



**FLORIDA
BUILDING
COMMISSION**

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE
MARCH 13, 2026 SPECIAL-ISSUE
FLORIDA BUILDING COMMISSION MEETING
WEB AND TELECONFERENCE-BASED VIRTUAL MEETING**

PROCESS DESIGN, CONSENSUS-BUILDING AND FACILITATION BY



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FLORIDA BUILDING COMMISSION
MARCH 13, 2026 FACILITATOR’S MEETING SUMMARY REPORT

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Florida Peninsula – From Space



FLORIDA BUILDING COMMISSION

MARCH 13, 2026 FACILITATOR'S MEETING SUMMARY REPORT



OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS

FRIDAY, MARCH 13, 2026

I. PLENARY SESSION SUMMARY AND OVERVIEW

The Commission conducted their March 13, 2026, Special-Issue Commission meeting as a web and teleconference-based virtual meeting. At the Special-Issue meeting the Commission considered and decided on Chair's issues and recommendations, Executive Director's announcements and discussions, 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; and **2)** Incorporate the Commission's approved amendments into the Draft 9th Edition (2026), Florida Building Code, to publish a Notice of Proposed Rule for Rule 61G20-1.001, and subsequently to proceed with rule adoption, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission.

II. CHAIR'S WELCOME

Chairman Bourré welcomed the Commission, DBPR staff, and the public to the March 13, 2026 web and teleconference-based virtual Special-Issue meeting of the Florida Building Commission.

The Chair noted that the primary purpose of the March meeting was to consider and decide on regular procedural matters, and to conduct a Rule Development Workshop on Rule 61G20-1.001, F.A.C. for the purpose of deciding on the TACs' recommendations regarding comments received on the Draft 9th Edition (2026), Florida Building Code.

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 Friday, March 13, 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, Brian Swope, and Tim Tolbert.

(14 of the 15 seated Commissioners attended – 93%).

Absent Commissioners:

Jim Schock (Vice Chair).

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 Conduct a Rule Development Workshop on Rule 61G20-1.001, F.A.C.;
- To Receive/Accept Committee Reports/Recommendations;
- To Hear Commission and Public Comment; and
- To Review Next Steps, Assignments, and Any Agenda Items for Next Regularly Scheduled Meeting (April 14, 2026, Web and Teleconference-Based Virtual Meeting).

Commission Action:

MOTION – The Commission voted unanimously, 14 - 0 in favor, to approve the agenda for the March 13, 2026, Special-Issue meeting as presented and posted.

Amendment(s): None.

(Attachment 1 – March 13, 2026 Special-Issue Commission Agenda)

V. APPROVAL OF THE FEBRUARY 10, 2026 MEETING MINUTES AND FACILITATOR'S SUMMARY REPORT

Chairman Bourré asked whether there were any corrections or additions to the posted February 10, 2026, 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, 14 - 0 in favor, to approve the, February 10, 2026, 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

The Chair appointed Mike Giordano to the Electrical TAC to fill a vacant seat. The Chair welcomed Mike, and thanked him for agreeing to serve on the TAC.

Binding Interpretation Panel

The Chair appointed David Krebs to the Binding Interpretation Panel to replace Sharon Mignardi who rolled-off of the Panel. The Chair thanked David for agreeing to serve, and Sharon for her service to the citizens of Florida.

B) Updated Commission Milestones

The Chair reminded participants that the Updated Commission Milestones document (updated as of February 10, 2026) is linked to the March 13, 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 on, April 14, 2026, and will be conducted as a web-based and teleconference virtual meeting.

B) Remaining 2026 Commission Meeting Dates

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

- 1) June 9, 2026 – Onsite Pending, Daytona Beach, Florida, Anticipated Location
- 2) August 11, 2026 – Web-Based and Teleconference Virtual Meeting
- 3) October 13, 2026 – Web-Based and Teleconference Virtual Meeting
- 4) 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:

Alan explained that the Regular Session was ending on, March 13, 2026, and without agreement on a budget. The Legislature will conduct a Special Session in April in order to finalize a budget as required by law. Obviously, the Legislature’s focus recently has been on the budget, and it’s not clear what the final disposition of Bills potentially impacting the Commission will be. Staff will provide the Commission with updates as events unfold, and the Commission will receive another update at the Commission’s April 14, 2026 meeting, hopefully, with the final status of the various bills previously reported on.

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, 14 – 0 in favor, to approve the updated Workplan and Schedule for development of the 9th Edition (2026), Florida Building Code.

