

Code Admin Technical Advisory Committee

9th Edition (2026) Florida Building Code, Building

CHAPTER 1 SCOPE AND ADMINISTRATION

Glitch – Consistency with the Florida Statutes (Ch. 2026-55 Laws of Florida)

CA-FBC-B - Ch. 1 – Comment #4

Staff

102.2 Building. The provisions of the *Florida Building Code* shall apply to the construction, erection, alteration, modification, repair, equipment, use and occupancy, location, maintenance, removal and demolition of every public and private building, structure or facility or floating residential structure, or any appurtenances connected or attached to such buildings, structures or facilities. Additions, alterations, repairs and changes of use or occupancy group in all buildings and structures shall comply with the provisions provided in the *Florida Building Code, Existing Building*. The following buildings, structures and facilities are exempt from the *Florida Building Code* as provided by law, and any further exemptions shall be as determined by the legislature and provided by law:

(a) – (g) No change

(h) Chickees constructed by the Miccosukee Tribe of Indians of Florida or the Seminole Tribe of Florida. As used in this paragraph, the term “chickee” means an open-sided wooden hut that has a thatched roof of palm, or palmetto, or other traditional materials; that may have a wooden deck; and that does not incorporate any electrical, plumbing, or other nonwood features, except that a chickee may:

1. Incorporate nonwood fasteners, including, but not limited to, nails, screws, bolts, nuts, washers, staples, and hurricane straps.
2. Incorporate electrical or plumbing features in accordance with a building permit for the incorporation of such features.

(i) – (m) No change

TAC Recommendation:

Commission Action:

Errata – Editorial – Correct reference sections for consistency with Florida Statutes

CA-FBC-B - Ch. 1 – Comment #5

Staff

[A] 105.6 Denial or revocation. Whenever a permit required under this section is denied or revoked because the plan, or the construction, erection, alteration, modification, repair, or

demolition of a building, is found by the local enforcing agency to be not in compliance with the *Florida Building Code*, the local enforcing agency shall identify the specific plan or project features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the permit applicant. If the local building code administrator or inspector finds that the plans are not in compliance with the *Florida Building Code*, the local building code administrator or inspector shall identify the specific plan features that do not comply with the applicable codes, identify the specific code chapters and sections upon which the finding is based, and provide this information to the local enforcing agency. The local enforcing agency shall provide this information to the permit applicant.

Pursuant to Section ~~553.79(46)(17)(a)~~, *Florida Statutes*, a local enforcement agency may not deny issuance of a building permit to; issue a notice of violation to; or fine, penalize, sanction or assess fees against an arm's-length purchaser of a property for value solely because a building permit applied for by a previous owner of the property was not closed. The local enforcement agency shall maintain all rights and remedies against the property owner and contractor listed on the permit.

Pursuant to Section 553.79~~(46)(17)(b)~~, *Florida Statutes*, a local enforcement agency may not deny issuance of a building permit to a contractor solely because the contractor is listed on other building permits that were not closed.

105.5 Additional options for closing a permit. Pursuant to Section 553.79~~(45)(16)~~, *Florida Statutes*, a property owner, regardless of whether the property owner is the one listed on the application for the building permit, may close a building permit by complying with the following requirements:

No change to the remaining text

105.16 Inspection of existing residential building not impacted by construction.

(a) A local enforcing agency, and any local building code administrator, inspector, or other official or entity, may not require as a condition of issuance of a one- or two-family residential building permit the inspection of any portion of a building, structure, or real property that is not directly impacted by the construction, erection, alteration, modification, repair, or demolition of the building, structure, or real property for which the permit is sought.

(b) This subsection does not apply to a building permit sought for:

1. A substantial improvement as defined in Section 161.54, *Florida Statutes* or as defined in the *Florida Building Code*.
2. A change of occupancy as defined in the *Florida Building Code*.
3. A conversion from residential to nonresidential or mixed use pursuant to Section 553.507~~(2)(a)(3)~~, *Florida Statutes* or as defined in the *Florida Building Code*.
4. A historic building as defined in the *Florida Building Code*.

