**Bill Number:** SB 180

**Bill Effective date:** Upon becoming a law

**Executive Summary**

Emergencies:

Adds provisions relating to the regulation of hoisting equipment during a hurricane.

Raises the threshold in current law for requiring a building to meet energy efficiency requirements when the building is renovated after a natural disaster.

Requires DEM to consult with local governments, DBPR, DEP and other agencies to recommend statutory changes to streamline permitting after natural emergencies.

**Impact:**

Florida Building Commission

**Section 25**

The bill adds section 489.1132, F.S. as a new section to provide specific provisions regarding hoisting equipment used in construction, demolition, or excavation work during a hurricane. In part the bill requires that the Commission establish best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season and report its findings to the Legislature by December 31, 2026.

**Section 26**

The bill amends item (6) “Renovated building” of section 553.92, F.S., to read as follows:

“Means a residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water hearting systems, or exterior envelope conditions, if the estimated cost of renovation exceeds 30 percent of the assessed value of the structure. However, if the alteration is a result of the natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of the renovation must exceed 75 percent of the fair market value of the building before the natural disaster.

**Implementation:**

The Florida Building Commission would need to amend Chapter 2, Definitions, of the 8th Edition (2023) Florida Building Code, Energy Conservation to reflect the bill’s code related changes.

**Draft Code Language:**

**8th Edition (2023) Florida Building Code, Energy Conservation**

Revise the definition of the term “Renovated building” of sections C202 and R202 to read as follows:

RENOVATED BUILDING. A residential or nonresidential building undergoing alteration that varies or changes insulation, HVAC systems, water heating systems or exterior envelope conditions, provided the estimated cost of renovation exceeds 30 percent of the assessed value of the structure. However, if the alteration is a result of the natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of the renovation must exceed 75 percent of the fair market value of the building before the natural disaster.

**(Code language for consistency with SB 180 – bill effective date – Upon becoming a law)**

**Section 25:** Best practices for the utilization of tower cranes and hoisting equipment on construction job sites during hurricane season.

**Note:** The Florida Building Commission would need to appoint a workgroup and hire a group of experts to research and assist with the development of minimum criteria/standards for best practice for the utilization of tower cranes and hoisting equipment on construction job site during hurricane season. This will involve assembling a project team of experts consisting of individuals/entities with extensive experience in the design and construction of tower cranes and hoisting equipment. The project team will review existing design and construction standards for tower cranes and hoisting equipment and provide specific recommendations for review and consideration by the appointed workgroup. The estimated cost for such a research project and report is estimated to be $100.000.

Timeline:

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| --- | --- |
| Solicit research Scope of Work (SOW) to carry out the study  | May – July 2025 |
| Establish workgroup  | June – July 2025 |
| Workgroup review SOW | August 2025 |
| Process SOW for approval | August 2025 |
| Start contract  | September 2025 |
| Complete research  | June 2026 |
| Review and approval of final report/of best practices by the workgroup/Commission  | June 2026 |
| Submit legislative report  | December 2026 |