(Attachment 3 – Approved 2026 Code Update Workplan)

IX. RULE WORKSHOP ON RULE 61G20-1.001, F.A.C. – TACs’ RECOMMENDATIONS REGARDING COMMENTS ON THE DRAFT 9TH EDITION (2026), FLORIDA BUILDING CODE

Chairman Bourré noted that the Commission started the 2026 Code Update Process in August of 2024 with selection of the 2024 I-Codes and the 2023 NEC, the TACs made recommendations on I-Code changes in September of 2024, the Commission decided on I-Code changes in December of 2024, the TACs made recommendations on proposed code modifications in June of 2025, the TACs decided on public comments to TAC recommendations and finalized their recommendations in October of 2025, the Commission decided on proposed code modifications for inclusion in the 9th Edition (2026), Florida Building Code in December of 2025, the TACs’ developed their recommendations on comments in February 2026, and for the March 13, 2026 Rule Development Workshop on Rule 61G20-1.001, the Commission would decide on the TACs’ recommendations regarding comments received on the Draft 9th Edition (2026), Florida Building Code.

At the Chair’s request, Jeff Blair reviewed the procedural sequencing for the Commission’s consideration of proposed modifications for inclusion in the 9th Edition (2026), Florida Building Code.

Jeff Blair reviewed the procedural sequencing as follows:

- Comments should be restricted to editorial and correlation fixes to the Draft.
- The TAC's recommendations regarding comments on the Commission's adopted 9th Edition (2026), Florida Building Code (2026 Code Update) are arranged on individual tracking tables one for each of the TACs that received comments, as follows: Accessibility, Electrical, Energy, Plumbing, Roofing, Special Occupancy, Structural, and Swimming Pool TACs.
- There were 24 comments total [(11) Editorial, (5) Correlation, (3) Glitch, (4) Outside of Cycle Scope]; 15 comments were recommended for approval, 7 for denial, and there was 1 new editorial comment and 1 new errata comment not considered by a TAC.
- All TAC favorable recommendations on public comments will be considered individually. The Commission will take action on each comment by voting either to approve the comment and amend their previous action, or deny the comment and retain their previous action.
- Proponents of the TAC's recommendation on the public comment will speak first.
- Opponents of the TAC's recommendation on the public comment will follow proponents.
- Once the Commission takes action on all of the TACs' favorable recommendations, members of the public will be afforded an opportunity to provide additional public comment, including commenting on issues that did not receive a favorable recommendation from the TACs.
- After the Commission takes action on TAC recommendations on written public comments, and verbal public comments provided during the Rule Workshop the Commission will move to proceed with rule adoption for Rule 61G20-1.001(1), Florida Building Code Adopted, incorporating all approved amendments.
- Motions require a 75% favorable vote for approval; those with less than a 75% favorable vote, are deemed not approved.

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, 14 – 0 in favor, to incorporate the Commission's approved amendments into the Draft 9th Edition (2026), Florida Building Code, to publish a Notice of Proposed Rule for Rule 61G20-1.001, and subsequently to proceed with rule adoption, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission.

(Attachment 4 – Commission Action On Comments Regarding 9th Edition (2026))

X. 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 March 2026 meeting. However, Justin reported that the Commission's Glitch Amendment rulemaking package required to implement 2025 legislation was submitted on February 26, 2026. Justin also indicated, that as always, he will update the Commission as matters arise.

XI. 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 March 13, 2026 Agenda on the BCIS.

➤ **Accessibility TAC**

Mo Madani presented the TAC's report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC's report(s) as presented/posted (February 26, 2026).

➤ **Electrical TAC**

Mo Madani presented the TAC's report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC's report(s) as presented/posted (February 26, 2026).

➤ **Energy TAC**

Mo Madani presented the TAC's report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC's report(s) as presented/posted (February 24, 2026).

➤ **Plumbing TAC**

Commissioner Schilling presented the TAC's report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC's report(s) as presented/posted (February 25, 2026).

➤ **Roofing TAC**

Commissioner Swope presented the TAC's report and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC's report(s) as presented/posted (February 24, 2026).

➤ **Special Occupancy TAC**

Mo Madani presented the TAC's report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC's report(s) as presented/posted (February 20, 2026).

➤ **Structural TAC**

Commissioner Compton presented the TAC's report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 14 – 0 in favor, to accept the TAC's report(s) as presented/posted (February 24, 2026).

➤ **Swimming Pool TAC**

Commissioner Batts presented the TAC’s report(s) and any recommendations.

