



**FLORIDA
BUILDING
COMMISSION**

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE
DECEMBER 9, 2025
FLORIDA BUILDING COMMISSION MEETING
ORLANDO, FLORIDA**

PROCESS DESIGN, CONSENSUS-BUILDING AND FACILITATION BY



**REPORT BY JEFF A. BLAIR
FACILITATED SOLUTIONS, LLC**

FacilitatedSolutionsJB@gmail.com
<http://facilitatedsolutions.org>

*This document is available in alternate formats upon request to DBPR, Florida Building Codes and Standards,
2601 Blair Stone Road, Tallahassee, FL 32399, (850) 487-1824*

FLORIDA BUILDING COMMISSION
DECEMBER 9, 2025 FACILITATOR’S MEETING SUMMARY REPORT

TABLE OF CONTENTS

<i>TABLE OF CONTENTS</i>	<i>1</i>
<i>TABLE OF ATTACHMENTS</i>	<i>2</i>
I. MEETING SUMMARY AND OVERVIEW	3
II. CHAIR’S WELCOME	3
III. COMMISSION ATTENDANCE	4
IV. MEETING OBJECTIVES	4
V. MINUTES APPROVAL	5
VI. CHAIR’S DISCUSSION ISSUES AND RECOMMENDATIONS	5
VII. EXECUTIVE DIRECTOR’S DISCUSSION ISSUES AND RECOMMENDATIONS	6
VIII. UPDATED WORKPLAN FOR THE 8TH AND 9TH EDITIONS APPROVAL	7
IX. PRODUCT AND ENTITY APPROVALS	7
X. ACCREDITOR AND COURSE APPROVALS	8
XI. ACCESSIBILITY WAIVER APPLICATIONS.....	8
XII. LEGAL REPORT	8
XIII. PETITION(S) FOR DECLARATORY STATEMENT(S) DECISION(S)	9
XIV. COMMITTEE REPORTS AND RECOMMENDATIONS.....	9
XV. COMMISSION AND GENERAL PUBLIC COMMENT	10
XVI. RULE WORKSHOP: GLITCH AMENDMENTS FOR INCLUSION IN 8TH EDITION (2023) ...	11
XVII. RULE WORKSHOP: MODIFICATIONS FOR INCLUSION IN 9TH EDITION (2026)	13
XVIII. NEXT MEETING OVERVIEW AND ASSIGNMENTS	13

ATTACHMENTS.....	14 - 36
-------------------------	----------------

1. MEETING EVALUATION RESULTS.....	14
2. COMMISSION MEETING AGENDA	16
3. KEY TO COMMON ABBREVIATIONS	18
4. COMMISSION HISTORY AND OVERVIEW	19
5. UPDATED WORKPLAN FOR ADOPTED 8TH EDITION (2023), FBC	21
6. UPDATED WORKPLAN FOR DEVELOPMENT OF THE 9TH EDITION (2026), FBC	27
7. COMMISSION ACTIONS REGARDING PROPOSED GLITCH AMENDMENTS	31
8. COMMISSION ACTIONS REGARDING PROPOSED CODE AMENDMENTS	32

Florida Peninsula – From Space



FLORIDA BUILDING COMMISSION

DECEMBER 9, 2025 FACILITATOR'S MEETING SUMMARY REPORT



OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS

TUESDAY, DECEMBER 9, 2025

I. PLENARY SESSION SUMMARY AND OVERVIEW

The Commission conducted their December 9, 2025, Plenary Session meeting on-site in Orlando, Florida. At the December meeting the Commission considered and decided on Chair's issues and recommendations, Executive Director's announcements and discussions, applications for product and entity approvals, applications for accreditor and course approvals, application(s) for waiver(s) from accessibility requirements, a legal report, petition(s) for declaratory statement(s), and recommendations from the Commission's various committees and workgroups. Specific actions included voting unanimously to: **1)** Approve the Structural Integrity Reserve Study Form (SIRS); **2)** Approve the updated Workplan and Schedule for development of the 8th Edition (2023), Florida Building Code; **3)** Approve the updated Workplan and Schedule for development of the 9th Edition (2026), Florida Building Code; **4)** Incorporate the Commission's approved glitch amendments into the 8th Edition (2023), Florida Building Code, to publish a Notice of Proposed Rule for Rule 61G20-1.001, and subsequently to proceed with rule adoption, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission; **5)** Approve that the Standing Findings shall apply to all motions to approve proposed Code amendments (consent agendas and individually considered amendments); **6)** Approve DBPR Staff's recommendations regarding correlations and editorial fixes for the 9th Edition (2026), Florida Building Code and to authorize staff to make correlations and editorial fixes as needed for the 9th Edition (2026), Florida Building Code; and **7)** Proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, for the purpose of adopting approved Code amendments into the Florida Building Code.

(Attachment 1 – Meeting Evaluation Results)

II. CHAIR'S WELCOME

Chairman Bourré welcomed the Commission, DBPR staff, and the public to the December 9, 2025 in-person session of the Florida Building Commission.

The Chair noted that the primary purpose of the December meeting was to consider and decide on regular procedural matters, updates, briefings, product and education course approvals, accessibility waivers, petitions for declaratory statements, and committee reports, and to conduct a rule workshop for Glitch Amendments for adoption into the 8th Edition (2023), Florida Building Code, and a rule workshop for approving modifications for inclusion in the 9th Edition (2026), Florida Building Code.

The Chair noted, that as always the Commission would provide an opportunity for public comment on each of the Commission's substantive discussion topics. Chairman Bourré expressed that if a member of the public wishes to comment on a specific substantive Commission agenda item, they should wait until the facilitator requests public comment at the appropriate times during the meeting. The Chair noted that public input is welcome, but should be offered before the Commission begins discussion and/or there is a motion on the floor.

III. COMMISSION ATTENDANCE

The following Commissioners participated in the Tuesday, December 9, 2025 meeting:

Michael Bourré (Chair), James Batts, Edward Bouza, David Compton, Don Brown, David Compton, John Garra, Rodney Hershberger, David John, Brian Langille, Grey Marker, Asael Marrero, Brad Schiffer, Fred Schilling, Jim Schock (Vice Chair), and Brian Swope.

(14 of the 15 seated Commissioners attended – 93%).

Absent Commissioners:

Tim Tolbert.

DBPR STAFF PARTICIPATING

Norman Bellamy, Alan Burke, Jonathan Cueva, Sabrina Evans, Jim Hammers, Mo Madani, Marlita Peters, and Justin Vogel.

MEETING FACILITATION

Meetings are facilitated, and meeting reports prepared by Jeff Blair from Facilitated Solutions, LLC. Information at: <http://facilitatedsolutions.org>.



PROJECT WEBPAGE

Information on the Florida Building Commission project, including agenda packets, meeting reports, and related documents may be found at the Commission Webpage. Located at the following URL: <http://floridabuilding.org/c/default.aspx>

IV. AGENDA REVIEW AND APPROVAL

Following are the key agenda items approved for consideration:

- To Approve Regular Procedural Topics (Agenda and Minutes);
- To Consider and Decide on Chair's Discussion Issues and Recommendations;
- To Consider/Decide on Executive Director's Announcements and Discussions;
- To Receive an Update and Approve the Updated 8th Edition (2023), and 9th Edition (2026), Workplans;
- To Consider/Decide on Applications for Product Approval and Entity Approval;
- To Consider/Decide on Applications for Accreditor and Course Approval;
- To Consider/Decide on Application(s) for Waiver(s) from Accessibility Requirements;
- To Receive a Legal Report Briefing;

- To Consider/Decide on Petition(s) for Declaratory Statement(s);
- To Receive/Accept Committee and Workgroup Reports and Recommendations;
- To Hear Commission and Public Comment;
- To Conduct a Rule Workshop on Rule 61G20-1.001, F.A.C. – Glitch Amendments;
- To Conduct a Rule Workshop on Rule 61G20-1.001, F.A.C. for the Purpose of Deciding on TACs’ Recommendations Regarding Proposed Modifications for Inclusion in the 9th Edition (2026), Florida Building Code; and
- To Review Next Steps, Assignments, and Any Agenda Items for Next Meeting (February 10, 2026 – Web-Based and Teleconference Virtual Meeting).

Commission Action:

MOTION – The Commission voted unanimously, 14 - 0 in favor, to approve the agenda for the December 9, 2025, meeting as presented and posted.

Amendment: None.

(Attachment 2 – December 9, 2025 Commission Agenda)

V. APPROVAL OF THE OCTOBER 14, 2025 MEETING MINUTES AND FACILITATOR’S SUMMARY REPORT

Chairman Bourré asked whether there were any corrections or additions to the posted October 14, 2025, Meeting Minutes and/or Facilitator’s Summary Report that were posted electronically in advance of the meeting. There were no amendments offered, and the Commission took the following action:

Commission Action:

MOTION – The Commission voted unanimously, 14 - 0 in favor, to approve the, October 14, 2025, Meeting Minutes and Facilitator’s Summary Report as posted/presented.

VI. CHAIR’S DISCUSSION ISSUES AND RECOMMENDATIONS

Chairman Bourré reported as follows:

A) Appointment(s)

Technical Advisory Committees and Program Oversight Committees

Code Administration TAC

The Chair appointed Commissioner Bouza to the Code Administration TAC to fill an open position. The Chair thanked Edward for agreeing to serve.

Electrical TAC

The Chair appointed Wilfredo Gonzalez to replace John Hall who rolled-off the Electrical TAC. Chair thanked Wilfredo for agreeing to serve, John for his service to the citizens of Florida.

