



**FLORIDA
BUILDING
COMMISSION**

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE
APRIL 15, 2025 FLORIDA BUILDING COMMISSION
WEB AND TELECONFERENCE-BASED VIRTUAL MEETING**

PROCESS DESIGN, CONSENSUS-BUILDING AND FACILITATION BY



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FLORIDA BUILDING COMMISSION
APRIL 15, 2025 FACILITATOR’S MEETING SUMMARY REPORT

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Florida Peninsula – From Space



FLORIDA BUILDING COMMISSION

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OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS TUESDAY, APRIL 15, 2025

I. PLENARY SESSION SUMMARY AND OVERVIEW

The Commission conducted their April 15, 2025, Plenary Session as a web and teleconference-based virtual meeting. At the April meeting the Commission considered and decided on Chair's issues and recommendations, applications for product and entity approvals, applications for accreditor and course approvals, application(s) for waiver(s) from accessibility requirements, a legal report, petition(s) for declaratory statement(s), and recommendations from the Commission's various committees and workgroups. Specific actions included voting to: **1)** Approve the updated Workplan and Schedule for development of the 9th Edition (2023), Florida Building Code; **2)** Adopt the revised *TAC Preliminary Recommendations to the Commission Code Amendments Review Process*, the revised *TAC Final Recommendations to the Commission Code Amendments Review Process*, and the revised *Commission Code Amendments Review and Approval Process* for development of the 9th Edition (2026), Florida Building Code; **3)** Approve the Interim Report Regarding the Survey of Building Damage from Hurricane Helene and Hurricane Milton; and **4)** Incorporate the Commission's approved glitch amendments into the 8th Edition (2023), 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 1 – Meeting Evaluation Results)

II. CHAIR'S WELCOME

Chairman Bourré welcomed the Commission, DBPR staff, and the public to the April 15, 2025 web and teleconference-based virtual plenary session of the Florida Building Commission.

The Chair noted that the primary purpose of the April meeting was to consider and decide on regular procedural matters, updates, briefings, product and education course approvals, waivers, petitions, and reports, and to conduct a rule workshop on Rule 61G20-1.001 – Florida Building Code for required glitch amendments.

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 April 15, 2025 meeting:

Michael Bourré (Chair), James Batts, 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.

(13 of the 14 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 Receive an Update and Approve the Updated Florida Building Code, 9th Edition (2026), Workplan;
- To Review and Approve Revised TAC and Commission Code Review Processes;
- To Review and Accept an Interim Report Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton;
- To Conduct a Rule Workshop on Rule 61G20-1.001, Florida Administrative Code;
- 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 Consider/Decide on Petition(s) for Declaratory Statement(s);
- To Receive/Accept Committee and Workgroup Reports and Recommendations;
- To Hear Public Comment; and
- To Review Next Steps, Assignments, and Any Agenda Items for Next Meeting (June 10, 2025, web and teleconference-based virtual meeting).

Commission Action:

MOTION – The Commission voted unanimously, 13 - 0 in favor, to approve the agenda for the April 15, 2025, meeting as amended.

Amendment: Agenda item #6 (Approval of Interim Report Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton) was moved up in the order of the agenda sequencing.

(Attachment 2 – April 15, 2025 Commission Agenda)

V. APPROVAL OF THE FEBRUARY 11, 2025 MEETING MINUTES AND FACILITATOR’S SUMMARY REPORT

Chairman Bourré inquired whether there were any corrections or additions to the posted February 11, 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, 13 - 0 in favor, to approve the, February 11, 2025, Meeting Minutes and Facilitator’s Summary Report as posted/presented.

VI. CHAIR’S DISCUSSION ISSUES AND RECOMMENDATIONS

A) Appointment

Hurricane Research Advisory Committee (HRAC)

The Chair appointed Korah Parackal to replace Anne Cope on the HRAC. The Chair thanked Korah for agreeing to serve, and Anne for her service to the citizens of Florida.

Fire TAC

The Chair appointed Deborah Nutter to the Fire TAC to replace Bob Boyer who rolled-off the TAC. The Chair thanked Bob for his service to the citizens of Florida, and Deboarh for agreeing to serve.

Special Occupancy TAC

The Chair appointed Anthony Jusevitch to the Special Occupancy TAC to replace Bob Vincent who rolled-off of the TAC. The Chair thanked Bob for his service to the citizens of Florida, and Anthony for agreeing to serve

Swimming Pool TAC

The Chair appointed Don Cesarone to the Swimming Pool TAC to replace Jim LePetrie who rolled-off the TAC. The Chair thanked Jim for his service to the citizens of Florida, and Don for agreeing to serve.