Commission Action:

MOTION– The Commission voted unanimously, 14 – 0 in favor, to accept the TAC’s report(s) as presented/posted (February 24, 2026).

XII. 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:

- Eddy Bouza: Thanked staff, TAC members, and stakeholders who submitted comments for their hard work, and contribution to the Code. Thanked Alan Burke for his efforts to upgrade the Commission’s audio equipment. Expressed appreciation for everyone’s patience with a new commissioner asking questions and getting up-to-speed.

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:

- Jalal Farooq: Section 2411.3.2.1 had several proposals recommended for denial by the Structural TAC. Indicated that as a result it is unclear what will be required, and stated there appears to be a conflict with another section of the Code.
- Mo Madani: Response to Jalal’s Comment: Regarding whether side-hinge doors will require testing; Section 1709.5.2 controls.

XIII. NEXT COMMISSION MEETING OVERVIEW AND ASSIGNMENTS

The Commission's next 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 as a web-based and teleconference virtual meeting.

Next Meeting's Preliminary Agenda Topics

- 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 Application(s) for Product Approval(s) and Entity Approval(s);
- To Consider/Decide on Application(s) for Accreditor and Course Approval(s);
- To Consider/Decide on Application(s) for Waiver(s) from Accessibility Requirements, If Any;
- To Receive a Legal Report Briefing;
- To Consider/Decide on Petition(s) for Declaratory Statement(s), If Any;
- To Receive Briefing on Binding Interpretations, If Any;
- To Conduct A Rule Development Workshop(s), If Any;
- To Receive/Accept Committee and Workgroup Reports and Recommendations;
- To Hear Commission and Public Comment; and
- To Review Next Steps, Assignments, and Any Agenda Items for Next Meeting.

(Attachment 3 – Commission Meeting Schedule)

ADJOURNMENT

Chairman Bourré thanked Commission members, staff and the public for their participation, and adjourned the meeting at 9:49 a.m. on Friday, March 13, 2026.

ATTACHMENT 1
MARCH 13, 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 Conduct a Rule Development Workshop on Rule 61G20-1.001, F.A.C.;
- ✓ To Receive/Accept Committee Reports/Recommendations;
- ✓ To Hear Commission and Public Comment; and
- ✓ To Review Next Steps, Assignments, and Any Agenda Items for Next Regularly Scheduled Meeting (April 14, 2026, Web and Teleconference-Based Virtual Meeting).

COMMISSION AND COMMITTEES – ON SITE & VIRTUAL MEETINGS

| | | |
|-------------------|------------|--|
| February 26, 2026 | 1:00 p.m. | Accessibility Technical Advisory Committee (TAC) |
| February 25, 2026 | 2:30 p.m. | Electrical Technical Advisory Committee (TAC) |
| February 24, 2026 | 2:30 p.m. | Energy Technical Advisory Committee (TAC) |
| February 25, 2026 | 1:00 p.m. | Plumbing Technical Advisory Committee (TAC) |
| February 24, 2026 | 10:30 a.m. | Roofing Technical Advisory Committee (TAC) |
| February 20, 2026 | 1:00 p.m. | Special Occupancy Technical Advisory Committee (TAC) |
| February 24, 2026 | 8:30 a.m. | Structural Technical Advisory Committee (TAC) |
| February 24, 2026 | 1:00 p.m. | Swimming Pool Technical Advisory Committee (TAC) |

COMMISSION MEETING AGENDA – FRIDAY, MARCH 13, 2026

| | | |
|--------------------|-----------|--|
| 8:30 am | 1) | Welcome and Opening, Roll Call |
| | 2) | Review and Approval of Meeting Agenda |
| | 3) | Review & Approval of February 10, 2026, Meeting Minutes & Facilitator's Summary Report |
| | 4) | Chair's Discussion Issues Appointments |
| | 5) | Executive Director's Announcements and Discussions A. Remaining 2026 Commission Meetings <ul style="list-style-type: none"> ➤ April 14, 2026 – Web-Based and Teleconference Virtual Meeting ➤ 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 |

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|-----|--|
| | B. Proposed Bills |
| 6) | Review and Approval of Updated Workplan A. Florida Building Code, 9 th Edition (2026), Updated Workplan Approval |
| 7) | Legal Report |
| 8) | Rule Development Workshop on Rule 61G20-1.001, F.A.C. |
| 9) | Committee Report A. Accessibility Technical Advisory Committee (February 26, 2026) B. Electrical Technical Advisory Committee (February 25, 2026) C. Energy Technical Advisory Committee (February 24, 2026) D. Plumbing Technical Advisory Committee (February 25, 2026) E. Roofing Technical Advisory Committee (February 24, 2026) F. Special Occupancy Technical Advisory Committee (February 20, 2026) G. Structural Technical Advisory Committee (February 24, 2026) H. Swimming Technical Advisory Committee (February 24, 2026) |
| 10) | Commissioner Comment |
| 11) | Public Comment |
| 12) | Adjourn Commission Plenary Session |

