comment (While the room rate was acceptable, the prices were well - out of price range, forcing us to have to find a way to eat off-site.) Try to get a special rate for lunches for commission, provide PA system for ad hoc members.

Appendix 2
Report of the
Florida Building Commission
South Florida Code Integration Ad Hoc
On Wind Design

Saturday November 7, 1999
Naples, Florida

Meeting Design & Facilitation By:
Florida Conflict Resolution Consortium

A. Review of Charge to Ad Hoc

1. October 11 – 12, 1999 Commission Meeting.

At the October Commission meeting members reviewed the current status of windload design in Draft II and was asked to identify and rank options for inclusion in Draft III. The Commission agreed that the South Florida Ad Hoc Committee would review the results of the Commission's deliberations on windload design and present their recommendation to the Commission in November. These recommendations would serve as the basis for the Building Code Rule draft requirements on windload design issues. The Ad Hoc members appointed were Chairman Raul Rodriguez, Vice Chair Doug Murdock, and Commission members Nick D'Andrea, Dick Browdy, Med Kopczynski, George Wiggins, and Steve Bassett

2. November 7, 1999 Ad Hoc Committee Meeting, Naples.

The Committee met in Naples to review the options posed and ranked by the Commission at October's meeting. Approximately 30 members of the public observed. The chair opened the meeting by clarifying the roles of committee, their advisors and the public observers. The meeting was facilitated by the Florida Conflict Resolution Consortium and only committee members participated directly in discussion. Committee members were free to consult with their advisors and the public participated by speaking during the public comment period and by placing post-it comments on the relevant flipchart sheets that were posted on the wall.

3. Key Issues for Committee Consideration.

The Committee agreed to review and make recommendations on the following three issues:

- To review and propose an option for wind design for the "A" chapters.
- To hear an overview and seek to adopt the refinements put forth by South Florida for completing the integration of their hurricane protection requirements.
- To make recommendations for coastal building zone requirements that are required by law.

B. Summary of Ad Hoc Committee's Recommendations

1. Coastal Building Zone Requirements.

At the conclusion of a review and discussion of the issues relevant to coastal building zone requirements the committee agreed to the following recommendation:

Florida Building Code requirements (See attachment 1) with the inclusion of the appropriate exposure category seaward of the coastal construction control line. The committee took a straw poll and voted 7 – 0 in favor of the recommendation. At the conclusion of the public comment period the committee moved to formally adopt the recommendation by a final vote of 7 – 0 in favor of the recommendation.

2. Starting Option for Refinement of Wind Design Criteria.

After reviewing the options posed and ranked by the Commission at October's meeting the Committee unanimously (7 – 0 in support) agreed to approve "Option G" as the basis for developing a consensus option to present to the Commission at November's meeting.

3. Wind Design Option for Inclusion in the "A" Chapters of Draft III.

At the conclusion of a review and discussion of the issues relevant to wind design requirements the committee agreed to the following recommendation:

- Adopt the wind design criteria of the IBC with disclosure requirements (Option G).
- Include the FC & PA Guide to Concrete Masonry Residential Construction in High Wind Areas—Latest edition.
- Include the Florida Wood Council Design Guide— Latest edition.
- Allow tested and approved nails for fastening 7/16" OSB used for opening protection.
- Include part 2 and 3 of modification number c2BS23. (See attachment 2)
- Staff was directed to confirm that the FC & PA Guide and the Florida Wood Council Design Guide are equivalent to ASCE 7-98.

The committee took a straw poll and voted 6 – 1 in favor of the recommendation. At the conclusion of the public comment period the committee moved to formally adopt the recommendation by a final vote of 6 – 1 in favor of the recommendation.

4. Refinements of South Florida Integration Issues ("B" Chapters).

At the conclusion of a review and discussion of the proposed refinements to the "B" chapters submitted by Broward and Miami-Dade County, the committee agreed to the following recommendation:

Adopt the refinements to the existing "B" chapters as well as the additional "B" chapters proposed as a consensus between Broward and Miami-Dade County. These refinements were consistent with the Commission's request that South Florida review and refine the "B" chapters for Draft III inclusion in order to ensure that the hurricane protection requirements of the South Florida Building Code were included in the "B" chapters.

