



**FLORIDA
BUILDING
COMMISSION**

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE
FEBRUARY 11, 2025 FLORIDA BUILDING COMMISSION
WEB AND TELECONFERENCE-BASED VIRTUAL MEETING**

PROCESS DESIGN, CONSENSUS-BUILDING AND FACILITATION BY



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FLORIDA BUILDING COMMISSION
FEBRUARY 11, 2025 FACILITATOR’S MEETING SUMMARY REPORT

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Florida Peninsula – From Space



FLORIDA BUILDING COMMISSION
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**FLORIDA
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OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS
TUESDAY, FEBRUARY 11, 2025

I. PLENARY SESSION SUMMARY AND OVERVIEW

The Commission conducted their February 11, 2025, Plenary Session as a web and teleconference-based virtual meeting. At the February meeting the Commission considered and decided on Chair's issues and recommendations, 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 to: **1)** Approve the updated Workplan and Schedule for development of the 9th Edition (2023), Florida Building Code.

(Attachment 1 – Meeting Evaluation Results)

II. CHAIR'S WELCOME

Chairman Bourré welcomed the Commission, DBPR staff, and the public to the February 11, 2025 web and teleconference-based virtual plenary session of the Florida Building Commission.

The Chair noted that the primary purpose of the February meeting was to consider and decide on regular procedural matters, updates, briefings, product and course approvals, waivers, petitions, and reports.

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 February 11, 2025 meeting:

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

(15 of the 15 seated Commissioners attended – 100%).

Absent Commissioners:

None.

DBPR STAFF PARTICIPATING

Alan Burke, 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 Receive an Update and Approve the Updated Florida Building Code, 9th Edition (2026), Workplan;
- To Consider/Decide on Applications for Entity and Product 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/or Workgroup Reports and Recommendations;
- To Hear Public Comment; and
- To Review Needed Steps, Assignments, and Any Agenda Items for Next Meeting (April 15, 2025, Web and Teleconference-Based Virtual Meeting).

Commission Action:

MOTION – The Commission voted unanimously, 15 - 0 in favor, to approve the agenda for the February 11, 2025 meeting as posted and presented.

(Attachment 2 – February 11, 2025 Commission Agenda)

V. APPROVAL OF THE DECEMBER 10, 2024 AND DECEMBER 20, 2024 MEETING MINUTES AND FACILITATOR’S SUMMARY REPORTS

Chairman Bourré inquired whether there were any corrections or additions to the posted December 10, 2024, and/or December 20, 2024, Meeting Minutes and/or Facilitator’s Summary Reports 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, 15 - 0 in favor, to approve the December 10, 2024, and December 20, 2024, Meeting Minutes and Facilitator’s Summary Reports as posted/presented.

VI. CHAIR’S DISCUSSION ISSUES AND RECOMMENDATIONS

A) Commissioner Marker

The Chair reported that Commissioner Marker’s term ended on February 11, 2025, and he would not be seeking reappointment, and as a result, the February meeting represents Grey’s last day serving on the Commission. Grey served from September 14, 2020 – February 11, 2025, and served on the Code Administration and Fire TACs. On behalf of the Commission, the Chair thanked Grey for his service to the citizens of Florida.

B) TAC Appointment

The Chair appointed David Pruetto to fill an empty seat on the Electrical TAC.

C) Future Commission Meeting Dates

The Chair reported that the Commission’s next meeting is April 15, 2025, and will be conducted as a web and teleconference-based virtual meeting. Following are the dates for the remaining regular bimonthly Commission meetings scheduled for 2025:

- June 10, 2025 – Web and Teleconference-Based Virtual Meeting
- August 12, 2025 – Onsite Location TBD
- October 14, 2025 – Web and Teleconference-Based Virtual Meeting
- December 9-10, 2025 – Onsite Location TBD

D) Updated Commission Milestones

The Chair reminded participants that the Updated Commission Milestones document (updated as of December 20, 2024) is linked to the February 11, 2025 FBC Agenda on the BCIS.

VII. 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, 15 – 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)

VIII. 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. Jeff Blair presented the consent agendas of products with comments recommended for approval and for conditional approval, each in turn.

Commission Action on the Consent Agenda for Entities Approvals – 2023 Code:

MOTION – The Commission voted unanimously, 15 - 0 in favor, to approve the consent agenda of product approval entities to the 2023 Code (20) as posted.

Commission Actions on the Consent Agenda for Product Approval – 2023 Code:

MOTION – The Commission voted unanimously, 15 - 0 in favor, to approve the consent agenda of products (190*) recommended for approval to the 2023 Code as amended.

Jeff Blair presented the product(s) pulled from the Consent Agenda for individual consideration.

Commission Action on Product(s) Pulled from the Consent Agenda for Individual Consideration – 2023 Code:

MOTION – The Commission voted unanimously, 15 - 0 in favor, to conditionally approve FL 47212 to allow the curb-mounted fans to function as ridge vents based on new testing results.

Jeff Blair presented the Product Approval Program Oversight Committee’s recommendations for product approvals to the 2023 Code with comments.

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

MOTION – The Commission voted unanimously, 15 - 0 in favor, to approval the product approval applications to the 2023 Code with comments recommended for approval (2) as reflected in the posted documentation (FL 47233, and FL 47234).

MOTION – The Commission voted unanimously, 15 - 0 in favor, to conditionally approve the products recommended for conditional approval (5) to the 2023 Code based on the conditions recommended

by DBPR staff and reflected in the posted documentation (FL 47081, FL 47000, FL 47203, FL 47124, and FL 47208).

Commission Actions Regarding DBPR Applications:

There was no Commission action required regarding the February 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)*

IX. 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, 15 – 0 in favor, to approve advanced accredited course number(s) (1): 1315.0.

MOTION – The Commission voted unanimously, 15 – 0 in favor, to conditionally approve administratively approved self-affirmed (one-change) updated course number(s) (1): 1055.1 for compliance with Rule 61G20-6.002 subject to the conditions stated.

X. APPLICATIONS FOR WAIVERS FROM ACCESSIBILITY REQUIREMENTS

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

Commission Actions Regarding Accessibility Waiver Applications:

1. 5 Points Theater – Waiver 690 – 1028 Park Street., Jacksonville 32204

MOTION – The Commission voted unanimously, 15 – 0 in favor, to grant the waiver for vertical accessibility to all levels above and below the occupiable grade level on the grounds of technical infeasibility.

XI. 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 December meeting.

XII. 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 petitions for declaratory statement(s).

1. DS 2024-044 by Michael Wilson of Pipelining Technologies, Inc.

Motion – The Commission voted unanimously, 15 - 0 in favor, to approve the Plumbing TAC’s recommendation, to adopt staff’s analysis regarding the question(s) presented in the Petition.

XIII. 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 October 15, 2024 Agenda on the BCIS.

➤ **Education POC**

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

Commission Action:

MOTION – The Commission voted unanimously, 15 – 0 in favor, to accept the POC’s report as presented/posted (January 31, 2025).

➤ **Hurricane Research Advisory Committee**

Jeff Blair presented the HRAC’s report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 15 – 0 in favor, to accept the HRAC’s report(s) as presented/posted (January 7, 2025).

➤ **Plumbing TAC**

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

Commission Action:

MOTION – The Commission voted unanimously, 15 – 0 in favor, to accept the TAC’s report as presented/posted (January 31, 2025).

➤ **Product Approval POC**

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

Commission Action:

MOTION – The Commission voted unanimously, 15 – 0 in favor, to accept the POC’s report and Facilitator’s Summary Report as presented/posted (January 30, 2025).

XIV. 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:

- No additional comments were offered.

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 general public comment members of the public were invited to address the Commission on any issues under the Commission's purview.

Public Comments:

- No public comments were offered.

XV. NEXT COMMISSION MEETING OVERVIEW AND ASSIGNMENTS

The April 15, 2025 meeting, will focus on the Commission's regular procedural matters, substantive issues, and any needed rule making initiatives. The April 2025 meeting will be conducted as a web and teleconference-based virtual meeting.

(Attachment 5 – Commission Meeting Schedule)

ADJOURNMENT

The Chair thanked Commission members, staff and the public for their participation, and adjourned the meeting at 9:18 a.m. on Tuesday, February 11, 2025.

ATTACHMENT 1
FLORIDA BUILDING COMMISSION MEETING EVALUATION RESULTS

FEBRUARY 11, 2025 – WEB-BASED VIRTUAL MEETING

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.
- 10.0 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 9th Edition (2026), FBC Updated Workplan Approval.
- 10.0 Applications for Products and Product Approval Entities Approvals.
- 10.0 Applications for Accreditor and Course Approvals.
- 10.0 Application(s) for Waivers from Accessibility Requirements Decision(s).
- 10.0 Legal Report.
- 10.0 Petition(s) for Declaratory Statement(s) Decision(s).
- 10.0 TAC, POC, Committee, and Workgroup Reports and Recommendations.

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.
- 10.0 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.

- 10.0 Overall, I am very satisfied with the meeting.
- 10.0 I was very satisfied with the services provided by the Facilitator.
- 10.0 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.

6. WHAT COMMISSIONERS LIKED BEST ABOUT THE MEETING.

- Concise meeting, everyone was prepared.
- How smooth and fluid the meeting was. The meeting was on topic and great as always.
- Commissioner Shilling's description of the plumbing technology related to the dec. statement.
- Succinct, we stuck to the agenda appropriately.
- As always very well run meeting!

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

- None that I can think of.
- No comment. It went well.
- No recommendations at this time. Thanks Jeff.
- –0– Excellent just the way it is.

COMMENTS ON SPECIFIC EVALUATION TOPICS.

- None were offered.

ATTACHMENT 2
FEBRUARY 11, 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 Receive an Update and Approve the Updated Florida Building Code, 9th Edition (2026), Workplan.
- ✓ 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 Applications for Waiver from Accessibility Requirements.
- ✓ To Receive a Legal Report Briefing.
- ✓ To Consider/Decide on Petition(s) for Declaratory Statement(s).
- ✓ To Receive/Decide on Reports and Recommendations from Committees and Workgroups(s).
- ✓ To Hear Public Comment.
- ✓ To Review Needed Next Steps, Assignments, and Agenda Items for Next Meeting (April 15, 2025, Web-Based and Teleconference Virtual Meeting).

COMMISSION AND COMMITTEES – ON SITE & VIRTUAL MEETINGS

January 7, 2025	10:00 a.m.	Hurricane Research Advisory Committee
January 30, 2025	10:00 a.m.	Product Approval Program Oversight Committee
January 30, 2025	2:00 p.m.	Accessibility Advisory Council Committee
January 31, 2025	9:00 a.m.	Education Program Oversight Committee
January 31, 2025	2:30 p.m.	Plumbing Technical Advisory Committee

MEETING AGENDA – FEBRUARY 11, 2025

All Agenda Times—including Adjournment—are Approximate and Subject to Change

8:30 a.m.	1)	Welcome and Opening, Roll Call
	2)	Review and Approval of Meeting Agenda
	3)	Review and Approval of the December 10, 2024, and December 20, 2024, Meeting Minutes and Facilitator’s Summary Reports
	4)	Chair’s Discussion Issues Future Meetings: <ul style="list-style-type: none"> • April 15, 2025 – Web and Teleconference-Based Virtual TBD • June 10, 2025 – Web and Teleconference-Based Virtual Meeting • August 12, 2025 – Onsite Location TBD • October 14, 2025 – Web and Teleconference-Based Virtual Meeting • December 9, 2025 – Onsite Location TBD Updated Commission Milestones
	5)	9th Edition (2026), Florida Building Code Workplan Status Update and Approval

6)	Applications for Product (2023) and Entity Approval
7)	Applications for Accreditor and Course Approval
8)	Applications for Waiver from Accessibility Requirements
9)	Legal Report
10)	Declaratory Statements Report A. DS 2024-044 by Michael Wilson of Piping Technologies, Inc.
11)	Committee Reports A. Education Program Oversight Committee (January 31, 2025) B. Hurricane Research Advisory Committee (January 7, 2025) C. Plumbing Technical Advisory Committee (January 31, 2025) D. Product Approval Program Oversight Committee Facilitator's Report (Jan. 30, 2025)
12)	Commissioner Comment
13)	Public Comment
14)	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
COMMISSION’S UPDATED MEETING SCHEDULE AND
9TH EDITION (2026) CODE UPDATE WORKPLAN
UPDATED FEBRUARY 11, 2025

COMMISSION MEETING DATES FOR 2025	
1) Feb. 11, 2025	Web and Teleconference-Based Virtual Meeting
2) April 15, 2025	Web and Teleconference-Based Virtual Meeting
3) June 10, 2025	Web and Teleconference-Based Virtual Meeting
4) Aug. 12, 2025	Onsite Location TBD
5) Oct. 14, 2025	Web and Teleconference-Based Virtual Meeting
6) Dec. 9, 2025	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 (By Rule -45 day min before TAC review) 2024 IECC – 45 day public review and comment period ends	07/02/2024 <i>Completed</i> 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 (By law -45 day min before TAC review)	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
TACs consider proposed modifications (1 st 45 day comment period) TACs meetings – 4-days of on-site meetings	6/23-27/2025
TACs recommendations posted to the website Starting date for the 2 nd 45 day comment period	7/11/2025
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
2 nd . 45 day comment period ends (<i>by law – 45 day min before Commission review</i>)	8/25/2025
Staff posts on Commission website proposed code changes with comments (Tracking Chats and Details Reports)	9/19/2025
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]	10/6-10/2025
Staff posts on Commission website TACs consideration of public comments	11/6/2025
Deadline for requesting amendments to be pulled of the consent agenda for individual consideration	11/17/2025
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
Final Rule Hearing on 9 th Edition (2026) FBC/Commission approves final version of Code 9 th Edition (2026) Florida Fire Prevention Code available in final format	If Requested

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.	