ATTACHMENT 2
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 3
COMMISSION’S UPDATED MEETING SCHEDULE AND
9TH EDITION (2026) CODE UPDATE WORKPLAN
UPDATED MARCH 13, 2026

| COMMISSION MEETING DATES FOR 2026 | |
|--|--|
| 1) February 10, 2026 | Web and Teleconference-Based Virtual Meeting |
| 2) March 13, 2026 | Special-Issue Web and Teleconference-Based Virtual Meeting |
| 3) April 14, 2026 | Web and Teleconference-Based Virtual Meeting |
| 4) June 9, 2026 | Web and Teleconference-Based Virtual Meeting |
| 5) August 11, 2026 | Onsite, Location TBD |
| 6) October 13, 2026 | Web and Teleconference-Based Virtual Meeting |
| 7) 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> |

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| <p>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.</p> <p>RCCIWG meeting – Conference call/Webinar</p> | <p>06/28/2024 <i>Completed</i></p> |
| <p>45 day public review and comment period ends <i>(By Rule -45 day min before TAC review)</i></p> <p>2024 IECC – 45 day public review and comment period ends</p> | <p>07/02/2024 <i>Completed</i> 09/09/24</p> |
| <p>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.</p> <p>RCCIWG meeting – Conference call/Webinar</p> | <p>08/20/2024</p> |
| <p>Staff post on Commission website analysis of the 2024 I-Code changes with public comments (Tracking Charts and code change monographs)</p> | <p>08/02/2024 <i>Completed</i></p> |
| <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> <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) <p>That the Commission approves certain model code provisions by consent agenda.</p> <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.) <p>That the Commission approve or reject certain model code provisions after considering them individually.</p> <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.) <p>TACs meetings – on site - TBD</p> | <p>09/12-20/2024 <i>Completed</i></p> |
| <p>Staff posts TACs’ recommendations online for further public review</p> | <p>10/08/2024</p> |
| <p>Deadline for requesting amendments (2024 I-Codes changes) to be pulled of the consent agenda for individual consideration</p> | <p>11/19/2024</p> |
| <p>Commission considers TACs’ recommendations regarding the latest changes to the model codes – On site meeting St. Augustine Beach, Florida</p> | <p>12/10/2024 <i>Completed</i></p> |
| <p>Staff posts Commission’s recommendations online</p> | <p>1/3/2025</p> |
| <p><i>Proposed Modification to the Foundation Code and Commission’s Approved I-Codes Changes</i></p> | |

| | |
|---|--|
| 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 |

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| 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. | |