Staff was instructed to review the "B" chapters for consistency with Commission authority under current Florida law.

The committee took a straw poll and voted 7 - 0 in favor of the recommendation. At the conclusion of the public comment period the committee moved to formally adopt the recommendation by a final vote of 6 - 1 in favor of the recommendation.

5. Insurance Credits for Enhanced Code Protections.

By a 6 - 1 vote in support, the Committee agreed to pursue a recommendation by requesting that the Department of Insurance review cost recovery formula for potential premium credits resulting from the proposed increased wind design standards and implement through statutory and/or rule change.

C. Review of Commission Ranked Wind Options.

1. (G.) Adopt the wind design criteria of the IBC with disclosure requirements.
Rank: 1
2. (B.) Adopt ASCE 7-98, in its entirety.
Rank: 2
2. (C.) Adopt Option B, with the provision that disclosure information is provided to homeowners indicating what standard of construction the home is built to.
Rank: 2
3. (E.) ASCE 7 -98, allowing 1/2 inch plywood to meet performance (prescriptive) requirements, and provide disclosure information to homeowners. (keeps high velocity requirements for Miami-Dade)
Rank: 3
4. (A.) Leave Draft II as is, no changes.
Rank: 4
5. (D.) All buildings should be built to current ASCE 7 - 95 for buildings over 60' in height. SBC low-rise provisions for buildings less than 60 feet. (1606.2.A)
Rank: 5

Option	Rank	5	4	3	2	1	Score
A	4	2	1	4	4	5	39
B	2	4	6	3	3	0	59
C	2	4	5	6	0	1	59
D	5	0	1	6	6	3	37
E	3	1	8	6	0	1	56
G	1	11	1	2	2	0	69

Florida Building Commission
South Florida Integration Ad Hoc on Wind Design
Saturday November 6, 1999
Naples, Florida

Meeting Evaluation Summary

How well did the Commission achieve the meeting objectives?

Circle One

	Good	Poor	Avg.
• To Agree on the Agenda and Guidelines for the Meeting	5	4	3.2
• To Hear a Design Loads Comparison between ASCE 7-98 and SBC Low-rise Requirements	5	4	4.60
• To Hear a Building Specification Comparison between ASCE 7-98 and SBC Low-rise Requirements	5	4	4.40
• To Review Window & Door Protection Cost Data	5	4	4.20
• To Review and Make Recommendations on Coastal Building Zone Requirements	5	4	4.60
• To Adopt Modifications on South Florida Integration Issues	5	4	4.75
• To Review the Commission's Ranked Wind Design Options	5	4	4.60
• To Refine a Consensus Option	5	4	4.40
• To Hear Public Comment on the Proposed Option	5	4	4.80
• To Adopt a Wind Design Option to Present to the Commission in November	5	4	4.80

Rate the following aspects of the meeting?

Clarity of the meeting purpose and plan	5	4	3	2	1	4.80
Balance of structure and flexibility	5	4	3	2	1	4.60
Group involvement and productivity	5	4	3	2	1	4.60
Facilitation	5	4	3	2	1	4.80
Facility	5	4	3	2	1	4.60

Comments:

Jeff did an excellent job.

What did you like best about the meeting?

How could the meeting have been improved?

Add some microphones - bad acoustics.

Appendix 3

Summary of Modification c2BS23

Part 2

Revision of Section 1606.1.2

Changes the emphasis from wind borne debris protection to wind borne debris regions.

1606.1.2.1

Clarifies that only the glazing that receives positive pressure would be considered as openings.

1606.1.2.2

Clarifies that wind borne debris protection is required in the “Special Wind Borne Debris Regions” as opposed to being an option.

1606.1.2.4

Provides direction for the code user to take the necessary steps where buildings contain openings.

Part 3

Revision of Section 1606.2.1.1

1606.2.1

Clarifies that the provisions of 1606.2 are not to be used for buildings where exterior glazing is considered as openings.

1606.2.1.1

Removes the wind borne debris requirements for buildings designed using the simplified low-rise provisions of the code.