B) Future Commission Meeting Dates

The Chair reported that the Commission's next meeting will be on June 10, 2025, and will be conducted as a web and teleconference-based virtual meeting. Following are the dates for the remaining regular bimonthly Commission meetings scheduled for 2025:

- August 12, 2025 – Onsite Location TBD
- October 14, 2025 – Web and Teleconference-Based Virtual Meeting
- December 9-10, 2025 – Onsite Location TBD

C) Updated Commission Milestones

The Chair reminded participants that the Updated Commission Milestones document (updated as of February 11, 2025) is linked to the April 15, 2025, FBC Agenda on the BCIS.

D) Legislative Update – Bills Impacting Commission

Mo Madani provided the Commission with an update on pending bills impacting the Commission and/or the Florida Building Code. Following is a summary:

(1) HB 551/SB1078 Fire Prevention

Section 553.7932, Simplified permitting processes, Florida Statutes

Bill Description: The bill amends section 553.7932, F.S., to clarify certain aspects of the simplified permitting process for a fire alarm system project and a fire sprinkler system project which includes establishing a specific timeframe for issuing a permit and conducting an inspection and requiring local enforcement agencies to establish a simplified permitting process by October 1, 2025. *[Last Action: Amendments: Requiring the local enforcement agency to provide inspection within 3 Business days. Requiring that certain plans and specifications be available for onsite plans review during an inspection.]*

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect some of the bill's changes to the simplified building process.

(2) HB 695/SB1474 Private Provider Building Inspection Services

Section 553.791, Alternative plans review and inspection, Florida Statutes

Bill Description: The bill adds four additional seats to the Florida Building Commission for private providers and contractors who use private providers. The bill aims to create efficiencies in the private provider process by reducing the local building department's ability to audit and contradict private providers in the performance of their duties. The bill also empowers private providers who are licensed as building code administrators pursuant to Chapter 468, F.S., to act as the building official for construction projects. *[No further action to date]*

(3) SB 610/No related bill Mental Health Support Residences

Section 553.80, Enforcement, Florida Statutes

Bill Description: The bill amends section 553.80, F.S., to extend the exemption from change of occupancy as defined in the Florida Building Code to a residence owned by a tax-exempt charitable organization. *[No further action to date]*

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change.

(4) SB 838/No related bill Florida Building Code

Section 553.73, Florida Building Code, Florida Statutes

Bill Description: The bill amends section 553.73, F.S., to provide that a local government may not adopt a local lookback ordinance for substantial improvements or repairs to a structure which is more

stringent than the Florida Building Code. The bill further provides that any lookback ordinance adopted by a local government prior to the bill's effective date of July 1, 2025, is void and unenforceable. *[No further action to date]*

(5) SB 902/No related bill Panelized Construction

Section 553.36, Definition, Florida Statutes

Section 553.37, Rules; inspection; and insignia, Florida Statutes

Bill Description: The bill amends section 553.36, F.S., to add a definition for “Panelized construction” and to extend the list of exemptions from the State Manufactured (Modular) Building Program to panelized construction. *[No further action to date]*

(6) HB 207/SB 1788 Door Alarms for Multifamily Residential Properties

Creates section 514.076, Multihousing Water Safety Act., Florida Statutes

Bill Description: The bill creates a “Multihousing Water Safety Act” requiring each apartment complex, condominium, townhouse, and similar residential property that has a public swimming pool, private pool, or public bathing place on the property to install and maintain a door alarm on each door that leads directly to the public or private pool or public bathing place. *[No further action to date]*

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change.

(7) SB 1082/ No related bill Building Inspection

Section 553.908, Inspection, Florida Statutes

Bill Description: The bill updates section 553.908, F.S., to state that effective December 31, 2025, section R402.4.1.2. of the Florida Building Code, 8th Edition (2023), must increase the building or dwelling unit's maximum tested air leakage measure from “not exceeding 5 air changes per hour” to “not exceeding 7 air changes per hour” in climate zones 1 and 2.

The bill removes the language providing that the mandatory blower door testing would not go into effect until July 1, 2017, or apply to construction permitted before that date, and would now instead provide that the mandatory blower door testing for residential buildings or dwelling units required by section R402.4.1.2, Florida Building Code, Energy Conservation, 8th Edition (2023), does not apply to buildings or dwelling units that are fully encapsulated with air-impermeable insulation.

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change. *[No further action to date]*

(8) SB 1128/ No related bill Building Permits for a Single-family Dwelling

Section 553.79, Permit, Florida Statutes

Section 553.792, Building permit application to local government, Florida Statutes

Bill Description: The bill amends section 553.79, F.S., to provide that a building permit issued by the local government for a single-family dwelling may not expire before the effective date of the next edition of the Florida Building Code. In addition, the bill amends section 553.792, F.S., to specifically state that a permit application for the construction of a single-family dwelling in a jurisdiction for which a state of emergency was issued, and which has been signed and sealed by an architect licensed under chapter 481 or an engineer licensed under chapter 471, is deemed approved.