ATTACHMENT 4

**COMMISSION’S ACTION ON COMMENTS REGARDING THE
9TH EDITION (2026) CODE UPDATE – 13 MARCH 2026**

| 9TH EDITION (2026), FLORIDA BUILDING CODE TACS’ RECOMMENDATIONS & COMMISSION’S ACTIONS REGARDING COMMENTS ON DRAFT CODE TRACKING CHART | | |
|---|---|--|
| 15 Comments Recommended for Approval – 7 Comments Recommended for Denial 24 Comments Total: Editorial (11*), Correlation (5), Glitch (3), Errata (1*), Outside Scope* (4) *1 New Editorial + *1 New Errata Comment – *Outside the Scope of This Comment Cycle (OS) | TAC RECOMMENDATION [FEBRUARY, 2026] | COMMISSION ACTION [MARCH 13, 2026] |
| 1) ACCESSIBILITY TAC [1 – 1 Glitch] | | |
| 1) AC– Ch. 1 Comment #1 – Robert Fine/Staff – Glitch | Glitch – AS [7-0] | Glitch – AS [14-0] |
| 2) ELECTRICAL TAC [1 – 1 Outside Scope] | | |
| 1) E – Ch. E34 Comment #1 – Bryan Holland – Outside the Scope of This Comment Cycle | Denial – Outside Scope [9-1] | No Action – Deemed Denied |
| 3) ENERGY TAC [3 – 1 Glitch and 2 Editorial] | | |
| 1) EN- Ch. R1 - Comment #1 – Staff – Editorial | Editorial – AS [9-0] | Editorial – AS [14-0] |
| 2) EN- Ch. R4 - Comment #2 – Dan Dettmers – Glitch | Glitch – AS Option #1 [9-0] | Glitch – AS Option #1 [14-0] |
| 3) EN- Ch. C6/R6 - Comment #3 – Aaron Phillips – Editorial | Editorial – AS [9-0] | Editorial – AS [14-0] |
| 4) PLUMBING TAC [2 – 1 Editorial/Correlation – 1* Errata] | | |
| 1) P - Chaps. 4/7- R – 30 Comment #1 – Gary Kozan – Editorial/Correlation | Editorial+Correlation – AM to Exclude Standard(s) Update(s) [8-0] | Editorial+Correlation – AM to Exclude Standard(s) Update(s) [14-0] |
| 2) P-Ch. 3 [s.304.1] – *Comment #2 – Staff – Errata | No TAC Recommendation – New Comment | Errata – AS [14-0] |
| 5) ROOFING TAC [7 – 3 Editorial – 1 Correlation – 3 Outside Scope] | | |
| 1) R- Ch. 15 -B Comment #1 – Aaron Phillips – Outside the Scope of Comment Cycle [Standard Update] | Denial – Outside Scope [9-0] | No Action – Deemed Denied |
| 2) R- Ch. 15 -B Comment #2 – Robert Nieminen – Editorial | Editorial – AM by Jamie Gascon’s Comment [9-0] | Editorial – AM by Jamie Gascon’s Comment [14-0] |
| 3) R- Ch. 15 -B Comment #3 – Robert Zabcik – Outside the Scope of Comment Cycle [Standard Update] | Denial – Outside Scope [9-0] | No Action – Deemed Denied |
| 4) R- Ch. 15 -B Comment #4 – Robert Zabcik – Editorial | Editorial – AS [9-0] | Editorial – AS [14-0] |
| 5) R- Chs 10/35 - B-Chs 9/46 - R - Comment #5 – Aaron Phillips - Editorial | Editorial – AS [9-0] | Editorial – AS [14-0] |
| 6) R- Ch. 46 -R Comment #6 - Robert Zabcik – Outside the Scope of Comment Cycle [Standard Update] | Denial – Outside Scope [9-0] | No Action – Deemed Denied |

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| 7) R- Ch. 9 - R - Comment #7 – Mike Silvers – Correlations | Correlation – AS [9-0] | Correlation – AS [14-0] |
| 6) SPECIAL OCCUPANCY TAC [3 – 3* Editorial] | | |
| 1) SP Chaps. 16/31 B-3/31/46 R 5 Existing 3 M – Quinn Comment #1– Editorial | Editorial – AS [9-0] | Editorial – AS [14-0] |
| 2) SP Ch 4 B Comment #2 – Skip Gregory – Editorial | Editorial – AS [9-0] | Editorial – AS [14-0] |
| 3) SP11976 – SP Ch 31 [3103.5.1.3 Flood loads] – *Comment #3 – Rebecca Quinn – Editorial | No TAC Recommendation – New Comment | Editorial – AS [14-0] |
| 7) STRUCTURAL TAC [6 – 3 Editorial – 3 Correlation] | | |
| 1) S – B-Ch. 22 - Comment #1 – Jaime Gascon – Editorial | Editorial – AS [11-0] | Editorial – AS [14-0] |
| 2) S – B-Ch. 22 - Comment #2 – Bonnie Manley – Editorial | Editorial – AS [11-0] | Editorial – AS [14-0] |
| 3) S – TAS 204 - Comment #3 – Jaime Gascon – Editorial | Editorial – AS [11-0] | Editorial – AS [14 -0] |
| 4) S – TAS 202 – s.2411.3.2.1 [s.1709.5.2] – Jaime Gascon – Correlation | Correlation – AS [7-4] <i>Fails</i> | No Action – Deemed Denied |
| 5) S – TAS 202 – s.2411.3.2.1 [s.1709.5.2] – Jalal Farooq – Correlation | Recommend Denial [11-0] | No Action – Deemed Denied |
| 6) S – TAS 202 – s.2411.3.2.1 [s.1709.5.2] – Jennifer Hatfield (FGIA) – Correlation | Correlation – AS [1-10] <i>Fails</i> | No Action – Deemed Denied |
| 8) SWIMMING POOL TAC [1 – 1 Glitch] | | |
| 1) SW – Ch. 4/35 - B Comment #1 – Jennifer Hatfield – Glitch | Glitch – AS [9-0] | Glitch – AS [14-0] |