Appendix 4

FLORIDA BUILDING CODE FORMATTING AD HOC COMMITTEE

The Ad Hoc Committee met for the second time on November 7 to review formatting issues and seek to develop consensus recommendations for consideration by the Commission on November 8. The Committee was chaired by Raul Rodriguez and attended by 7 other members. The Committee reviewed issues and proposed and reached consensus on 16 separate motions noted below along with a summary of discussion points. The Committee voted 7-0 to present this package of consensus recommendations to the Commission on November 8, 1999.

GENERAL FORMAT ISSUES

1. The formatting for the Florida Building Code should be as consistent as possible with the common formatting of the national model codes.

Moved by Nick D.

Vote: 8-0

2. The Florida Building Code is a “family of codes” and should be published as separate volumes and made available in a CD folio electronic version.

2a. Moved by Nick D.

Vote: 7-1

2b. Moved by Med K.

Vote: 8-0

Discussion Points

- Be guided by making the code as “user friendly” as possible. Also need flexibility and a focus on the end user.
- View as a single code with separate volumes with guides.
- Consider placing guides on usage for each volume
- Consider placing related provisions together in a volume-e.g. plumbing?
- Are there issues of liability with publications of separate volumes?
- Does the Commission want to publish anything less than the full code?
- Consider offering it in an electronic version- either web based or CD ROM/ folio version.

3. The Florida Building Code should take the approach of referencing standards throughout the document and where appropriate utilize water marking to indicate reference to a separate code/volume.

#3. Moved by Med K.

Vote: 7-1

Discussion Points

- This should be a consistently applied approach and should include bundling companion documents (e.g. a “plumbing set”)

4. The Florida Building Code should be considered as a single code. The Accessibility, Energy and Specialty Codes should be sold/provided/bundled as one volume of chapters.

#4 Moved by Steve B.

Vote: 8-0

Discussion Points

- Prescriptive references will remain in the energy code (see #4 above).
- The intent here is in no way to create “a separate code”

ENERGY CODE

5. The Commission should revise the energy code to include only the calculation requirements and move the construction standards (e.g. ceiling ductwork, administrative and enforcement provisions, etc.) to the building code.

#5 Moved by Steve B.

Vote: 8-0

Discussion Points

- This may require changes in current state law and if so should be addressed in the Commission’s report to the legislature.
- Distinguish specialty vs. sub codes

SOUTH FLORIDA INTEGRATION

6. The Commission should create separate numbered sections within chapters 1, 15, 16,18,19,20,21,22,23,24 & 25 rather than lettered chapters. There should appear footers on each page in these sections a statement indicating that additional requirements only apply to the “high velocity hurricane zone.”

#6 Moved by Nick D.

Vote 7-1

Discussion Notes:

- This motion applies only to wind/hurricane protection

7. Roofing. The Florida Building Code should have a separate roofing code and volume (vs. a chapter) which will use the referencing concept provided for in #3 above.

#7 Moved by Nick D.

Vote 8-0

8. The Chair should form a new Roofing Technical Advisory Committee as quickly as possible.

#8. Moved by Med K.

Vote: 8-0

FIRE PREVENTION

9. The Florida Building Code should create a new fire prevention chapter and adopt by reference the Florida Fire Prevention Code.

#9. Moved by G. Wiggins

Vote: 8-0

Discussion Notes:

- Note the connection to the administrative chapter 1.

10. The Chair should work with the Director of the Florida Fire Marshall's Office to establish the agreements necessary to maintain the critical work of the joint Building/Fire Technical Advisory Committee to deal with changes over time.

#10. Moved by Med K.

Vote: 8-0

ACCESSIBILITY

Discussion Notes:

- See, # 5
- There should be a table of contents
- Will still be a chapter- with referencing concept.

ENERGY

Discussion Notes:

- See #5
- Supporting calculations, e.g. reference tables will appear in appendix of same volume.

SPECIAL OCCUPANCY/SPECIALTY CODES

11. The Commission should adopt the recommendation from the Special Occupancy TAC that combines private and public swimming pool requirements in a single section in Chapter 4.

#11 Moved by Nick D.

