

COMMISSION CODE AMENDMENTS REVIEW AND APPROVAL PROCESS
2026 CODE UPDATE PROCESS – 9TH EDITION (2026), FLORIDA BUILDING CODE
(ADOPTED UNANIMOUSLY AUGUST 13, 2024 – PROPOSED REVISION APRIL 15, 2025)

SECTION 1. OVERVIEW

Proposed Code amendments to the Florida Building Code will be reviewed by the Commission’s TACs in meetings per the 2026 Code Update Workplan. The TACs’ preliminary recommendations regarding proposed Code amendments will subsequently be posted to the Commission’s website for a minimum of 45 days and the public will be provided an opportunity to comment on the TACs’ recommendations during this timeframe (second 45-day review period). The TACs will meet for a second time per the 2026 Code Update Workplan to review the public comments, and to decide whether the submitted comments address their concerns regarding their recommendations on proposed Code amendments. The TACs will vote on their final recommendations during this series of meetings. In addition, the Residential Construction Cost Impact Workgroup will review the TACs’ recommendations and provide comments regarding costs/impacts of the TACs’ recommended Code amendments for approval relevant to the Residential Building Code (Code amendments identified as impactful). These comments will be incorporated into the detail reports for each TAC.

The Commission will consider the TACs’ recommendations regarding proposed Code amendments during the meeting designated in the 2026 Code Update Workplan. The Commission will consider each TAC’s recommendations in turn, by consent agendas for approval, consent agendas for denial, and amendments recommended for individual consideration. Any Commissioner may pull any Code amendments for individual consideration.

After the Commission takes action on all of the proposed Code amendments they will move to proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, for the purpose of adopting approved Code amendments to the Florida Building Code. The Commission will conduct a Rule Development Workshop on the 9th Edition (2026), Florida Building Code during the meeting(s) designated in the 2026 Code Update Workplan.

SECTION 2. ORGANIZATION

Process Overview

The TAC’s 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 **Consent Agenda Recommended for Approval** (all modifications the TAC is recommending for approval either as submitted or as modified – Group 1 and 2), the **Consent Agenda Recommended for Denial** (all modifications the TAC is recommending for denial – Group 3), and Amendments either pulled from the consent agendas by Staff for individual consideration or amendments requested to be pulled from the consent agendas (for approval or for denial) by stakeholders (Group 4).

1. CONSENT AGENDAS RECOMMENDED FOR APPROVAL (GROUP 1 AND 2). The TACs’ recommendations for approval of specific proposed Code amendments are all of the amendments that the specific TAC is recommending for approval either as submitted or as modified, and this package of amendments is deemed to be the TAC’s **“Consent Agenda Recommended for Approval” (Group 1 and 2)**. The Commission will vote to approve the TAC’s recommendations on the Code amendments, as posted or as amended by the Commission’s removal of specific Code amendments recommended for approval. The motion should be framed: **Motion to approve the consent agenda for approval (as posted or amended) and to approve all of the proposed Code amendments on the consent agenda.** Commissioners should pull off any Code

amendment(s) that would prevent them from voting to approve the consent agenda of amendments recommended for approval by the TAC and as posted to the BCIS.

2. CONSENT AGENDAS RECOMMENDED FOR DENIAL (GROUP 3). The TACs’ recommendations for denial of specific proposed Code amendments are all of the amendments that the specific TAC is recommending for denial, and this package of amendments is deemed to be the TAC’s **“Consent Agenda Recommended for Denial” (Group 3)**. The Commission will vote to approve the TAC’s recommendations on the Code amendments, as posted or as amended by the Commission’s removal of specific Code amendments recommended for denial. The motion should be framed: **Motion to approve the consent agenda for denial (as posted or as amended) and to deny all of the proposed Code amendments on the consent agenda.** Commissioners should pull off any Code amendment(s) that would prevent them from voting to approve the consent agenda of amendments recommended for denial by the TAC and as posted to the BCIS.