Fire TAC

The Chair appointed Ashley Ong to the Fire TAC to fill an open position. The Chair thanked Ashely for agreeing to serve.

Product Approval POC

The Chair appointed Commissioner Bouza to the Product Approval POC to fill an open position. The Chair thanked Edward for agreeing to serve.

B) Updated Commission Milestones

The Chair reminded participants that the Updated Commission Milestones document (updated as of October 14, 2025) is linked to the December 9, 2025, FBC Agenda on the BCIS.

VII. EXECUTIVE DIRECTOR'S ANNOUNCEMENTS AND DISCUSSIONS

Alan Burke, Executive Director, reported as follows:

A) Remaining 2025 Commission Meeting Dates

Alan Burke, Executive Director, reported that the Commission's next meeting will be held on, February 10, 2026, and conducted as a web-based and teleconference virtual meeting.

B) 2026 Commission Meeting Dates

Following are the dates approved for the remaining 2016 Commission's meetings:

- April 14, 2026 – Onsite, Location, TBD
- June 9, 2026 – Web-Based and Teleconference Virtual Meeting
- August 11, 2026 – Onsite, Location TBD
- October 13, 2026 – Web-Based and Teleconference Virtual Meeting
- December 8, 2026 – Onsite, Location TBD

C) Structural Integrity Reserve Study Form (SIRS) Review and Approval

House Bill 913 (2025) directed the Division of Condominiums, Timeshares, and Mobile Homes (CTMH) to develop a standardized form for Structural Integrity Reserve Studies (SIRS) for condominium associations in Florida in coordination with the Florida Building Commission. In fulfilling this legislative directive, CTMH convened a dedicated work group to draft and refine the required form. The law requires that associations must obtain a new Structural Integrity Reserve Study (SIRS) at least once every 10 years for each building three or more habitable stories tall.

Throughout the work group's process, staff from the Florida Building Commission (Alan, Mo, Justin) were in attendance for every meeting. Their role was to observe and evaluate any potential impacts the proposed SIRS form might have on the Florida Building Code or the Commission's regulatory responsibilities. Because the form's purpose is administrative and financial and does not alter technical building standards, no code-related impacts were identified by staff.

The Chair explained that the finalized Form before the Commission requires Commission approval prior to CTMH adopting the Form by rule.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to approve the Structural Integrity Reserve Study Form (SIRS).

VIII. 8TH EDITION (2023), AND 9TH EDITION (2026), FLORIDA BUILDING CODE WORKPLAN DEVELOPMENT UPDATES

A) 8TH EDITION (2023), FLORIDA BUILDING CODE WORKPLAN UPDATE

Mo Madani provided the Commission with an update on the Workplan and Schedule for the Adopted 8th Edition (2023), Florida Building Code, and answered member questions.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to approve the updated Workplan and Schedule for the Adopted 8th Edition (2023), Florida Building Code.

(Attachment 5 – Approved 8th Edition 2023 Workplan Update)

B) 9TH EDITION (2026), FLORIDA BUILDING CODE WORKPLAN DEVELOPMENT UPDATE

Mo Madani provided the Commission with an Updated Workplan for development of the 2026 Code Update Process – 9th Edition (2026), Florida Building Code, and answered member questions.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to approve the updated Workplan and Schedule for development of the 9th Edition (2026), Florida Building Code.

(Attachment 6 – Approved 2026 Code Update Workplan)

XIX. APPLICATIONS FOR PRODUCT AND ENTITY APPROVAL

Commissioner Hershberger presented the Product Approval Program Oversight Committee’s recommendations for the consent agenda of entities recommended for approval to the 2023 Code, and the consent agenda of products recommended for approval to the 2023 Code, each in turn.

Commission Action Regarding Consent Agenda for Entities Approvals – 2023 Code:

MOTION – The Commission voted unanimously, 14 - 0 in favor, to approve the consent agenda of product approval entities for approval to the 2023 Code (14) as posted.

Commission Actions Regarding Consent Agenda for Product Approval – 2023 Code:

MOTION – The Commission voted unanimously, 14 - 0 in favor, to approve the consent agenda of products (176) recommended for approval to the 2023 Code as posted.

Commission Actions Regarding Product Approval Applications With Comments – 2023 Code:

MOTION – The Commission voted unanimously, 14 - 0 in favor, to approval the consent agenda of product approval applications to the 2023 Code with comments recommended for approval six (6) as reflected in the posted documentation (FL 47841, FL 47849, FL 47871, FL 47872, FL 47874, and FL 47880).

MOTION – The Commission voted unanimously, 14 - 0 in favor, to approval the consent agenda of product approval applications to the 2023 Code with comments recommended for conditional approval one (1) based on the conditions recommended by DBPR staff and reflected in the posted documentation (FL 47317).

Commission Actions Regarding DBPR Applications:

There was no Commission action required regarding the December 2025 DBPR Applications. The complete results of Commission decisions regarding applications for product and entity approvals are available on the BCIS. (*See BCIS Website for Linked Committee Report*)

X. APPLICATIONS FOR ACCREDITOR AND COURSE APPROVAL

Commissioner Langille presented the applications, and the Commission reviewed and decided on the accreditor and course applications submitted for their consideration as follows:

Commission Actions:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to approve advanced accredited course number(s) (5): 1333.0, 1334.0, 1335.0, 1336.0, and 1337.0.

XI. APPLICATIONS FOR WAIVERS FROM ACCESSIBILITY REQUIREMENTS

Justin Vogel, Accessibility Advisory Council legal advisor, presented the Accessibility Advisory Council's recommendations for waiver applications, and the Commission reviewed and decided on the waiver application submitted for their consideration.

Commission Actions Regarding Accessibility Waiver Applications:

- 1. DUGGER'S TROPICAL COTTAGES POST-DISASTER REBUILD (7 COTTAGE) – WAIVER 750 -**
2902 West Gulf Drive, Sanibel 33957

MOTION – The Commission voted, 10 – 4 in favor, to deny the waiver for vertical accessibility since the project in question is new construction.

- 2. TRAYMORE HOTEL, LLC – WAIVER 752 -** 2445 Collins Avenue, Miami Beach 33140

The application was deferred at the Accessibility Advisory Council meeting, and no action was required.

XII. LEGAL REPORT

Justin Vogel, Commission Legal Counsel, updated the Commission on outstanding legal matters relevant to the Commission. Justin reported that there were no outstanding legal matters to report for the August 2025 meeting. Justin also indicated, that as always, he will update the Commission as matters arise.

XIII. PETITION(S) FOR DECLARATORY STATEMENT(S)

Justin Vogel, Commission Legal Counsel, presented each declaratory statement in turn. Following are the actions taken by the Commission regarding the petition(s) for declaratory statement(s).

1. DS 2025 – 041 by Alfonso Fernandez-Fraga of Initial Engineers, P.A.

Motion – The Commission voted unanimously, 14 - 0 in favor, to adopt the Mechanical TAC’s recommendation that the Commission adopt staff’s analysis, regarding the question(s) presented in the Petition.

2. DS 2025 – 052 by Richard Porter of CfiFOAM, Inc.

Motion – The Commission voted unanimously, 14 - 0 in favor, to the Energy TAC’s recommendation that the Commission adopt staff’s analysis, as amended by the TAC, regarding the question(s) presented in the Petition.

XIV. COMMITTEE REPORTS AND RECOMMENDATIONS

TAC and POC chairs were requested to confine their reports to a brief summary of any key recommendations, emphasizing any issues requiring an action from the Commission. In addition, it was requested if the TAC and/or POC requires Commission action, the chair(s) should frame the needed action in the form of a proposed motion to ensure that the Commission understands exactly what the TACs’ and/or POCs’ are recommending, and the specific action requested of the Commission. Acceptance of a committee report does not approve any recommendations contained within the report, and all specific recommendations must be considered by separate motions. Committee reports are linked to the Commission’s December 9, 2025 Agenda on the BCIS.

➤ **Education POC**

Commissioner Langille presented the POC’s report and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the POC’s report as presented/posted (December 4, 2025).

➤ **Energy TAC**

Mo Madani presented the TAC’s report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC’s report(s) as presented/posted (November 24, 2025).

➤ **Mechanical TAC**

Commissioner John presented the TAC’s report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC’s report(s) as presented/posted (November 24, 2025).

➤ **Product Approval POC**

Commissioner Hershberger presented the TAC’s report and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the POC’s report and Facilitator’s Summary Report as presented/posted (December 4, 2025).

➤ **Special Occupancy TAC**

Mo Madani presented the TAC's report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC's report(s) as presented/posted (October 14, 2025).

XV. RULE WORKSHOP ON RULE 61G20-1.001, F.A.C.: GLITCH AMENDMENTS TO THE 8TH EDITION (2023), FLORIDA BUILDING CODE

The Chair indicated that DBPR staff is recommending the Commission adopt five proposed Code changes to the 8th Edition (2023) Florida Building Code, as proposed by Staff, pursuant to Section 553.73(8), Florida Statutes and necessary for consistency with HB 551, HB 683, HB 913, and SB 180 as appropriate. The Chair noted that for the December meeting the Commission would consider and decide on the glitch amendments recommended by DBPR staff and the respective TACs for inclusion in the 8th Edition (2023), Florida Building Code.

At the Chair's request, Jeff Blair reviewed the procedural sequencing for the Commission's consideration of the proposed glitch amendment to the 8th Edition (2023), FBC.

Jeff Blair reviewed the procedural sequencing as follows:

Procedural Sequencing Overview:

- Jeff Blair reviewed the process for the Commission's review, and the criteria for proposed glitch amendments pursuant to the requirements of Section 553.73 (8)(b) and (a), F.S..
- Justin Vogel, the Commission's legal counsel, provided any legal clarifications and Mo Madani provided any technical clarifications requested by the Commission.