Vote 8-0

Discussion Points

- Instruct the Contractor to work with staff to conform section numbering

12. Sections of Chapter 4 should be re-evaluated by the Technical Advisory Committee and they should make recommendations to the Commission regarding which provisions should stay in the main code (most commonly used) and which should appear in the special occupancy volume based on common usage and the principle of making it as user friendly as possible.

#12 Moved by Steve B.

Vote: 8-0

13. The Commission should add § 449 regarding mausoleum and columbaria to Chapter 4.

#13 Moved by Karl T.

Vote: 8-0

14. The Commission should approve a proposed modification to include turtle protection in Chapter 31 referencing DEP environmental regulations.

#14 Moved Karl T.

Vote: 7-1

15. Staff and the Contractors should review and present recommendations to the Commission at its December meeting suggesting which agency regulations are considered building code in nature vs. programmatic in nature.

#15 Moved by Nick D.

Vote 8-0

16. The Florida Building Code should reference in Chapter 34 the Historic Preservation advisory guidelines of the U.S. Department of the Interior.

#4 Moved Karl T.

Vote: 6-2

Discussion Points

- **This is part of the issues the Commission needs to address surrounding the “existing” buildings. It should include consultation with the Fire Marshall and others.**

MODIFICATIONS FROM TACS

The Committee review the several proposed modifications forwarded by the TACs and determined no motions were needed as the motions above already address the issues.

OTHER ISSUES

- Status of copyright negotiations. They have not settled the issues. They will deal with related matters such as use of the internet to convey the code, etc.
- Will the Commission have a chance to amend the Code before it is published if national codes have changed or will it have to wait another 3 years?

APPENDIX 5

FLORIDA BUILDING COMMISSION WORK PLAN

- Commission reviews and decides on proposed amendments and adoption of Final Building Code Rule
- Commission reviews and adopts Education/Training Rule
- South Florida Integration Ad Hoc delivers recommendations on Product Approval option.
- State Agency Review Ad Hoc Committee presents refined recommendations on State agency enforcement [Leg. 15].
- State Agency Review Ad Hoc Committee delivers recommendations on a manufactured building enforcement approach (P. #4).
- State Agency Review Ad Hoc Committee delivers recommendations on determining the role of the State with overseeing of building inspection departments
- State Agency Review Ad Hoc Committee delivers turtle recommendations. (The Commission's legal counsel should review the proposed modification to include turtle protection in Chapter 31 referencing DEP environmental regulations and advise the State Agency Ad Hoc Committee. The Ad Hoc Committee should present a recommendation to the Commission in December)
- Special Occupancy TAC reviews and makes recommendations on Chapter 4 issues. (Sections of Chapter 4 should be re-evaluated by the Technical Advisory Committee and they should make recommendations to the Commission regarding which provisions should stay in the main code (most commonly used) and which should appear in the special occupancy volume based on common usage and the principle of making it as user friendly as possible)
- The Chair should work with the Director of the Florida Fire Marshall's Office to establish the agreements necessary to maintain the critical work of the joint Building/Fire Technical Advisory Committee to deal with changes over time.
- The Chair should form a new Roofing Technical Advisory Committee as quickly as possible.
- Staff is instructed to hire a consultant to conduct an economic impact analysis of the cost of adopting ASCE 7-98. In addition, Staff should ask an ASCE 7-98 committee member to present their justifications for selecting the 120 mph requirements. Both of these presentations should be delivered to the Commission at their December meeting in Orlando.
- The Commission should form a committee to meet with the Insurance Commissioner and his staff to discuss proposals to review the possibility of credit back to consumers to apply to purchase price or appraised value but not to exceed the cost of enhancing protections such as wind borne debris protection.
- Staff and the Contractors should review and present recommendations to the Commission at its December meeting suggesting which agency regulations are considered building code in nature vs. programmatic in nature.
- DCA legal staff presents recommendations on seeking Legislative approval to interpret codes separate from Chapter 120 provisions (P. # 5).
- Education TG final recommendations on information guidebook on roles and responsibilities of construction industry licensees [Leg. 11].
- Accessibility TAC presents recommendations on parking waivers (P. # 21).
- Overview and Status of Building Code Information System Conceptual Design.
- Threshold Inspector Certification Committee presents recommendations to Commission for revising laws and rules defining the threshold inspection system. [Leg. 12]