Any Commissioner may pull any Code amendment off of a “Consent Agenda Recommended for Approval” or a “Consent Agenda Recommended for Denial” for individual consideration based on public comment.

3. REQUESTS FOR INDIVIDUAL CONSIDERATION (GROUP 4). Amendments that staff has pulled from the consent agendas (approval and/or denial) for individual consideration, and amendments that stakeholders are requesting the Commission pull from the consent agendas (approval and/or denial) for individual consideration.

All amendments pulled from the consent agendas, for approval or for denial, will be considered individually by the Commission. The Group 4 amendments on each Tracking Chart are the group of recommendations consisting of amendments staff is recommending for individual consideration and those amendments proponents requested be pulled and the Commission subsequently pulled off of consent agendas for individual consideration. The Code amendments recommended for individual consideration relevant to each TAC will be considered by the Commission individually per TAC. Code amendments that Staff recommended for individual consideration, and Code amendments pulled by the Commission for individual consideration for the purpose of approval or denial require a motion to approve or a motion to deny and a second.

The Commission will vote in favor of the motion that the standing findings apply to all motions to approve proposed Code amendments (*Section 4 on page 3*) prior to considering proposed Code amendments. The Commission will stand on the required findings for all motions to approve.

After the Commission takes action on all of the proposed Code amendments they will move to proceed with rulemaking for Rule 61G20-1.001(1), Florida Building Code Adopted, for the purpose of adopting approved Code amendments to the Florida Building Code.

SECTION 3. REQUESTING CODE AMENDMENTS BE PULLED FROM CONSENT AGENDAS FOR INDIVIDUAL CONSIDERATION

REQUESTING A CODE AMENDMENT TO BE PULLED FOR INDIVIDUAL CONSIDERATION. Commissioners or members of the public requesting that Code amendments be pulled for individual consideration (“Consent Agenda Recommended for Denial” or “Consent Agenda Recommended for Approval”) should submit their request in writing no later than 21 days prior to the Commission meeting where the Code amendments will be considered. Requests should be sent to Mo Madani at DBPR. The Commission will decide which if any Code amendments to pull for individual consideration at its rule workshop on Rule 61G20-1.001.

Any Commissioner may pull any proposed Code amendment off of a “Consent Agenda Recommended for Approval” or a “Consent Agenda Recommended for Denial” for individual consideration based on public comment (submitted in writing or verbally).

SECTION 4. STANDING FINDINGS APPLIED TO ALL MOTIONS TO APPROVE TACS' CONSENT AGENDAS AND FOR ALL INDIVIDUALLY CONSIDERED CODE AMENDMENTS

Facilitator will read the following motion, ask for a motion and second to approve, and the Commission will then vote in favor.

Motion 1: The Commission moves that for all motions made to approve a proposed consent agenda for approval and any individually-considered Code amendments, the Florida Building Commission votes to approve them based on the following Findings [Pursuant to the Requirements of Section 553.73 (9)(a) and (9)(b), F.S.]:

- A. The amendment is needed in order to accommodate the specific needs of this state; and
- B. The amendment has a reasonable and substantial connection to the health, safety, and welfare of the general public; and
- C. The amendment strengthens or improves the Florida Building Code, or in the case of innovation or new technology, will provide equivalent or better products or methods or systems of construction; and
- D. The amendment does not discriminate against materials, products, methods, or systems of construction of demonstrated capabilities; and
- E. The amendment does not degrade the effectiveness of the Florida Building Code; and
- F. The amendment has the following fiscal impact relative to the costs and benefits of the proposed amendment:
 - 1. The fiscal impact relative to enforcement imposed upon local government is as indicated by the proponent.
 - 2. The fiscal impact of compliance imposed upon building and property owners is as indicated by the proponent.
 - 3. The fiscal impact relative to compliance imposed upon industry is as indicated by the proponent.
 - 4. The amendment must demonstrate by evidence or data that the state's geographical jurisdiction exhibits a need to strengthen the code beyond the needs or regional variations addressed by the code and why the proposed amendment applies to this state.
- G. The amendment's benefits noted with regard to fiscal impact and efficacy outweigh the costs imposed.
- H. The amendment does not diminish requirements related to wind resistance or prevention of water intrusion contained in the Code or its referenced standards and criteria.

