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Plenary Session

FEBRUARY 10, 2026

8:30 A.M.

Minutes

COMMISSIONERS PRESENT:

Michael Bourré, Chairman
James Batts
Edward Bouza
Donald Brown
David Compton
John Garra
Rodney Hershberger
David John

Brian Langille
Asael Marrero
Brad Schiffer
Fred Schilling
Jim Schock
Brian Swope
Tim Tolbert

STAFF PRESENT:

Alan Burke
Melissa Campos
Sabrina Evans
Jim Hammers

Marlita Peters
Mo Madani
Justin Vogel

MEETING FACILITATION:

The meeting was facilitated by Jeff Blair from Facilitated Solutions, LLC. Consultation, Process Design & Facilitation. Information at: facilitatedsolutions.org

Time: 8:30 a.m.

Chairman Bourré welcomed the Commissioners, staff, and members of the public to the February 10, 2026, web-based and teleconference virtual plenary session of the Florida Building Commission.

Chairman Bourré stated the primary focus of the February meeting is to consider regular procedural issues, updates, briefings, petitions, and reports.

Chairman Bourré explained, as always, we will provide an opportunity for public comment on each of the Commission's substantive discussion topics. If you want to comment on a specific substantive Commission agenda item, please wait until the facilitator invites members of the public to speak at the appropriate times throughout the meeting. Public comment will be limited to 3 minutes per person. Public input is welcome but should be offered before the Commission begins discussion or before there is a formal motion on the floor.

Roll Call:

Mr. Blair performed roll call for the Florida Building Commission. A quorum was determined with 15 members present at roll call.

Agenda Approval:

Commissioner Schilling entered a motion to approve the agenda for today's meeting as posted. Commissioner Schock seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Approval of Previous Meeting Minutes and Facilitator Report for December 9, 2025:

Commissioner Brown entered a motion to approve the minutes from December 9, 2025, as posted. Commissioner Schilling seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Chairman's Discussion Issues and Recommendations:

None.

TAC Appointments:

None.

Milestones:

Chairman Bourré reminded the participants the updated Commission Milestones document is linked to the agenda for today's meeting and is also on the BCIS.

Executive Director Announcement and Discussions

A) Future Commission Meetings:

Mr. Burke reminded the Commission that the next meeting will be March 13, 2026, and will be conducted as a web and teleconference-based virtual meeting.

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

B) Proposed Bills: Bills Matrix

Alan Burke reviewed the House Bills and Senate Bills filed in 2026 Legislative Session

HB 1049- Flood Disclosure Form

HB 405- Commercial Construction Projects

HB 803- Building Permits and Inspections

HB 911- Florida Building Code Construction Requirements

SB 1218- Building Requirements of Certain Structures

SB 1234- Building Permits and Inspections

SB 526- Construction Regulations

SB 968- Home Backup Power Systems

Florida Building Code, 9th Edition, (2026) Update- Workplan Status:

Mr. Madani provided details on the updated Workplan and Schedule for the development of the 2026 Code Update Process – 9th Edition (2026), Florida Building Code.

Motion:

Commissioner Schock moved to approve the updated Workplan and Schedule for the Adopted 9th Edition (2026), Florida Building Code. Commissioner Schiffer seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Product Approval:

2023 Code: Entities

Commissioner Hershberger stated there was 16 product approval entity on the consent agenda for approval for the 2023 code.

Motion:

Commissioner Hershberger entered a motion to approve the 16 product approval entities for the 2023 code. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 15 to 0.

2023 Code: Product Applications

Commissioner Hershberger stated there were 122 product approval applications on the consent agenda for approval.

Motion:

Commissioner Hershberger entered a motion to approve the 122 product approval applications for the 2023 code. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Products with Comments Recommended for Conditional Approval:

Mr. Blair stated there were 11 product applications with comments. There are 4 recommended for approval and 7 recommended for conditional approval.

Motion:

Commissioner Hershberger entered a motion to recommend approval of FL 47760, FL 47857, FL 47858 and FL 47923. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Motion:

Commissioner Hershberger entered a motion to recommend conditional approval of products of FL 47861, FL 47862, FL 47864, FL 47910, FL 47927, FL 47930, and FL 47937. Commissioner Compton seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Applications for Accreditor and Course Approval:

Commissioner Langille stated there were 3 advanced accredited courses recommended for approval, 1340.0, 1341.0, and 1342.0.

