

9TH EDITION (2026) FBC CODE UPDATE DEVELOPMENT TASKS

| 9TH EDITION (2026) UPDATE TO THE FLORIDA BUILDING CODE— | |
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| 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. Note – 2024 IECC is not available yet – 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 | 2/13/2024 |
| 2024 IECC | 8/13/2024 |
| <i>Review of the model code changes:</i> | |
| Staff post on Commission website/Building Code Information System (BCIS) analysis of the 2024 I-Code change to provide for identification of the following: <ul style="list-style-type: none"> - Provisions which overlap with the provisions of the FBC - Provisions which correlate directly with the provisions of the FBC - Provisions which provide for energy efficiency standards that meet or exceed the national energy standards mandated by Title III of the Energy Conservation and Protection Act - Provisions which are necessary to maintain eligibility for federal funding and discounts from the National Flood Insurance Program, the Federal Emergency management Agency, or the United States Department of Housing and Urban Development | 5/18/2024 <i>Completed</i> |
| Staff post on the Commission website analysis of the 2024 IECC | July 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. RCCIWG meeting – Conference call/Webinar | 6/28/2024 <i>Completed</i> |
| 45 day public review and comment period ends <i>(By Rule -45 day min before TAC review)</i> | 7/2/2024 <i>Completed</i> |
| 2024 IECC - 45-day public review and comment period ends | 9/9/2024 |
| 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. RCCIWG meeting – Conference call/Webinar | 8/20/2024 <i>Completed</i> |
| Staff post on Commission website analysis of the 2024 I-Code changes with public comments. | 8/2/2024 <i>Completed</i> |

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| (Tracking Charts and code change monographs) | |
| <p>TACs review the 2024 changes to the I Codes and make recommendations to the Commission regarding those changes as follows:</p> <p>That the Commission rejects certain model code provisions by consent agenda.</p> <p>(Due to such issues as being unnecessary, negatively impacting the level of public health, safety, or general welfare provided by an existing Florida Building Code provision, diminishing the requirements of provisions related to wind resistance</p> <p>or</p> <p>water intrusion, unnecessarily imposing additional costs, or potentially requiring modification or further investigation before being adopted for use in this state)</p> <p>That the Commission approves certain model code provisions by consent agenda.</p> <p>(When considering whether to recommend inclusion on a consent agenda for approval, the TACs shall consider such criteria as whether the model code provisions are editorial or organizational in nature, correct an error, provide clarification, provide for alternative design methods, improve the effectiveness</p> <p>of</p> <p>the code, are uncontroversial to affected stakeholders, or are required by law.)</p> <p>That the Commission approve or reject certain model code provisions after considering them individually</p> <p>(When recommending individual consideration of model code updates, the TACs shall consider such criteria as whether the update has the potential to impose significant costs, cause confusion or regulatory difficulty, may be unnecessary, is highly controversial to affected stakeholders, or requires further evaluation.)</p> <p>TACs meetings – See schedule</p> | <p>9/12-20/2024 Completed</p> |
| Staff post TACs’ recommendations online for further public review | <p>10/8/2024 Completed</p> |
| Deadline for requesting amendments (2024 I-Codes changes) to be pulled of the consent agenda for individual consideration | <p>11/19/2024 Completed</p> |
| Commission considers TACs’ recommendations regarding the latest changes to the model codes - on site meeting (TBD) | <p>12/10-11/2024 Completed</p> |
| Staff post Commission’s recommendations online | <p>1/3/2025 Completed</p> |
| <i>Proposed modification to the foundation code and Commission’s approved I –Codes changes</i> | |
| <p>Period for the public to propose modifications to the 8th Edition (2023) FBC and the Commission’s approved I-Codes changes</p> <p>Send memo to local governments regarding local amendments</p> | <p>1/3/2025 – 2/17/2025 Completed</p> |

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

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| Deadline for submitting comments on the draft 9 th Edition (2026) update to the FBC (Supplements plus 8 th Edition (2023) FBC) | 1/30/2026 Completed |
| TACs review comments to Rule Development Workshop of March 13, 2026 and make recommendations to the Commission TACs meetings - 4-day - conference call/webinar meetings, if needed. | 2/20, and 24-26/2026 Completed |
| Rule development Workshop Commission – 1-day meeting | 3/13/2026 |
| TACs review comments to Rule Development Workshop ofand make recommendations to the Commission TACs meetings - 2-day conference call/webinar meetings | TBD |
| Integrated Draft 9 th Edition (2026) FBC – Posted online | 5/22/2026 |
| Rule development Workshops 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 all JAPC's concerns | TBD |
| Final FBC -PDF posted | TBD |
| Printed Code available - subject to negotiation with ICC | TBD |
| 2026 FBC (9th edition) effective date (6 – months after publication) | 12/31/2026 |
| 553.73(7)(e) A rule updating the Florida Building Code in accordance with this subsection shall take effect <u>no sooner than 6 months</u> after publication of the updated code. Any amendment to the Florida Building Code which is adopted upon a finding by the commission that the amendment is necessary to protect the public from immediate threat of harm takes effect immediately. | |