Glitch Amendment Consideration Process:

- There are five (5) Glitch Amendments (required for consistency with 2025 legislation) up for consideration.
- Review definition of Glitch Amendments.
- Facilitator will introduce each in turn.
- Proponent [DBPR Staff] of proposed Glitch Amendment will speak first, followed by other proponents. Public comment is limited to 3 minutes per person.
- Opponents of the proposed glitch amendments will follow proponents (3 minutes per person).
- The Commission will vote either to approve or deny the glitch amendments.
- Motions require a ≥ 75% favorable vote for approval; those with less than a 75% favorable vote, are deemed denied.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to incorporate the Commission's approved glitch amendments into the 8th Edition (2023), Florida Building Code, to publish a Notice of Proposed Rule for Rule 61G20-1.001, and subsequently to proceed with rule adoption, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission.

(Attachment 7 – Commission Actions Regarding Proposed Glitch Amendments)

XVI. RULE WORKSHOP ON RULE 61G20-1.001, F.A.C.: COMMISSION REVIEW AND APPROVAL OF TACs' RECOMMENDATIONS REGARDING PROPOSED MODIFICATIONS FOR INCLUSION IN THE 9TH EDITION (2026), FLORIDA BUILDING CODE

Chairman Bourré explained that the Commission started the 2026 Code Update Process in August of 2024 with selection of the 2024 I-Codes and the 2023 NEC, the TACs made recommendations on I-Code changes in September of 2024, the Commission decided on I-Code changes in December of 2024, the TACs made recommendations on proposed code modifications in June of 2025, the TACs decided on public comments to TAC recommendations and finalized their recommendations in October of 2025, and for the December meeting the Commission will decide on proposed code modifications for inclusion in the 9th Edition (2026), Florida Building Code.

The Chair remarked, that as in previous years, as a courtesy to those who met the November 17, 2025 deadline, he decided to pull for individual consideration all of the amendments requested by staff as well as stakeholders meeting the deadline [#58]. Conversely, the Chair noted that he was discouraging the Commission from approving pulling any additional amendments requested during the meeting since it is disruptive, and commissioners, staff, and stakeholders have not had time to review the amendment(s), as they have for those amendments requested for individual consideration by the deadline.

The Chair noted that after the Commission takes action on the TACs' recommendations on proposed code modifications for inclusion in the 9th Edition (2026), Florida Building Code, the Commission will move to proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, incorporating all approved amendments. In addition, the Commission will conduct a Rule Development Workshop on the 9th Edition (2026), Florida Building Code sometime around March of 2026.

At the Chair's request, Jeff Blair reviewed the procedural sequencing for the Commission's consideration of proposed modifications for inclusion in the 9th Edition (2026), Florida Building Code.

Jeff Blair reviewed the procedural sequencing as follows:

Process Overview

The TACs' recommendations regarding proposed Code amendments for inclusion in the 9th Edition (2026), Florida Building Code (2026 Code Update) are arranged on single tracking charts one per TAC as follows:

The TACs' Recommendations are on single Tracking Charts by TAC consisting of the: **1) Consent Agenda Recommended for Approval** (all modifications the TAC is recommending for approval either as submitted or as modified); **2) Consent Agenda Recommended for Denial** (all modifications the TAC is recommending for denial); and **3) Amendments pulled from the Consent Agenda(s) (for approval or denial) for Individual Consideration** by Staff and/or stakeholders [#58].

Prior to considering proposed Code amendments, the Commission will vote in favor of the motion that the standing findings apply to all motions to approve proposed Code amendments.

Procedural Sequencing

- Facilitator will introduce each "Consent Agenda Recommended for Approval" consisting of proposed Code amendments recommended for approval (as submitted and as modified), by each TAC in turn.

- Facilitator will subsequently introduce each “Consent Agenda Recommended for Denial” consisting of proposed Code amendments recommended for denial, by each TAC in turn.
- Facilitator will subsequently identify each Code Amendment Staff has pulled for Individual Consideration and those that stakeholders requested in writing by the deadline to be pulled for Individual Consideration, by each TAC in turn.
- The Chair agreed to pull all amendments requested by Staff and/or stakeholders who met the November 17, 2025 deadline set for requesting individual consideration [\[#58\]](#).
- Commissioner(s) will decide which, if any, additional Code amendments to pull for individual consideration.
- Any Commissioner may pull any Code amendment for individual consideration.
- Public will have an opportunity to speak to any Code amendments they wish the Commission to consider individually if the amendment has not previously been pulled by the Commission for Individual Consideration.
- FBC will vote in favor of each “Consent Agenda Recommended for Approval,” by TAC in turn, as posted or as amended by the Commission’s removal of specific Code amendments recommended for approval.
- FBC will vote in favor of each “Consent Agenda Recommended for Denial,” by TAC in turn, as posted or as amended by the Commission’s removal of specific Code amendments recommended for denial.
- Facilitator will subsequently introduce each Code Amendment pulled by Staff and/or the Commission for Individual Consideration, by each TAC in turn.
- A Commissioner must move approval or denial of a proposed Code amendment and receive a second prior to discussion.
- All Code amendments pulled for individual consideration must be voted on individually either to approve or deny.
- Any Code amendment considered individually that receives a motion to approve but does not receive a second will be deemed denied for failure to receive a second.
- Motions either for approval or denial require a $\geq 75\%$ favorable vote for approval; those with less than a 75% favorable vote will be considered unapproved and the motion deemed denied.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to approve that the Standing Findings shall apply to all motions to approve proposed Code amendments (consent agendas and individually considered amendments).

MOTION – The Commission voted unanimously, 14 – 0 in favor, to approve DBPR Staff’s recommendations regarding correlations and editorial fixes for the 9th Edition (2026), Florida Building Code and to authorize staff to make correlations and editorial fixes as needed for the 9th Edition (2026), Florida Building Code.

MOTION – The Commission voted unanimously, 14 – 0 in favor, to proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, for the purpose of adopting approved Code amendments into the Florida Building Code.

XVII. COMMISSION MEMBER COMMENTS AND ISSUES

Commission members were invited to offer any general comments to the Commission, or identify any issues or agenda items for the next Commission meeting.

Commissioner Comments:

- Brown: Those who stayed to the end of the meeting, thank you.
- Brown: Regarding the WBD definition decision, consider the Code-Plus house and the Habitat for Humanity house in Mexico Beach that withstood the impacts of Hurricane Michael while other houses next to them failed. This was because these house exceeded the Code. Sometimes doing a little more to make a home stronger makes all the difference.
- Bouza: I was shown as absent for the PA POC minutes and I had not yet been appointed to the POC. Please correct this.

GENERAL PUBLIC COMMENT

Members of the public were offered an opportunity to provide comments during each of the Commission’s substantive discussion agenda items. In addition, for the “General Public Comment” agenda item, members of the public were invited to address the Commission on any issues under the Commission’s purview.

Public Comments:

- Dottie Mazzarello, ICC: Appreciate Florida’s commitment to quality Code development and keeping up with the Codes. Florida is a model for other states.
- Cade Booth, American Wood Council: We are deeply disappointed with the Commission’s decisions regarding the heavy timber Code amendments. We reached out to commissioners and offered education and to answer questions and concerns. We have testing to support our products, FBC TAC approval, and support from BOAF. We feel the goal posts keep moving, and approval is not attainable. There is no technical basis for not supporting heavy timber in the FBC.

XVIII. NEXT COMMISSION MEETING OVERVIEW AND ASSIGNMENTS

The February 10, 2026, meeting will focus on the Commission’s regular procedural and substantive issues, and any needed rule development initiatives. The February meeting will be conducted as a web-based and teleconference virtual meeting.

(Attachment 5 – Commission Meeting Schedule)

ADJOURNMENT

Chairman Bourré thanked Commission members, staff and the public for their participation, and adjourned the meeting at 4:11 p.m. on Tuesday, December 9, 2025.

ATTACHMENT 1

FLORIDA BUILDING COMMISSION MEETING EVALUATION RESULTS

DECEMBER 9, 2025 – ORLANDO, FLORIDA

Average rank using a 0 to 10 scale, where 0 means totally disagree and 10 means totally agree.

1. OVERALL MEETING ASSESSMENT.

- 10.0 The background information was very useful.
- 9.6 The agenda packet was very useful.
- 10.0 The objectives for the meeting were stated at the outset.
- 10.0 Overall, the objectives of the meeting were fully achieved.

2. COMMISSIONERS LEVEL OF AGREEMENT THAT THE MEETING OBJECTIVES WERE ACHIEVED.

- 10.0 Chair's Discussion Issues/Recommendations;
- 10.0 Executive Director's Announcements and Discussions;
- 10.0 8th Edition (2023), and 9th Edition (2026), FBC, Updated Workplan(s) Approval;
- 10.0 Applications for Products and Product Approval Entities Approvals;
- 10.0 Applications for Accreditor and Course Approvals;
- 9.8 Application(s) for Waivers from Accessibility Requirements Decision(s);
- 10.0 Legal Report Briefing;
- 10.0 Petition(s) for Declaratory Statement(s) Decision(s);
- 10.0 TAC, POC, Committee, and Workgroup Reports and Recommendations;
- 10.0 Rule Workshop Rule 61G20-1.001, F.A.C. – Glitch Amendments for 8th Edition (2023); and
- 10.0 Rule Workshop on Rule 61G20-1.001, F.A.C. – Amendments for 9th Edition (2026).

3. HOW WELL THE FACILITATOR HELPED THE COMMISSIONERS ENGAGE IN THE MEETING.

- 10.0 The members followed the direction of the Facilitator.
- 10.0 The Facilitator made sure the concerns of all members were heard.
- 9.8 The Facilitator helped us arrange our time well.
- 10.0 Commission actions were documented accurately in previous meeting's Facilitator's Report.

4. COMMISSIONERS LEVEL OF SATISFACTION WITH THE MEETING.

- 9.8 Overall, I am very satisfied with the meeting.
- 9.8 I was very satisfied with the services provided by the Facilitator.
- 9.8 I am satisfied with the outcome of the meeting.

5. HOW WELL THE NEXT STEPS WERE COMMUNICATED.

- 10.0 I know what the next steps following this meeting will be.
- 10.0 I know who is responsible for the next steps.

EVALUATION ANALYSIS

- 11 evaluations completed.
- 79% response rate (11 of 14 completed).
- 10 of the 11 evaluations ranked all of the evaluation topics with 10s.
- The Median and Mode for all 24 evaluation topics is 10.

6. WHAT COMMISSIONERS LIKED BEST ABOUT THE MEETING.

- Good meeting flow.
- Powered through in a timely manner.
- Meeting ended in one day!

7. COMMENTS REGARDING HOW THE MEETING COULD HAVE BEEN IMPROVED.

- Nothing to add.
- Report should clearly indicate what was approved by TAC (e.g., as submitted or alternate #x).
- The agenda had a link to an accessibility waiver (cottages) with no content. This makes it difficult to vote when content is not provided.
- While I appreciate Jeff's effort to keep the meeting at a good pace, I feel the public comment, particularly related to the heavy timber items, was cut short. I understand it was the same general topic but new information was often brought to the table and this was not a landslide decision. The only reason that I did not speak out about the facilitation was because it was public.

COMMENTS ON SPECIFIC EVALUATION TOPICS.

- None were offered.

ATTACHMENT 2

DECEMBER 9, 2025 MEETING AGENDA

FLORIDA BUILDING COMMISSION PLENARY SESSION VIRTUAL MEETING

MEETING OBJECTIVES

- ✓ To Approve Regular Procedural Topics (Agenda and Minutes);
- ✓ To Consider and Decide on Chair's Discussion Issues and Recommendations;
- ✓ To Consider/Decide on Executive Director's Announcements and Discussions;
- ✓ To Receive an Update and Approve the Updated 8th Edition (2023), and 9th Edition (2026), Workplans;
- ✓ To Consider/Decide on Applications for Product Approval and Entity Approval;
- ✓ To Consider/Decide on Applications for Accreditor and Course Approval;
- ✓ To Consider/Decide on Application(s) for Waiver(s) from Accessibility Requirements;
- ✓ To Receive a Legal Report Briefing;
- ✓ To Consider/Decide on Petition(s) for Declaratory Statement(s);
- ✓ To Receive/Accept Committee and Workgroup Reports and Recommendations;
- ✓ To Hear Commission and Public Comment;
- ✓ To Conduct a Rule Workshop on Rule 61G20-1.001, F.A.C. – Glitch Amendments;
- ✓ To Conduct a Rule Workshop on Rule 61G20-1.001, F.A.C. for the Purpose of Deciding on TACs' Recommendations Regarding Proposed Modifications for Inclusion in the 9th Edition (2026), Florida Building Code; and
- ✓ To Review Next Steps, Assignments, and Any Agenda Items for Next Meeting (February 10, 2026 – Web-Based and Teleconference Virtual Meeting).

COMMISSION AND COMMITTEES – ON SITE & VIRTUAL MEETINGS

October 14, 2025	1:00 p.m.	Special Occupancy Technical Advisory Committee
November 24, 2025	8:30 a.m.	Mechanical Technical Advisory Committee
November 24, 2025	10:00 a.m.	Energy Technical Advisory Committee
December 4, 2025	9:30 a.m.	Education Program Oversight Committee
December 4, 2025	10:00 a.m.	Product Approval Program Oversight Committee
December 4, 2025	2:00 p.m.	Accessibility Advisory Council

COMMISSION MEETING AGENDA – TUESDAY, DECEMBER 9, 2025

8:30 am	1)	Welcome and Opening, Roll Call
	2)	Review and Approval of Meeting Agenda
	3)	Review & Approval of October 14, 2025, Meeting Minutes & Facilitator's Summary Report
	4)	Chair's Discussion Issues Appointments Updated Commission Milestones

5)	Executive Director's Announcements and Discussions A. 2026 Commission Meetings <ul style="list-style-type: none"> ➤ February 10, 2026 – Web-Based and Teleconference Virtual Meeting ➤ April 14, 2026 – Onsite, Location, TBD ➤ June 9, 2026 – Web-Based and Teleconference Virtual Meeting ➤ August 11, 2026 – Onsite, Location TBD ➤ October 13, 2026 – Web-Based and Teleconference Virtual Meeting ➤ December 8, 2026 – Onsite, Location TBD
6)	Review and Approval of Updated Workplan and 2026 Code Development Processes A. Florida Building Code, 8 th Edition (2023), Updated Workplan Approval B. Florida Building Code, 9 th Edition (2026), Updated Workplan Approval
7)	Applications for Product (2023) and Entity Approval
8)	Applications for Accreditor and Course Approval
9)	Applications for Waiver from Accessibility Requirements 1) TBD
10)	Legal Report A. TBD
11)	Declaratory Statements Report: A. DS 2025-041 by Alfonso Fernandez-Fraga of Initial Engineers, P.A. B. DS 2025-052 by Richard Porter of CfFOAM, Inc.
12)	Committee Reports A. Education Program Oversight Committee (December 4, 2025) B. Energy Technical Advisory Committee (November 24, 2025) C. Mechanical Technical Advisory Committee (November 24, 2025) D. Product Approval Program Oversight Committee (December 4, 2025) E. Special Occupancy Technical Advisory Committee (October 14, 2025)
13)	Rule Workshop on Rule 61G20-1.001, Florida Administrative Code. Proposed Glitch Amendments for Inclusion in the Florida Building Code, 8th Edition, (2023)
14)	Rule Workshop on Rule 61G20-1.001, Florida Administrative Code. Proposed Modifications for Inclusion in the Florida Building Code, 9th Edition, (2026) (May Continue to December 10, 2025)
15)	Commissioner Comment
16)	Public Comment
17)	Adjourn Commission Plenary Session

ATTACHMENT 3
KEY TO COMMON ABBREVIATIONS

ABBREVIATION	DEFINITION
ADA	Americans With Disabilities Act
ADAAG	ADA Accessibility Guidelines for Buildings and Facilities
BCSA	Florida Building Code System Assessment
BOAF	Building Officials Association of Florida
DACS or FDACS	Florida Department of Agriculture and Consumer Services
DBPR	Department of Business and Professional Regulations
DCA	Department of Community Affairs (Abolished in 2011)
DEP or FDEP	Florida Department of Environmental Protection
DOE	U.S. Department of Energy
DOH or FDOH	Florida Department of Health
DOJ	U.S. Department of Justice
EPA	U.S. Environmental Protection Agency
FACBC	Florida Accessibility Code for Building Construction
FAR	Florida Administrative Register
FBC	Florida Building Code
FBC	Florida Building Commission
FECC	Florida Energy and Conservation Code
FIU	Florida International University
FSEC	Florida Solar Energy Center (University of Central Florida)
FSU	Florida State University
IBC	International Building Code
ICC	International Code Council
POC	Program Oversight Committee (Education and Product Approval)
TAC	Technical Advisory Committee
UF	University of Florida

ATTACHMENT 4

FLORIDA BUILDING COMMISSION HISTORY AND OVERVIEW

HISTORY

Following Hurricane Andrew in 1992 and Hurricane Opal in 1995, Florida experienced record-breaking insurance losses resulting in a crisis affecting every homeowner in the state. The Governor appointed a Building Code Study Commission, and the Florida Conflict Resolution Consortium designed and facilitated a two-year study and deliberation process with the 28 members representing a range of interests in the public and private sectors, through which the Commission evaluated the building code system.

The study revealed that building code adoption and enforcement was inconsistent throughout the state and even local codes thought to be the strongest proved inadequate when tested by major hurricane events. The consequences were devastation to lives and economies and a statewide property insurance crisis. The Commission recommended reform of the state building construction system which placed emphasis on uniformity and accountability. The Study Commission recommended a Florida Building Code System comprised of *Five Foundations for a Better Built Environment* described as: I. The Code; II. The Commission; III. Local Administration of the Code; IV. Strengthening Compliance and Enforcement; and, V. Product Approval.

The Legislature enacted the consensus recommendations into law in 1998. In late 1998, the FCRC Consensus Center at Florida State University was asked by the Commission's chair to assist the newly created Florida Building Commission in its effort to build consensus for a uniform building code proposal. A comprehensive and transparent consensus building process was put in place that included designing and facilitating meetings of 12 balanced technical advisory groups of 11 members each appointed by the Commission, as well as the Commission's meetings. Facilitated Solutions, LLC continues to work with the Commission by providing facilitation and consensus-building services using the same process and facilitator.

OVERVIEW

COMMISSION REPRESENTATION. The Florida Building Commission has consisted of as many as 27 members, and since January 1, 2021 is a 19-member building construction industry representative stakeholder group who successfully created, implemented, maintains, and updates the new statewide Florida Building Code. The Commission is comprised of 19 members appointed by the Governor to represent specific stakeholder groups. They are as follows: three municipal, county, or district code officials; an architect; a persons with disabilities representative; a structural engineer; an air conditioning or mechanical contractor, or mechanical engineer; an electrical contractor or electrical engineer; a manufactured buildings industry representative; a building products manufacturing industry representative; an insurance industry representative; a certified general or building contractor; a certified residential contractor; a plumbing contractor; a roofing or sheet metal contractor; a swimming pool contractor; a building products manufacturing industry representative; a natural gas system distribution representative; and the Governor's Chief Resilience Officer or designee.

CONSENSUS PROCESS. The Florida Building Commission (FBC) seeks to develop consensus decisions on its recommendations and policy decisions. General consensus is a participatory process whereby, on matters of substance, the members strive for agreements which all of the members can accept, support, live with or agree not to oppose. In instances where, after vigorously exploring possible ways to enhance the members' support for the final decision on substantive decisions, and the Commission finds that 100 percent acceptance or support is not achievable, final decisions require at least 75 percent favorable vote of all members present and voting. This super majority decision rule underscores the importance of actively developing consensus throughout the process on substantive issues with the participation of all members and which all can live with and support.

The Commission's consensus process is conducted as an open public process with multiple opportunities for the public to provide input to the Commission on substantive issues. At each Commission meeting, the public is invited to speak during the public comment opportunity provided for each substantive issue under consideration, as well as general public comment periods provided at the end of each meeting. In addition, most substantive issues before the Commission go through a technical advisory committee review or workgroup process where consensus recommendations are developed by appointed representative stakeholder interests, providing extensive opportunities for public input. In addition many of the Commission's decisions require rule development to implement, affording additional entry points for public input.

Since its formation in July of 1998, the Commission has demonstrated a commitment to working with affected interests to build consensus on complex issues. The adoption of the first edition of the Florida Building Code (2001 Edition), developed from September 1998 through January of 2001, involved 27 Commission meetings, dozens of facilitated public workshops and hundreds of TAC meetings. The Commission has consistently worked with all affected interests to build the best possible consensus-based decisions for the citizens of Florida. Through its committees and workgroups comprised of experts, the Commission has always developed its decisions based on the results of the best engineering and science available. Since 1999 the Commission has convened 70 special issue stakeholder workgroups to develop broad based consensus recommendations on issues of concern to stakeholders. Although the Code is by law a minimum building code, the Florida Building Code is the strongest consensus and science based building code in the country. The Insurance Institute for Business and Home Safety (IBHS) ranked the Florida Building Code as number one in their 2012, 2018, and 2021 assessments of residential building code enforcement systems for life safety and property protection in hurricane prone regions.

In summary, the Florida Building Commission provides a forum for stakeholders representing key interests to participate in a consensus-building process where issues affecting the construction industry are discussed and evaluated on their technical merits and cost-benefits to the citizens of the State of Florida. In addition, as a result of the Commission's proven consensus-building process and success in developing consensus on tough issues, the Florida Legislature frequently assigns policy issues to the Commission for evaluation and implementation.

ATTACHMENT 5
8TH EDITION (2023) ADOPTED CODE WORKPLAN UPDATE
UPDATED DECEMBER 9, 2025

COMMISSION'S 2023 ADOPTED CODE WORKPLAN UPDATE

8TH EDITION (2026) FBC CODE UPDATE DEVELOPMENT TASKS	
TASKS	SCHEDULE
<i>Selection of the model codes:</i>	
2020 NEC published and available to the public;	08/25/2019
2021 International Codes published and available to the public;	January 2021
Commission selects 2021 I Codes “model codes” and 2020 NEC to conduct its review	2/9/2021 Completed
<i>Review of the model code changes:</i>	
In coordination with ICC, staff post complete listing of the code changes to the I Codes online	2/25/2021 Completed
Staff post on Commission website/Building Code Information System (BCIS) analysis of the 2021 I-Code change to provide for identification of the following: <ul style="list-style-type: none"> - Provisions which overlap with the provisions of the FBC - Provisions which correlate directly with the provisions of the FBC - Provisions which provide for energy efficiency standards that meet or exceed the national energy standards mandated by Title III of the Energy Conservation and Protection Act - Provisions which are necessary to maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency management Agency, or the United States Department of Housing and Urban Development 	5/17/2021 Completed
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the 2021 changes to the International Residential Code (IRC) and provides comments to the Commission’s TACs on impactful code changes. RCCIWG meeting – Conference call/Webinar	6/29/2021 Completed
45 day public review and comment period ends (<i>By Rule -45 day min before TAC review</i>)	7/1/2021 Completed
Staff post on Commission website analysis of the 2021 I-Code changes with public comments (Tracking Charts and code change monographs)	8/2/2021 Completed
TACs review the 2021 changes to the I Codes and make recommendations to the Commission regarding those changes as follows: That the Commission rejects certain model code provisions by consent agenda.	9/22-30/2021 and 10/1-7/2021 Completed

<p>(Due to such issues as being unnecessary, negatively impacting the level of public health, safety, or general welfare provided by an existing Florida Building Code provision, diminishing the requirements of provisions related to wind resistance</p> <p>or</p> <p>water intrusion, unnecessarily imposing additional costs, or potentially requiring modification or further investigation before being adopted for use in this state)</p> <p>That the Commission approves certain model code provisions by consent agenda.</p> <p>(When considering whether to recommend inclusion on a consent agenda for approval, the TACs shall consider such criteria as whether the model code provisions are editorial or organizational in nature, correct an error, provide clarification, provide for alternative design methods, improve the effectiveness</p> <p>of</p> <p>the code, are uncontroversial to affected stakeholders, or are required by law.)</p> <p>That the Commission approve or reject certain model code provisions after considering them individually</p> <p>(When recommending individual consideration of model code updates, the TACs shall consider such criteria as whether the update has the potential to impose significant costs, cause confusion or regulatory difficulty, may be unnecessary, is highly controversial to affected stakeholders, or requires further evaluation.)</p> <p>TACs meetings – on site - TBD</p>	
Staff post TACs' recommendations online for further public review	10/15/2021 Completed
Deadline for requesting amendments (2021 I-Codes changes) to be pulled of the consent agenda for individual consideration	11/19/2021 Completed
Commission considers TACs' recommendations regarding the latest changes to the model codes - on site meeting (TBD)	12/14-15/2021 Completed
Staff post Commission's recommendations online	1/3/2022 Completed
<i>Proposed modification to the foundation code and Commission's approved I –Codes changes</i>	
Period for public to propose modifications to the 7 th Edition (2020) FBC and the Commission's approved I-Codes changes	1/4/2022 – 2/15/2022 Completed
Proposed amendments reviewed by staff and posted to the Commission website	3/3/2022 Completed
1 st 45 day comment period ends (<i>By law -45 day min before TAC review</i>)	4/17/2022
Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports)	5/2/2022 Completed
Staff assign TAC members specific proposed code change for review in advance of the TAC meetings in June	

TACs consider proposed modifications (1 st 45 day comment period) TACs meetings - 4-day on-site meetings	6/20-24/2022 Completed
TACs recommendations posted to the website Starting date for the 2 nd 45 day comment period	7/13/2022 Completed
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the TACs' recommendations with regard to the proposed modifications to the Florida Residential Code (FRC) and provides comments to the TACs/Commission on impactful code changes.	8/17/2022 Completed
RCCIWG meeting – Conference call/webinar	
2 nd 45 day comment period ends (<i>by law – 45 day min before Commission review</i>)	8/26/2022
Staff post on Commission website proposed code changes with comments (Tracking Chats and Details Reports)	9/21/2022 Completed
TACs consider public comments on their actions on the proposed mods TACs meetings – 4-day meetings [2-day on-site (TBD) and 2 – day via conference/webinar] – As needed and as applicable	10/5-13/2022 Completed
Staff post on Commission website TACs consideration of public comments	11/10/2022 Completed
Deadline for requesting amendments to be pulled of the consent agenda for individual consideration	11/22/2022 Completed
Commission considers TAC recommendations (2 nd 45 day comment period) Commission – 2-day meeting	12/13-14/2022 Completed
8 th Edition (2023) FBC (7 th Edition (2020) FBC, Florida Supplement and Commission's approved I Codes) posted online	12/20/2022 Completed
<i>Provide Supplements to ICC for integration into the 7th Edition (2020) FBC</i>	Completed
<i>Deadline for submitting comments on the draft 8th Edition (2023) update to the FBC (Supplements plus 7th Edition (2020) FBC)</i>	January 31, 2023
TACs review comments to Rule Development Workshop of March 14, 2023 and make recommendations to the Commission	2/21-24/2023 Completed
TACs meetings – 4 days of conference call/webinar meetings	
Rule development Workshop Commission – 1-day meeting	March 14, 2023 Completed
Rule development workshop To review comment requesting consideration of the latest editions of ICC 500 and ICC 600 for inclusion in the 2023 update to the FBC Meetings - Conference call/webinar/concurrently – in the afternoon Appropriate TACs (Roofing, Structural and Special Occupancy) Residential Construction Cost Impact Workgroup (RCCIWG)	May 10, 2023 Completed

Meeting Commission – Conference call/webinar – in the afternoon	
Integrated Draft 8 th Edition (2023) FBC – Posted online	May 22, 2023 Completed
Rule development workshop To review comment requesting withdrawal of modification SP10413 from the proposed 2023 update to the FBC TAC meeting – June 12, 2023 (Conference call/webinar)	June 20, 2023 Completed
Hearing on 8 th Edition (2023) FBC to consider received comments	Hearing was not requested
Final Rule Hearing on 8 th Edition (2023) FBC/Commission approves final version of Code 8 th Edition (2023) Florida Fire Prevention Code available in final format	
Rule Submitted to Secretary of State and Supplement/Integrated posted online – subject to addressing all JAPC’s concerns	Being routed
Final FBC -PDF posted	June 2023
Printed Code available - subject to negotiation with ICC	August 2023
2023 FBC (8th edition) effective date (6 – months after publication)	12/31/2023
<i>Glitch/Errata #1</i>	
Deadline for submitting glitch amendments and errata regarding the draft 8 th Edition (2023) update to the FBC <u>Errata/Glitch received after deadline “Additional Comments”:</u> F-FBC- B-Ch. 35 – Errata #4 (Received after deadline 11/28/2023) M-FBC-M - Ch. 7 – Glitch #1 – (Received after deadline 12/13/2023) P-FBC-P– Ch. 7– Glitch #2 – (Submitted after the deadline -12/25/2023) SP-FBC - B - Ch. 30 – Glitch #1 (Received after deadline 12/29/2023) S - FBC-R - Ch. 3 – Errata #2 - (Received after deadline 12/5/2023) SW-FBC-B - Ch. 4 – Errata #4 - (Received after deadline 12/4/2023) SW-FBC-B - Ch. 4 – Glitch #9 - (Received after deadline 12/11/2023) <u>Annual amendment – s.553.73(9)(a), Florida Statutes:</u> Proposed technical amendment - S-FBC-B-Ch. 2 – Glitch #1: Change to “Wind-Borne Debris” definition.	November 1, 2023 Completed
Proposed glitch amendments and errata reviewed by staff and posted to the Commission website	November 14, 2023 Completed
1 st 45 day comment period ends (<i>By law -45 day min before TAC review</i>) Additional comments Proposed annual technical amendment.	December 30, 2023 Completed February 13, 2024 Completed
TACs consider proposed modifications (1 st 45-day comment period) TACs meetings – 3 days of conference call/webinar meetings Additional comments Proposed annual technical amendment.	January 23 -25, 2024 February 21-22, 2024 Completed

TACs recommendations posted to the website Starting date for the 2 nd 45-day comment period. Additional comments Proposed annual technical amendment.	February 8, 2024 February 23, 2024 Completed
2 nd 45 - day comment period ends (<i>by law – 45 - day min before Commission review</i>) Additional comments Proposed annual technical amendment	March 24, 2024 April 8, 2024 April 8, 2024 Completed
Rule development workshop To review and take final action on proposed glitch amendments and errata regarding the draft 8 th Edition (2023) update to the FBC To review and take final action on the proposed annual technical amendment (See note #2)	April 16, 2024 Completed
<i>Glitch/Errata #2 – Adopt Code Language Based on 2024 Legislative Session Adopt Chapter 18 Minimum requirements for the mandatory milestone inspection, of the 2023 FBC – Existing Building</i>	
Proposed glitch amendments posted to the Commission website	April 18, 2024 Completed
1 st 45-day comment period ends (<i>By law -45 day min before TAC review</i>)	June 3, 2024 Completed
TACs/EBIWG consider proposed modifications (1 st 45-day comment period) TACs meetings – 3 days of conference call/webinar meetings	June 19 - 20, 2024 Completed
TACs recommendations posted to the website Starting date for the 2 nd 45-day comment period.	June 25, 2024 Completed
2 nd 45 - day comment period ends (<i>by law – 45 - day min before Commission review</i>)	August 8, 2024 Completed
Rule development workshop To review and take final action on proposed glitch amendments regarding the draft 8 th Edition (2023) update to the FBC.	August 13, 2024 Completed
<i>Glitch/Errata #3 – Adopt update to ASHRAE 15</i>	
Proposed glitch amendments posted to the Commission website	August 15, 2024 Completed
1 st 45-day comment period ends (<i>By law -45-day min before TAC review</i>)	September 30, 2024 Completed
TAC considers proposed modification (1 st 45-day comment period) TACs meeting – Conference call/webinar meetings	October 11, 2024 Completed
TACs recommendations posted to the website Starting date for the 2 nd 45-day comment period.	October 12, 2024 Completed
2 nd 45 - day comment period ends (<i>by law – 45 - day min before Commission review</i>)	November 25, 2024
Rule development workshop To review and take final action on proposed glitch amendments regarding the draft 8 th Edition (2023) update to the FBC.	December 10, 2024 Completed
<i>Glitch/Errata #4 – Adopt Code Language Based on 2025 Legislative Session</i>	

Proposed glitch amendments posted to the Commission website	07/9/2025 Completed
1 st 45-day comment period ends (<i>By law -45-day min before TAC review</i>)	08/23/2025 Completed
TAC considers proposed modification (1 st 45-day comment period) TACs meeting – Conference call/webinar meetings	09/8/2025 Completed
TACs recommendations posted to the website Starting date for the 2 nd 45-day comment period.	09/11/2025 Completed
2 nd 45 - day comment period ends (<i>by law – 45 - day min before Commission review</i>)	10/25/2025
Rule Development Workshop To review and take final action on proposed glitch amendments regarding the draft 8 th Edition (2023) update to the FBC.	12/09/2025
Notes: 1. 553.73(7)(e) A rule updating the Florida Building Code in accordance with this subsection shall take effect <u>no sooner than 6 months</u> after publication of the updated code. Any amendment to the Florida Building Code which is adopted upon a finding by the commission that the amendment is necessary to protect the public from immediate threat of harm takes effect immediately.	

ATTACHMENT 6
COMMISSION'S UPDATED MEETING SCHEDULE AND
9TH EDITION (2026) CODE UPDATE WORKPLAN
UPDATED DECEMBER 9, 2025

COMMISSION MEETING DATES FOR 2026

1) Feb. 10, 2026	Web and Teleconference-Based Virtual Meeting
2) April 14, 2026	Onsite, Location TBD
3) June 9, 2026	Web and Teleconference-Based Virtual Meeting
4) August 11, 2026	Onsite, Location TBD
5) Oct. 13, 2026	Web and Teleconference-Based Virtual Meeting
6) Dec. 8, 2026	Onsite, Location TBD

COMMISSION'S 2026 CODE UPDATE DEVELOPMENT WORKPLAN

9TH EDITION (2026) FBC CODE UPDATE DEVELOPMENT TASKS

TASKS	SCHEDULE
<i>Selection of the Model Codes</i>	
2023 NEC published and available to the public;	Available
2024 International Codes published and available to the public. <i>Note – 2024 IECC are not available yet</i> – Projected availability April/May 2024.	Available
Commission selects available 2024 I Codes “model codes” (IBC, IMC, IPC, IFGC, IEBC) and 2023 NEC to conduct its review	02/13/2024
2024 IECC	08/13/2024
<i>Review of the Model Code Changes</i>	
Staff post on Commission website/Building Code Information System (BCIS) analysis of the 2024 I-Code changes to provide for identification of the following: <ul style="list-style-type: none"> Provisions which overlap with the provisions of the FBC Provisions which correlate directly with the provisions of the FBC Provisions which provide for energy efficiency standards that meet or exceed the national energy standards mandated by Title III of the Energy Conservation and Protection Act Provisions which are necessary to maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency management Agency, or the United States Department of Housing and Urban Development 	5/18/2024 <i>Completed</i>
Staff post on Commission website (BCIS) analysis of the 2024 IECC.	07/27/2024 <i>Completed</i>
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the 2024 changes to the International Residential Code (IRC) and provides comments to the Commission's TACs on impactful code changes.	06/28/2024 <i>Completed</i>

RCCIWG meeting – Conference call/Webinar	
45 day public review and comment period ends (<i>By Rule -45 day min before TAC review</i>)	07/02/2024 <i>Completed</i>
2024 IECC – 45 day public review and comment period ends	09/09/24
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the 2024 changes to the International Energy Conservation Code (IECC) – Residential Provisions and provides comments to the Commission’s Energy TAC on impactful code changes.	08/20/2024
RCCIWG meeting – Conference call/Webinar	
Staff post on Commission website analysis of the 2024 I-Code changes with public comments (Tracking Charts and code change monographs)	08/02/2024 <i>Completed</i>
TACs review the 2024 changes to the I Codes and make recommendations to the Commission regarding those changes as follows: That the Commission rejects certain model code provisions by consent agenda. <ul style="list-style-type: none"> • (Due to such issues as being unnecessary, negatively impacting the level of public health, safety, or general welfare provided by an existing Florida Building Code provision, diminishing the requirements of provisions related to wind resistance or water intrusion, unnecessarily imposing additional costs, or potentially requiring modification or further investigation before being adopted for use in this state) That the Commission approves certain model code provisions by consent agenda. <ul style="list-style-type: none"> • (When considering whether to recommend inclusion on a consent agenda for approval, the TACs shall consider such criteria as whether the model code provisions are editorial or organizational in nature, correct an error, provide clarification, provide for alternative design methods, improve the effectiveness of the code, are uncontroversial to affected stakeholders, or are required by law.) That the Commission approve or reject certain model code provisions after considering them individually. <ul style="list-style-type: none"> • (When recommending individual consideration of model code updates, the TACs shall consider such criteria as whether the update has the potential to impose significant costs, cause confusion or regulatory difficulty, may be unnecessary, is highly controversial to affected stakeholders, or requires further evaluation.) TACs meetings – on site - TBD	09/12-20/2024 <i>Completed</i>
Staff posts TACs’ recommendations online for further public review	10/08/2024
Deadline for requesting amendments (2024 I-Codes changes) to be pulled of the consent agenda for individual consideration	11/19/2024
Commission considers TACs’ recommendations regarding the latest changes to the model codes – On site meeting St. Augustine Beach, Florida	12/10/2024 <i>Completed</i>
Staff posts Commission’s recommendations online	1/3/2025
<i>Proposed Modification to the Foundation Code and Commission’s Approved I-Codes Changes</i>	
Period for public to propose modifications to the 8 th Edition (2023) FBC and the Commission’s approved I-Codes changes	1/3/2025 – 2/17/2025
Proposed amendments reviewed by staff and posted to the Commission website	3/3/2025

1 st 45 day comment period ends (<i>By law -45 day min before TAC review</i>)	4/17/2025
Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports) Staff will assign TAC members specific proposed code changes for review in advance of the TAC meetings - TBD	5/2/2025 <i>Completed</i>
TACs consider proposed modifications (1 st 45 day comment period) TACs meetings – 2-days of virtual meetings and 5-days of on-site meetings	6/16-6/17 and 6/23-6/27/2025 <i>Completed</i>
TACs recommendations posted to the website Starting date for the 2 nd 45 day comment period	7/11/2025 <i>Completed</i>
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the TACs’ recommendations with regard to the proposed modifications to the Florida Residential Code (FRC) and provides comments to the TACs/Commission on impactful code changes. RCCIWG meeting – on-site meeting (TBD)	8/15/2025 <i>Completed</i>
2 nd . 45 day comment period ends (<i>by law – 45 day min before Commission review</i>)	8/24/2025 <i>Completed</i>
Staff posts on Commission website proposed code changes with comments (Tracking Chats and Details Reports)	9/19/2025 <i>Completed</i>
TACs consider public comments on their actions on the proposed mods TACs meetings – 4-days of meetings [2-days on-site and 2-days via conference/webinar] – As needed and as applicable	10/1/25, 10/6-8/2025, 10/10/25, and 10/14/25 <i>Completed</i>
Staff posts on Commission website TACs consideration of public comments	11/6/2025 <i>Completed</i>
Deadline for requesting amendments to be pulled of the consent agenda for individual consideration	11/17/2025 <i>Completed</i>
Commission considers TAC recommendations (2 nd 45 day comment period) Commission – 1-day meeting	12/9-10/2025
9 th Edition (2026) FBC (8 th Edition (2023) FBC, Florida Supplement and Commission’s approved I Codes) posted online	12/22/2025
<i>Provide Supplements to ICC for integration into the 9th Edition (2026) FBC</i>	
TACs review comments to Rule Development Workshop of TBD and make recommendations to the Commission TACs meetings – 3-days of on-site meetings and 3-days of conference call/webinar meetings	TBD
Rule Development Workshop Commission – 1-day meeting	TBD
TACs review comments to Rule Development Workshop of TBD and make recommendations to the Commission TACs meetings – 2-days of conference call/webinar meetings	TBD
Rule Development Workshop Commission – 1-day meeting	TBD
Integrated Draft 9 th Edition (2026) FBC – Posted online	TBD
Hearing on 9 th Edition (2026) FBC to consider received comments	TBD

<i>Final Rule Hearing</i> on 9 th Edition (2026) FBC/Commission approves final version of Code	TBD
9 th Edition (2026) Florida Fire Prevention Code available in final format	
Rule Submitted to Secretary of State and Supplement/Integrated posted online – Subject to addressing any JAPC concerns	TBD
Final FBC – PDF posted	TBD
Printed Code available – Subject to negotiation with ICC	TBD
9th Edition (2023) FBC Effective Date (6 – months after publication)	12/31/2026
Section 553.73(7)(e), F.S. – A rule updating the Florida Building Code in accordance with this subsection shall take effect <u>no sooner than 6 months</u> after publication of the updated code. Any amendment to the Florida Building Code which is adopted upon a finding by the commission that the amendment is necessary to protect the public from immediate threat of harm takes effect immediately.	

ATTACHMENT 7
COMMISSION'S ACTIONS REGARDING PROPOSED GLITCH AMENDMENTS

8TH EDITION (2023), FLORIDA BUILDING CODE GLITCH AMENDMENTS TAC RECOMMENDATIONS TO COMMISSION – DECEMBER 9, 2025		
TOTAL NUMBER OF GLITCH AMENDMENTS (5)	TAC RECOMMENDATION	COMMISSION ACTION
1) CODE ADMINISTRATION TAC [2 Glitch]		
CA-FBC-B - Ch. 1 – Glitch #1 – DBPR Staff	Glitch – AS [7-0]	14-0 Approval AS
CA-FBC-EB - Ch. 18 – Glitch #1 – DBPR Staff	Glitch – AS [7-0]	14-0 Approval AS
Proposed Code Changes to the 8 th Edition (2023) Florida Building Code, Building And Existing Building, As Proposed By Staff Pursuant to Section 553.73(8), Florida Statutes and Necessary For Consistency With HB 551, HB683 and HB 913.		
2) ENERGY TAC [1 Glitch]		
EN-FBC-EC/R/C Ch. 2 – Glitch #1 – Staff	Glitch – AS [10-0]	14-0 Approval AS
Proposed Code Changes to the 8 th Edition (2023) Florida Building Code, Energy Conservation, As Proposed By Staff Pursuant to Section 553.73(8), Florida Statutes, and Necessary for Consistency With SB 180.		
3) SPECIAL OCCUPANCY TAC [1 Glitch]		
SP-FBC-B - Ch. 30 – Glitch #1 – Staff	Glitch – AS [10-0]	14-0 Approval AS
Proposed Code Changes to the 8 th Edition (2023) Florida Building Code, Building, As Proposed By Staff Pursuant to Section 553.73(8), Florida Statutes and Necessary For Consistency With HB 683.		
4) STRUCTURAL TAC [1 Glitch]		
CA-FBC-EB - Ch. 18 – Glitch #1	Glitch – AS [10-0]	14-0 Approval AS
Proposed Code Changes to the 8 th Edition (2023) Florida Building Code, Existing Building, As Proposed By Staff Pursuant to Section 553.73(8), Florida Statutes and Necessary For Consistency With HB 913.		

ATTACHMENT 8 **COMMISSION'S ACTIONS REGARDING PROPOSED CODE AMENDMENTS**

9TH EDITION (2026), FLORIDA BUILDING CODE AMENDMENTS RESULTS – 2026 UPDATE **COMMISSION'S ACTIONS ON TACs' RECOMMENDATIONS RESULTS TRACKING CHART** **DECEMBER 9, 2025**

#1: CONSENT AGENDA OF AMENDMENTS RECOMMENDED FOR APPROVAL
#2: CONSENT AGENDA OF AMENDMENTS RECOMMENDED FOR DENIAL
#3: AMENDMENTS RECOMMENDED FOR INDIVIDUAL CONSIDERATION [APPROVAL OR DENIAL] #58 PULLED

#58 AMENDMENTS PULLED FOR VOTING [Nov. 17, 2025]
[#70 TOTAL AMENDMENT REQUESTS INCLUDING #12 DUPLICATES]

**TAC
RECOMMENDA
TION**

**COMMISSION
ACTION**

1) ACCESSIBILITY TAC [Total # Amendments: 0]

CONSENT AGENDA #1 – APPROVAL (#0)

None	N/A	No Action
------	-----	-----------

CONSENT AGENDA #2 – DENIAL (#0)

None	N/A	No Action
Local Technical Amendments [2] – {Motion To Deny}	Denial	14-0 – Denial AS

INDIVIDUAL CONSIDERATION [0 Request(s) for Individual Consideration]

None	N/A	No Action
------	-----	-----------

2) CODE ADMINISTRATION TAC [Total # Amendments: 10]

CONSENT AGENDA #1 – APPROVAL (#5) [14 – 0 Unanimous]

5 Amendments [3 AM + 2 AS]	Approval	14-0 – AM
----------------------------	----------	-----------

CONSENT AGENDA #2 – DENIAL (#3) [14 – 0 Unanimous]

3 Amendments	Denial	14-0 – Denial AM
Local Technical Amendments [19] – {Motion To Deny}	Denial	14-0 – Denial AS

INDIVIDUAL CONSIDERATION [2 Request(s) for Individual Consideration – 2 for Voting]

#12257 Cade Booth – Cade Booth [Secondary Fire – AS] – Staff + Belcher	CA Primary – Denial	13-1 – Denial
#11993 Jim Schock – BOAF (Hatfield)	AM	14-0 – AM

3) ELECTRICAL TAC [Total # Amendments: 7]

CONSENT AGENDA #1 – APPROVAL (#4) [14 – 0 Unanimous]

4 Amendments [3 AM + 1 AS]	Approval	14-0 – AM
----------------------------	----------	-----------

CONSENT AGENDA #2 – DENIAL (#2) [14 – 0 Unanimous]

2 Amendments	Denial	14-0 – Denial AS
Local Technical Amendments [13] – {Motion To Deny}	Denial	14-0 – Denial AS

INDIVIDUAL CONSIDERATION [1 Request(s) for Individual Consideration – 1 for Voting]		
#12048 – Brian Holland – Amanda Hickman (Alternate Language)	AS	14-0 – AM
4) ENERGY TAC [Total # Amendments: 83 (82 – 1 Withdrawn)]		
CONSENT AGENDA #1 – APPROVAL (#58) [14 – 0 Unanimous]		
58 Amendments [12 AM + 46 AS]	Approval	14-0 – AM
CONSENT AGENDA #2 – DENIAL (#21) [14 – 0 Unanimous]		
21 Amendments	Denial	14-0 – Denial AS
INDIVIDUAL CONSIDERATION [3 Request(s) for Individual Consideration – 3 for Voting]		
#11866 – Amanda Hickman – Amanda Hickman (Alternate Language)	AM	14-0 – AM
#11867 – Amanda Hickman – Amanda Hickman (Alternate Language)	AM	14-0 – AM
#12135 – Rob Viera – Amanda Hickman (Alternate Language)	AM	14-0 – AM
#11772 – Tim deCarion – Proponent Withdrew the Amendment	W	W – No Action
5) FIRE TAC [Total # Amendments: 105]		
CONSENT AGENDA #1 – APPROVAL (#43) [14 – 0 Unanimous]		
43 Amendments [10 AM + 33 AS]	Approval	14-0 – AM
CONSENT AGENDA #2 – DENIAL (#39) [14 – 0 Unanimous]		
39 Amendments	Denial	14-0 – Denial AM
INDIVIDUAL CONSIDERATION [23 Request(s) for Individual Consideration – 23 for Voting]		
<i>Note: Order revised at request of stakeholder requesting the amendments be pulled.</i>		
1 #12264 – Cade Booth – Joe Belcher [Approval 5-9 fails; Denial 9-5 fails]	AS	Denial by Default
2 #12265 – Cade Booth – Joe Belcher [Approval AM 4-10 fails]	AM	Denial by Default
3 #12283 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default
4 #12284 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default
5 #12285 – Cade Booth – Joe Belcher [[Approval AS 5-9 fails]	AS	Denial by Default
#12281 – Cade Booth – Joe Belcher [Approval AM 10-4 fails]	AM	Denial by Default
#12282 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default
#12271 – Cade Booth – Joe Belcher [Denial 9-5 fails]	AS	Denial by Default
#12286 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default
#12287 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default

#12266 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default
#12267 – Cade Booth – Cade Booth [Approval AS 5-9 fails]	Denial	Denial by Default
#12268 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default
#12270 – Cade Booth – Joe Belcher [Approval AM 5-9 fails]	AM	Denial by Default
#12229 – Jennifer Hatfield – BOAF (Hatfield) [Approval AS 13-0 passes]	Denial	13-0 – AS
#12288 – Cade Booth – Cade Booth [Denial 12-2 passes]	Denial	12-2 – Denial
#12289 – Cade Booth – Cade Booth [Denial 6-8 fails]	Denial	Denial by Default
#12290 – Cade Booth – Joe Belcher [Approval AS 7-7 fails]	AS	Denial by Default
#12291 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default
#12292 – Cade Booth – Cade Booth [Denial 11-3 passes]	Denial	11-3 – Denial
#12251 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default
#12263 – Cade Booth – Joe Belcher [Approval AM 5-9 fails]	AM	Denial by Default
#12262 – Cade Booth – Joe Belcher [Approval AS 5-9 fails]	AS	Denial by Default
6) MECHANICAL TAC [Total # Amendments: 18]		
CONSENT AGENDA #1 – APPROVAL (#14) [14 – 0 Unanimous]		
14 Amendments [1 AM + 13 AS]	Approval	14-0 – AS
CONSENT AGENDA #2 – DENIAL (#3) [14 – 0 Unanimous]		
3 Amendments	Denial	14-0 – Denial AM
Local Technical Amendments [4] – {Motion To Deny}	Denial	14-0 – Denial AS
INDIVIDUAL CONSIDERATION [1 Request(s) for Individual Consideration – 1 for Voting]		
#12181 – Joe Belcher – Joe Belcher	Denial	13-1 – Denial
#11880 – Rolando Soto – Jamie Gascon during meeting	AS	13-1 – AS
7) PLUMBING TAC [Total # Amendments: 19]		
CONSENT AGENDA #1 – APPROVAL (#11) [14 – 0 Unanimous]		
11 Amendments [2 AM + 9 AS]	Approval	14-0 – AM
CONSENT AGENDA #2 – DENIAL (#6) [14 – 0 Unanimous]		
6 Amendments	Denial	14-0 – Denial AS
Local Technical Amendments [9] – {Motion To Deny}	Denial	14-0 – Denial AS
INDIVIDUAL CONSIDERATION [2 Request(s) for Individual Consideration – 2 for Voting]		

#11834 – Michel Wilson – Chris Cheek + Joanne Carroll + Mark Miller + Kari Hebrank [Approval AS 4-10 fails]	AS	Denial by Default
#11851 – Michel Wilson – Chris Cheek + Joanne Carroll + Mark Miller + Kari Hebrank (Matt Donnell) [Approval AS 9-5 fails]	AS	Denial by Default
8) ROOFING TAC [Total # Amendments: 105]		
CONSENT AGENDA #1 – APPROVAL (#96) [14 – 0 Unanimous]		
96 Amendments [17 AM + 79 AS]	Approval	14-0 – AM
CONSENT AGENDA #2 – DENIAL (#8) [14 – 0 Unanimous]		
8 Amendments	Denial	14-0 – Denial AS
INDIVIDUAL CONSIDERATION [1 Request(s) for Individual Consideration – 1 for Voting]		
#12141 – Amanda Hickman [Secondary Energy – AS] – Staff	R Primary – AM	14-0 – AM
9) SPECIAL OCCUPANCY TAC [Total # Amendments: 69 (1 Withdrawn)]		
CONSENT AGENDA #1 – APPROVAL (#61) [14 – 0 Unanimous]		
61 Amendments [24 AM + 37 AS]	Approval	14-0 – AM
CONSENT AGENDA #2 – DENIAL (#3) [14 – 0 Unanimous]		
3 Amendments	Denial	14-0 – Denial AM
Local Technical Amendments [2] – {Motion To Deny}	Denial	14-0 – Denial AS
INDIVIDUAL CONSIDERATION [4 Request(s) for Individual Consideration – 4 for Voting]		
#12020 – Rebecca Quinn [DEM] [Secondary Plumbing – D] – Staff	SP Primary – AM	14-0 – AM
#12019 – Rebecca Quinn [DEM] [Secondary Mechanical – D] – Staff	SP Primary – AM	14-0 – AM
#11984 – Dallas Thiesen [FPSA] [Secondary Structural – D] – Staff	SP Primary – AS	14-0 – AS
#11976 – Rebecca Quinn [DEM] – Rebecca Quinn	Denial	14-0 – AM
#12223 – Skip Gregory – Proponent Withdrew the Amendment	W	W – No Action
10) STRUCTURAL TAC [Total # Amendments: 77]		
CONSENT AGENDA #1 – APPROVAL (#52) [14 – 0 Unanimous]		
52 Amendments [17 AM + 35 AS] 14-0 As Amended	Approval	14-0 – AM
CONSENT AGENDA #2 – DENIAL (#13) [14 – 0 Unanimous]		
13 Amendments 14-0 As Amended	Denial	14-0 – Denial AM
Local Technical Amendments [5] – {Motion To Deny}	Denial	14-0 – Denial AS
INDIVIDUAL CONSIDERATION [12 Request(s) for Individual Consideration – 12 for Voting]		
#12298 – Douglass Armstrong [Secondary Electrical – AS] – Staff	S Primary – Denial	14-0 – Denial

#11892 – Fernando Pages – Matt Dobson (Alternate Language)	AM	14-0 – AM
#12109 – Jennifer Bridge – Eric Stafford + Joe Belcher	AM	12-2 – Denial
#12280 – Cade Booth – Joe Belcher	AS	11-3 – Denial
#12167 – Milad Shabanian – Jessica Ferris	AM	14-0 – AM
#12274 – Cade Booth – Cade Booth	Denial	13-1 – Denial
#12276 – Cade Booth – Cade Booth	Denial	13-1 – Denial
#12277 – Cade Booth – Joe Belcher	AS	13-1 – Denial
#12171 – Milad Shabanian – Jessica Ferris	AM	14-0 – AM
#12128 – Jennifer Bridge – Eric Stafford	AM	13-1 – Denial
#12170 – Milad Shabanian – Jessica Ferris	AM	14-0 – AM
#11871 – Fernando Pages – Matt Dobson (Alternate Language)	AM	14-0 – AM
11) SWIMMING POOL TAC [Total # Amendments: 63]		
CONSENT AGENDA #1 – APPROVAL (#39) [14 – 0 Unanimous]		
39 Amendments [6 AM + 33 AS] 14-0 As Amended	Approval	14-0 – AM
CONSENT AGENDA #2 – DENIAL (#15) [14 – 0 Unanimous]		
15 Amendments 14-0 As Amended	Denial	14-0 – Denial AM
Local Technical Amendments [2] – {Motion To Deny}	Denial	14-0 – Denial AS
INDIVIDUAL CONSIDERATION [9 Request(s) for Individual Consideration – 9 for Voting]		
#11927 – Michael Weinbaum [Secondary Electrical – D] – Staff	SW Primary – AM	14-0 – AM
#11975 – Dallas Thiesen [FPSA] [Secondary Electrical – D] – Staff	SW Primary – AS	12-2 – AM
#12005 – Dallas Thiesen [FPSA] [Secondary Electrical – D] – Staff	SW Primary – AS	12-2 – AM
#12111 – John Hall [Miami-Dade County] [Secondary Electrical – D] – Staff [AM A1 10-4 fails]	SW Primary – AS	Denial by Default
#12115 – John Hall [Miami-Dade County] [Secondary Electrical – D] – Staff	SW Primary – AS	14-0 – AS
#11977 – Dallas Thiesen [FPSA] [Secondary Electrical – D] – Staff	SW Primary – AS	12-2 – AM
#12207 – Bob Vincent – Bob Vincent	AM	14-0 – AM
#12252 – Bob Vincent – Bob Vincent	AM	14-0 – AM
#12340 – Bob Vincent – Bob Vincent	Denial	14-0 – Denial
KEY TO FONT COLORS		
Green Font	Approval	
Red Font	Denial	