Motion 2: Motion 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.

After the Commission takes action on all of the proposed Code amendments:

Motion 3: Motion 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.

SECTION 5. GENERAL PROVISIONS

- Facilitator will serve as moderator, ask for and call the motions, and assist with Commission’s adopted process and participation procedures.
- One person speaks at a time. State name and representation each time you speak.
- Limit your comment and be concise.
- Do not read lengthy prepared statements. Summarize, and if you have a lengthy prepared statement submit the complete text of your comment in writing for the record.
- Public comments will be limited to a maximum of three minutes (3) per person. However, a Commission member may request clarification of public comments through the Chair or Facilitator.
- For virtual meetings, when invited to comment, use the *Raise Hand Icon* if you wish to comment.
- For in-person meetings, hold the microphone button the entire time while speaking. The light starts green, turns yellow with 30 seconds left, and red when 3 minutes is up.
- Offer new points and/or state agreement with previous speakers. Please do not repeat what has been stated.
- Facilitator in consultation with the Chair may terminate a comment if it is repeating previous comments, and not simply stating agreement or offering new points.
- The Commission wants to hear all viewpoints to ensure all perspectives are considered, not repeats of the same views.
- Proponents and Opponents not wishing to provide comments are encouraged to raise their hands in support of or opposition to Code amendments to provide the Commission with a sense of stakeholder preferences.
- Based on an evaluation of the number of individuals wishing to comment on a specific topic relative to the number of items to be considered, and the amount of time available in the meeting, the Facilitator in consultation with the Commission chair, may require stakeholder groups to select a representative(s) to provide the Commission with their comment(s) rather than allowing each individual to comment, pursuant to the authority provided in Section 286.0114 (4)(b), F.S.

SECTION 6. PUBLIC COMMENT PROCESS OVERVIEW

- Facilitator will introduce the TACs’ recommendations regarding proposed Code amendments by “Consent Agendas Recommended for Approval,” followed by “Consent Agendas Recommended for Denial,” by TAC in turn.
- The public will be invited to request that any of the TACs’ recommendations on consent agendas for Commission action be considered individually, as introduced by the Facilitator in turn by TAC, if the amendment has not previously been pulled by the Commission for Individual Consideration.
- Public comments will be limited to a maximum of three minutes (3) per person. However, a Commission member may request clarification of public comments through the Chair or Facilitator.

SECTION 7. FLORIDA BUILDING COMMISSION 2026 UPDATE CODE AMENDMENTS REVIEW AND APPROVAL PROCESS

- Facilitator will introduce each “Consent Agenda Recommended for Approval” consisting of proposed Code amendments recommended for approval (as submitted and as modified) (Group 1 and 2), by each TAC in turn.
- Facilitator will subsequently introduce each “Consent Agenda Recommended for Denial” consisting of proposed Code amendments recommended for denial (Group 3), by each TAC in turn.
- Facilitator will subsequently identify each Code Amendment Staff has pulled for Individual Consideration and those that stakeholders are requesting be pulled for Individual Consideration (Group 4), by each TAC in turn.
- Commissioner(s) will decide which, if any, 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 from the “Consent Agenda Recommended for Approval,” or “Consent Agenda Recommended for Denial,” if the amendment has not previously been pulled by the Commission for Individual Consideration, by TAC in turn, as introduced by the Facilitator.
- 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.
- Clarifying questions by FBC members only.
- Once a motion is on the floor, discussion is limited to FBC members except as allowed by the Chair.
- Facilitator will subsequently introduce each Code Amendment pulled by Staff and/or the Commission for Individual Consideration (Group 4), 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.