Motion:

Commissioner Langille entered a motion to approve 3 advanced accredited courses 1340.0, 1341.0, and 1342.0. Commissioner John seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Application for waiver from Accessibility Requirements:

- 1) Adrian Blue Therapy Center LLC – Waiver 754-** 1560 SW 1 ST, Miami 33135-
ISSUE: Vertical Accessibility to the Second Floor.

Mr. Vogel presented the waiver and advised that the council recommended denying the request for waiver for vertical accessibility on the grounds that it was unnecessary.

Discussion:

Members of the Commission and staff went into discussion with questions and comments.

Motion:

Commissioner Schilling entered a motion to grant the waiver for waiver for vertical to the extent it has been made necessary. Commissioner Marrero seconded the motion.

Discussion:

Members of the Commission and staff went into discussion with questions and comments.

Motion Continued:

The motion passed with a vote of 13 to 2.

- 2) Voyage- Waiver 756-** 898 E Washington St, Orlando 32801 **-ISSUE:** Vertical
Accessibility to the First Floor.

Mr. Vogel presented the waiver and advised that the council recommend granting the request for waiver for vertical accessibility on the grounds of technical infeasibility.

Motion:

Commissioner Brown entered a motion to grant the waiver for vertical accessibility on the grounds of technical infeasibility. Commissioner Schiffer seconded the motion.

Discussion:

Commissioner Bouza provided a comment.

Motion Continued:

The motion passed with a vote of 14 to 1.

- 3) 5900 W Little Hatti LLC- Waiver 719-** 185 NE 59th Street, Miami 33137-**ISSUE:**
Vertical Accessibility to the Second Floor.

Mr. Vogel presented the waiver and advised that the council recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship.

Motion:

Commissioner Schiffer entered a motion to grant the waiver for vertical accessibility on the grounds of economic hardship. Commissioner Marrero seconded the motion. The motion passed unanimously with a vote of 15 to 0.

4) Violet Bloom Boutique-Waiver 729- 12 S. 3rd Street, Fernandina Beach 32034-ISSUE:
Vertical Accessibility to the Second Floor.

Mr. Vogel presented the waiver and advised that the council recommend granting the request for waiver for vertical accessibility on the grounds of economic hardship.

Motion:

Commissioner Garra entered a motion to grant the waiver for vertical accessibility on the grounds of economic hardship. Commissioner Marrero seconded the motion.

Discussion:

Mr. Bouza provided a comment.

Motion Continued:

The motion passed with a vote of 14 to 1.

5) San Juan Hotel -Waiver 748- 1680 Collins Avenue, Miami Beach 33139-ISSUE:
Vertical Accessibility to the Café added to the poolside.

Mr. Vogel presented the waiver and advised that the council recommend granting the request for waiver for vertical accessibility on the grounds of historic nature of the property.

Motion:

Commissioner Schilling entered a motion to grant the waiver for vertical accessibility on the grounds of the historic nature of the property. Commissioner Schiffer seconded the motion.

Discussion:

Commissioner Bouza provided a comment.

Motion Continued:

The motion passed with a vote of 14 to 1.

Legal Report:

Mr. Vogel stated there were no legal matters to report.

Binding Interpretation 317:

Staff:

Mr. Madani provided details on Binding Interpretation 317.

Discussion:

Members of the Commission and staff went into discussion with questions and comments.

Binding Interpretation 318:

Staff:

Mr. Madani provided details on Binding 318.

Discussion:

Commissioner Tolbert provided a comment.

Committee Report:

Education Program Oversight Committee:

Commissioner Langille provided a brief summary of the Education POC's January 30, 2026, meeting.

Motion:

Commissioner Langille entered a motion to accept the report of the January 30, 2026, meeting. Commissioner John seconded the motion. The motion passed unanimously with a vote of 15 to 0.

Product Approval Program Oversight Committee:

Commissioner Hershberger provided a brief summary of the Product Approval POC's January 29, 2026, meeting.

Motion:

Commissioner Hershberger entered a motion to accept the report from the January 29, 2026, meeting. Commissioner Compton seconded the motion. The motion was passed unanimously with a vote of 15 to 0.

Commissioner's Comment:

Commissioner Schock provided a comment.

Commissioner Bouza provided a comment.

Public Comment:

None.

Staff's Comment:

Mr. Madani provided feedback to the comments of Commissioner Schock and Commissioner Bouza.

Adjourn Commission Plenary Session:

Chairman Bourré stated the next meeting will be a single-issue special 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. The meeting was adjourned at 9:40 a.m.