(c) No change

110.8.2 The special inspector shall determine that a professional engineer who specializes in shoring design has inspected the shoring and reshoring for conformance with the shoring and reshoring plans submitted to the enforcing agency. A fee simple title owner of a building, which

does not meet the minimum size, height, occupancy, occupancy classification, or number-of stories criteria which would result in classification as a threshold building under Section 553.71 ~~(7)(12)~~, *Florida Statutes* may designate such building as a threshold building, subject to more than the minimum number of inspections required by the *Florida Building Code*.

TAC Recommendation:

Commission Action:

Errata – Editorial – Remove the reference section, as it does not exist

CA-FBC-R - Ch. 3 – Comment #6

Staff

R301.2.1.2 Protection of openings. Exterior glazed openings in buildings located in windborne debris regions shall be protected from windborne debris. Glazed opening protection for windborne debris shall meet the requirements of the Large Missile Test of ASTM E1996 and ASTM E1886 ~~as modified in Section 301.2.1.2.1~~, TAS 201, 202 and 203, or AAMA 506, as applicable. Garage door glazed opening protection for windborne debris shall meet the requirements of an *approved* impact-resisting standard or ANSI/DASMA 115.

No change to the remaining text

TAC Recommendation:

Commission Action:

Errata – Consistency with Mod S11282 as approved by the Commission

CA-FBC-B - Ch. 24 – Comment #7

2407.1.1 Loads. The panels and their support system shall be designed to withstand the *loads* specified in Section 1607.9 ~~using a safety factor of four~~. Calculated stresses in glass elements of handrails and guards due to these loads shall be limited to a maximum of 3,000 psi (20.7 MPa) for heat strengthened glass and 6,000 psi (41.4 MPa) for fully tempered glass.

As approved by the Commission:

2407.1.1 Loads. Glass *handrails* and guards and their support systems shall be designed to withstand the *loads* specified in Section 1607.9. Calculated stresses in glass elements of *handrails* and *guards* due to these loads shall be limited to a maximum of 3,000 psi (20.7 MPa) for heat strengthened glass and 6,000 psi (41.4 MPa) for fully tempered glass. ~~Glass *handrails* and *guards* shall be designed using a factor of safety of four.~~

(S11282 / S235-22 AM)

TAC Recommendation:

Commission Action:

Glitch – Consistency with Rule 61C-5 – ASME A17.1-2019

CA-FBC-B - Ch. 24 – Comment #8

From: Phillips, Josh <Josh.Phillips@myfloridalicense.com>

Sent: Friday, September 25, 2026 9:33 AM

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Subject: RE: FBC - ASME Discrepancy

The Bureau of Elevator Safety incorporates ASME A17.1 by reference in Rule 61C-5.001, Florida Administrative Code. Section 3002.3 of the Florida Building Code and section 2.27.9 of ASME A17.1 address the same fire-emergency signage at elevator landings but communicate the instruction differently. The Florida Building Code uses prescribed text directing occupants to use the exit stairs, while ASME A17.1 communicates part of that instruction through pictographs. We request a code change as follows to address this discrepancy:

3002.3 Emergency signs.

An *approved* pictorial sign of a standardized design shall be posted adjacent to each elevator call station on all floors instructing occupants to use the *exit stairways* and not to use the elevators in case of fire. The sign shall comply in its entirety with one of the following: read: IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS.

1. The sign shall read: IN CASE OF FIRE, ELEVATORS ARE OUT OF SERVICE. USE EXIT STAIRS.
2. The sign shall comply with ASME A17.1/CSA B44 referenced by this code.

Exceptions:

1. The emergency sign shall not be required for elevators that are part of an *accessible means of egress* complying with Section 1009.
2. The emergency sign shall not be required for elevators that are used for occupant self-evacuation in accordance with Section 3008.

TAC Recommendation:

Commission Action: