



**FLORIDA
BUILDING
COMMISSION**

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE
FEBRUARY 10, 2026
FLORIDA BUILDING COMMISSION MEETING
WEB AND TELECONFERENCE-BASED VIRTUAL MEETING**

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
FEBRUARY 10, 2026 FACILITATOR’S MEETING SUMMARY REPORT**

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Florida Peninsula – From Space



FLORIDA BUILDING COMMISSION
FEBRUARY 10, 2026 FACILITATOR'S MEETING SUMMARY REPORT



**FLORIDA
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OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS
TUESDAY, FEBRUARY 10, 2026

I. PLENARY SESSION SUMMARY AND OVERVIEW

The Commission conducted their February 10, 2026, 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, 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, and recommendations from the Commission's various committees and workgroups. Specific actions included voting unanimously to: **1)** Approve the updated Workplan and Schedule for development of the 9th Edition (2026), 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 10, 2026 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 education course approvals, accessibility waivers, binding interpretation briefings, and committee 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 Tuesday, February 10, 2026 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), Brian Swope, and Tim Tolbert.

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

Absent Commissioners:

All commissioners were in attendance.

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 Consider/Decide on Executive Director's Announcements and Discussions;
- To Receive an Update and Approve the Updated 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 Application(s) for Waiver(s) from Accessibility Requirements;
- To Receive a Legal Report Briefing;
- To Receive a Briefing on Binding Interpretations #317 and #318;
- To Receive/Accept Committee and Workgroup Reports and Recommendations;
- To Hear Commission and Public Comment;
- To Review Next Steps, Assignments, and Any Agenda Items for Next Meeting (April 14, 2026, Onsite, Location, TBD).

Commission Action:

MOTION – The Commission voted unanimously, 15 - 0 in favor, to approve the agenda for the February 10, 2026, meeting as presented and posted.

Amendment: None.

(Attachment 2 – February 10, 2026 Commission Agenda)

V. APPROVAL OF THE DECEMBER 9, 2025 MEETING MINUTES AND FACILITATOR’S SUMMARY REPORT

Chairman Bourré asked whether there were any corrections or additions to the posted December 9, 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, 15 - 0 in favor, to approve the, December 9, 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

None.

B) Updated Commission Milestones

The Chair reminded participants that the Updated Commission Milestones document (updated as of December 9, 2025) is linked to the February 10, 2026, FBC Agenda on the BCIS.

VII. EXECUTIVE DIRECTOR’S ANNOUNCEMENTS AND DISCUSSIONS

Alan Burke, Executive Director, reported as follows:

A) Next Commission Meeting Date

Alan Burke, Executive Director, reported that the Commission’s next meeting will be a special single-issue meeting on March 13, 2026, and will be conducted as a Web-Based and Teleconference Virtual Meeting. The meeting will be a Rule Workshop to consider the TACs’ recommendations regarding comments received on the Draft 9th Edition (2026), Florida Building Code.

B) Remaining 2026 Commission Meeting Dates

Following are the dates approved for the remaining 2026 Regular Commission’s meetings:

- 1) April 14, 2026 – Onsite, Location Daytona Beach or St. Augustine, Pending
- 2) June 9, 2026 – Web-Based and Teleconference Virtual Meeting
- 3) August 11, 2026 – Onsite, Location TBD
- 4) October 13, 2026 – Web-Based and Teleconference Virtual Meeting
- 5) December 8, 2026 – Onsite, Location TBD

C) Legislative Update – Bills Impacting Commission – 2026 Legislative Session

Alan Burke, Executive Director, reported on 2026 Legislation potentially impacting the Florida Building Commission as follows:

1) HB 405/SB 526 – Commercial Construction Projects

Executive Summary

The bill creates a new section 553.789, F.S., requiring the Florida Building Commission, in consultation with the Department of Business and Professional Regulation, to create a uniform commercial building permit application. The bill amends section 553.791, F.S., to require local enforcement agencies to reduce permit fees for commercial construction projects under certain circumstances.

Implementation:

The Florida Building Commission would need to amend the Florida Building Code to reflect the bill's proposed change.

2) HB 803/SB 1234 – Building Permits and Inspections

Executive Summary

The bill amends section 489.129, F.S., providing that certain persons are not subject to discipline for performing a job without applicable permits and inspections if otherwise authorized by law.

The bill amends section 553.73, F.S., requiring the Florida Building Commission to modify the Florida Building Code to exempt from building permit requirements installation of certain retaining walls and flood barriers.

The bill amends section 553.79, F.S., providing that local governments may not require a building permit for work under \$7,500 on a single-family dwelling's lot, except for electrical, plumbing, or structural work, though exterior door and window repairs or replacements are exempt from permitting.

The bill amends several provisions of section 553.791, F.S., relating to building code inspection services provided by private provider and private provider firms, including agreement requirements, permit fees, administrative fees, responsibilities of private providers, permitting and inspection documents and reports, timeframes for issuing permits, authority of local building official, notices of incomplete forms, duly authorized representatives, authority of private providers acting as local building official, emergency inspection services, creation of certain forms, systems of registration, audits, immunity, civil causes of action, and posting of permits on specified websites.

The bill amends section 553.792, F.S., requiring that the Florida Building Commission develop a uniform building permit application for mandatory use by local governments. Further, the bill amends section 553.792, F.S., to provide that a signed and sealed permit application with an architect's or engineer's attestation of Florida Building Code compliance for a single-family dwelling in an area under a state of emergency within the prior 24 months is deemed approved, and the local government must issue the permit within 2 days.

The bill amends section 720.3035, F.S., to prohibit an HOA or its committees from requiring a parcel owner to obtain a government-issued building permit before the association reviews proposed construction or improvements.

Implementation:

The Florida Building Commission would need to amend the Florida Building Code to reflect the bill's proposed changes.

The Florida Building Commission would need to amend Rule 61G20-2.005 to adopt an inspection form for recording private provider inspections and a certificate of compliance form.

3) HB 911/SB 1218 – Florida Building Code Construction Requirements

Executive Summary

The bill adds subsection 553.73(21), F.S., providing that the Florida Building Commission shall require, beginning with the 9th edition of Florida Building Code, that certain buildings or structures be constructed with specified materials designed and built to withstand wind speed of at least 160 miles per hour and meet certain impact resistance requirements.

Implementation:

The Florida Building Commission would need to amend the Florida Building Code to reflect the bill's proposed change.

4) SB 968/HB 1049 – Home Backup Power Systems

Executive Summary

The bill amends sections 553.73 and 553.79, F.S., prohibiting a local government from adopting a technical amendment to the Florida Building Code that requires a permit or any functionally equivalent local review or approval for certain backup power systems; and prohibiting a local government that issues building permits from requiring an owner of a single-family dwelling or such owner's contractor to obtain a building permit to perform work on the single-family lot valued at less than a specified sum. Further, the bill creates section 553.7923, F.S., prohibiting a local enforcement agency from requiring a permit or any functionally equivalent local review or approval for the installation, relocation, replacement, or repair of an eligible residential backup power system.

Implementation:

The Florida Building Commission would need to amend the Florida Building Code to reflect the bill's proposed change.

5) CS/HB 607: Industries and Professional Activities

Among other things, this bill would rename, remove, & redesignate certain specified boards, commissions, and councils established within DBPR; change the office locations of certain divisions; specify that certain license application requirements apply only to certain professions; provide licensing authority to the department rather than licensing boards; remove continuing education requirements for licensure renewal due to inactive status; and revise provisions pertaining to many licensing boards to transfer the powers, duties, and responsibilities of those boards to DBPR.

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

A) 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 5 – 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, 15 - 0 in favor, to approve the consent agenda of product approval entities for approval to the 2023 Code (16) as posted.

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

MOTION – The Commission voted unanimously, 15 - 0 in favor, to approve the consent agenda of products (122) recommended for approval to the 2023 Code as posted.

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

MOTION – The Commission voted unanimously, 15 - 0 in favor, to approval the consent agenda of product approval applications to the 2023 Code with comments recommended for approval four (4) as reflected in the posted documentation (FL 47760, FL 47857, FL 47858, and FL 47923).

MOTION – The Commission voted unanimously, 15 - 0 in favor, to approval the consent agenda of product approval applications to the 2023 Code with comments recommended for conditional approval seven (7) based on the conditions recommended by DBPR staff and reflected in the posted documentation (FL 47861, FL 47862, FL 47864, FL 47910, FL 47927, FL 47930, and FL 47937).

Commission Actions Regarding DBPR Applications:

There was no Commission action required regarding the February 2026 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, 15 – 0 in favor, to approve advanced accredited course number(s) (3): 1340.0, 1341.0, and 1342.0.

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) **Adrian Blue Therapy Center LLC – Waiver 754** – 1560 SW 1st, Miami 33135
MOTION – The Commission voted, 13 – 2 in favor, to grant the waiver for vertical accessibility to the extent it has been made necessary.
- 2) **Voyage – Waiver 756** – 898 E Washington St., Orlando 32801
The Commission voted, 14 – 1 in favor, to grant the waiver for vertical accessibility on the grounds of technical infeasibility.
- 3) **5900 W Little Haiti LLC. – Waiver 719** – 185 NE 59th Street, Miami 33137
The Commission voted unanimously, 15 – 0 in favor, to grant the waiver for vertical accessibility on the grounds of economic hardship.
- 4) **Violet Bloom Boutique – Waiver 729** – 12 S. 3rd Street, Fernandina Beach 32034
The Commission voted, 14 – 1 in favor, to grant the waiver for vertical accessibility on the grounds of economic hardship.
- 5) **San Juan Hotel – Waiver 748** – 1680 Collins Avenue, Miami Beach 33139
The Commission voted, 14 – 1 in favor, to grant the waiver for vertical accessibility on the grounds of the historical nature of the property.

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 February 2026 meeting. Justin also indicated, that as always, he will update the Commission as matters arise.

XIII. BINDING INTERPRETATIONS #317 AND #318 BRIEFINGS

Chairman Bourré reported that **Binding Interpretation #317** was petitioned by Mark Ebelini [Whitecaps South Condominium Association, Inc.] regarding the City of Sanibel's Building Official's (BO) interpretation pursuant to the 8th Edition (2023), Florida Accessibility Code, Building, Chapter 1 Scope and Administration, Section 106.5 *Place of Public Accommodation*. The issue involves a petition for a binding interpretation challenging the BO's interpretation that the requirements of Section 106.5 apply, and that the project falls within the definition of *Place of Accommodation* in the 2023 Florida Accessibility Code.

Mo Madani reported the Binding Interpretation Panel's answer to Binding Interpretation #317 as follows:

Notwithstanding the reference to a “resort condominium” in the definition of a “place of public accommodation” in Section 106.5 of the Florida Building Code (FBC), Accessibility, 8th Edition, a privately owned, non-owner-occupied property containing dwelling units that are rented to the public

for periods of less than 30 days is generally classified as transient lodging. Accordingly, the projects in question are subject to the requirements of Sections 201.1.1 and 224 of the FBC, Accessibility.

Chairman Bourré reported that **Binding Interpretation #318** was petitioned by Jared Blount [Applied Technical Services] regarding the Escambia County’s Building Official’s (BO) interpretation pursuant to the 8th Edition (2023), Florida Building Code, Building, Chapter 1 Scope and Administration, Section 110.8.1 “Threshold Building.” The issue involves a petition for a binding interpretation challenging the BO’s interpretation that the requirements of Section 110.8.1 that: *require a special inspector to perform structural inspections on a threshold building pursuant to a structural inspection plan prepared by the engineer or architect of record*, including replacement of windows projects [repair and restoration projects].

Mo Madani reported the Binding Interpretation Panel’s answer to Binding Interpretation #318 as follows:

Yes, the replacement of windows constitutes a modification of the building’s structural system. Accordingly, this work is required to comply with Section 110.8.1 of the Florida Building Code, Building, 8th Edition (2023).

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 February 10, 2026 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 30, 2026).

➤ **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 29, 2026).

XV. COMMISSION MEMBER COMMENTS AND ISSUES

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

Commissioner Comments:

- Jim Schock: Regarding 2026 Legislation: Understand creating an uniform commercial building permit application process since permits can be costly (HB 405/SB 526). Expressed concerns regarding not requiring a permit for certain backup power systems while still requiring NOCs and inspections, this seems problematic (SB 968/HB 1049).
- Mo Madani: Staff did provide comments on the legislation and raised the issue of cost along with other concerns. The emergency backup power systems legislation is in-flux, and the current version does require a permit, based on DBPR staff's input.
- Edward Bouza: Expressed concern with the Binding Interpretation process conducted by BOAF, noting that the decisions seem final with the Commission not having an opportunity to discuss the issue(s).
- Mo Madani: The Binding Interpretation process is established in statute, and DBPR staff does work in collaboration with the Panel on the issue(s). In addition, the meetings are open to the public and subject to public comment.
- John Garra: Is DBPR staff's legislative analysis available to review?
- Mo Madani: Staff provides analysis upon request, and this is handled through DBPR's Legislative Affairs section. Staff's analysis is available on request to the Agency.

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:

- None was offered.

XVI. NEXT COMMISSION MEETING OVERVIEW AND ASSIGNMENTS

The Commission's next meeting will be a special single-issue meeting held on March 13, 2026, and will be conducted as a Web-Based and Teleconference Virtual Meeting. The meeting will be a Rule Workshop to consider the TACs' recommendations regarding comments received on Draft 9th Edition (2026), Florida Building Code.

The Commission's next regularly scheduled meeting will be on April 14, 2026. The meeting will focus on the Commission's regular procedural and substantive issues, and any needed rule development initiatives. The April meeting will be conducted in-person on-site, Daytona Beach, pending.

(Attachment 5 – Commission Meeting Schedule)

ADJOURNMENT

Chairman Bourré thanked Commission members, staff and the public for their participation, and adjourned the meeting at 9:42 a.m. on Tuesday, February 10, 2026.

ATTACHMENT 1
FLORIDA BUILDING COMMISSION MEETING EVALUATION RESULTS

FEBRUARY 10, 2026 – 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 Executive Director's Announcements and Discussions;
- 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 Briefing;
- 10.0 Binding Interpretations #317 and #318 Briefings;
- 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.

EVALUATION ANALYSIS

- 7 evaluations completed.
- 47% response rate (7 of 15 completed).
- 7 of the 7 returned evaluations ranked all of the evaluation topics (22) with 10s.
- The Median and Mode for all evaluation topics (22) is 10.

6. WHAT COMMISSIONERS LIKED BEST ABOUT THE MEETING.

- Succinct and efficient.
- Thorough and organized.
- Great meeting. Very well run.

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

- No improvements needed.
- It's as great as it needs to be.w

COMMENTS ON SPECIFIC EVALUATION TOPICS.

- None were offered.

**ATTACHMENT 2
FEBRUARY 10, 2026 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 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 Application(s) for Waiver(s) from Accessibility Requirements;
- ✓ To Receive a Legal Report Briefing;
- ✓ To Receive Briefing on Binding Interpretations #317 and 318;
- ✓ To Receive/Accept Committee and Workgroup Reports and Recommendations;
- ✓ To Commission and Hear Public Comment; and
- ✓ To Review Next Steps, Assignments, and Any Agenda Items for Next Meeting (April 14, 2026, Onsite, Location, TBD).

COMMISSION AND COMMITTEES – ON SITE & VIRTUAL MEETINGS

January 29, 2026	10:00 a.m.	Product Approval Program Oversight Committee
January 29, 2026	2:00 p.m.	Accessibility Advisory Council
January 30, 2026	9:00 a.m.	Education Program Oversight Committee

COMMISSION MEETING AGENDA – TUESDAY, FEBRUARY 10, 2026

8:30 am	1)	Welcome and Opening, Roll Call
	2)	Review and Approval of Meeting Agenda
	3)	Review & Approval of December 9, 2025, Meeting Minutes & Facilitator's Summary Report
	4)	Chair's Discussion Issues Appointments, If Any Updated Commission Milestones
	5)	Executive Director's Announcements and Discussions A. Remaining 2026 Commission Meetings <ul style="list-style-type: none"> ➤ 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 B. Proposed Bills

6)	Review and Approval of Updated Workplan A. 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
10)	Legal Report
11)	Binding Interpretations #317 and #318 Briefing A. Binding Interpretation #317 B. Binding Interpretation #318
12)	Committee Reports A. Education Program Oversight Committee (January 30, 2026) B. Product Approval Program Oversight Committee (January 29, 2026)
13)	Commissioner Comment
14)	Public Comment
15)	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 10, 2026

COMMISSION MEETING DATES FOR 2026	
1) February 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) October 13, 2026	Web and Teleconference-Based Virtual Meeting
6) December 8, 2026	Onsite, Location TBD

COMMISSION’S 9TH EDITION (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 – Projected availability April/May 2024.</i>	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 (<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	12/09/2025 <i>Completed</i>
9 th Edition (2026) FBC (8 th Edition (2023) FBC, Florida Supplement and Commission’s approved I Codes) posted online	12/22/2025 <i>Completed</i>
<i>Provide Supplements to ICC for integration into the 9th Edition (2026) FBC</i>	12/22/2025
Deadline for submitting comments on the draft 9 th Edition (2026) update to the FBC (Supplements plus 8 th Edition (2023) FBC)	01/30/2026
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	02/24-26/2026
Rule Development Workshop Commission – 1-day meeting	03/13/2026
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
Integrated Draft 9 th Edition (2026) FBC – Posted online	05/22/2026

Rule Development Workshop Commission – 1-day meeting	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	TBD
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.	