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill's proposed change. *[No further action to date]*

(9) SB 1134/ No related bill Alternative Plans Review and Inspections

Section 553.791, Alternative plans review and inspection, Florida Statutes

Bill Description: The bill amends section 553.791, F.S., to add “single-trade plans review” to the existing definition of “single-trade inspection”, to require that a notice of private inspection services

specify whether and scheduled inspection will be conducted virtually or in person, to authorize a private provider to use an automated or software-based plans review for code compliance, and to require a building official to issue a permit related to single-trade review for single-family or two-family dwellings within a specified timeframe. *[Action: 3/19/2025 Senate – CS by Community Affairs read 1st time]*

(10) HB 299/ SB 960 Elevator Accessibility Requirements

Section 399.034, Elevator accessibility requirements for the physically handicapped, Florida Statutes
Bill Description: Requires elevator car interiors to have at least one support rail that meets certain specifications. *[Last Action: 3/19/2025 Senate – Favorable]*

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill’s proposed change.

(11) SB 690/ No related bill Condominium Structural Integrity Reserve Studies

Section 553.899, Mandatory structural inspections for condominium 28 and cooperative buildings. The bill adds the definition of “structural integrity reserve study” to section 553.899, Florida Statutes. Additionally, the bill requires condominium buildings six stories or more in height to perform structural integrity reserve studies. The bill allows condominium associations that govern buildings that are five stories or less in height to not perform structural integrity reserve studies and allows those condominium associations to waive their reserve requirements through a majority vote of the unit owners. *[No further action to date]*

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill’s proposed change.

(12) SB 62/ HB 143 Resilient Buildings

Creates section 553.972 Florida Resilient Building Advisory Council.—

Resilient Buildings; Defining the term “resilient building”; specifying that owners of resilient buildings are eligible to receive a specified tax credit; requiring building owners to file a specified application with the Department of Business and Professional Regulation by a specified date in order to claim such tax credit; creating the Florida Resilient Building Advisory Council adjunct to the Department of Business and Professional Regulation, etc. *[No further action to date]*

(13) SB 1452 Department of Business and Professional Regulation

399.035 Elevator accessibility requirements for the 395 physically handicapped.

(2) Any building that is more than three stories high or in which the vertical distance between the bottom terminal landing and the top terminal landing exceeds 25 feet must be constructed to contain at least one passenger elevator that is operational and will accommodate an ambulance stretcher size specified in the edition of the Florida Building Code that was in effect at the time of receipt of an application for construction permit for the elevator ~~76 inches long and 24 inches wide in the horizontal position.~~ *[No further action to date]*

Implementation: The Florida Building Commission would need to amend the Florida Building Code under Rule 61G20-1.001 to reflect the bill’s proposed change.

(14) SB 1742 Condominium and Cooperative Associations

Section 718.112, Florida Statutes

13. The division shall adopt by rule the form for the structural integrity reserve study in coordination with the Florida Building Commission. *[Action: 3/10/2025 Senate – Introduced]*

(15) HB 1535/HB1041/HB1336/SB/176/SB/180/SB 1566 Emergencies

Revises provisions relating to emergencies including tenant rights, elections held after emergency, planning & preparedness for election emergencies, emergency management plans, training, government offices, National Flood Insurance Program participation, replacement structures,

reporting, assessment of property, shelters, medical care, comprehensive plans, powers & duties of DEM, notification, financial assistance & funding, grant programs, contracts for emergency services, hurricane recovery, transportation of essentials, debris management, & hoisting equipment.

Section 28 – Revises section 553.902, definition, to add to the definition of term “Renovated building”However, if the alteration is a result of a natural disaster that is the subject of a declaration of a state of emergency by the Governor, the estimated cost of renovation must exceed 75 percent of the fair market value of the building prior to the natural disaster.

Section 29 – Directing the Division of Emergency Management to consult with local governments, DBPR, DEP and any other appropriate agencies to develop recommendations for statutory changes necessary to streamline the permitting process for repairing and rebuilding damage during natural emergencies.

(16) SB 1626 Child Welfare

Requiring the Department of Children and Families to enter into agreements with certain military installations for child protective investigations involving military families; authorizing a law enforcement officer or an authorized agent of the department to take a child into custody who is the subject of a specified court order; requiring the department to establish a methodology to determine daily room and board rates for certain children by a date certain, which may include different rates based on a child’s acuity level or the geographic location of the residential child-caring agency, etc.

Section 11 Section 553.73. The bill amends section 553.73, F.S., to provide that the Florida Building Commission may not mandate the installation of fire sprinklers or fire suppression system in a residential child-caring agency licensed by the Department of Children and Families under s. 409.175 which operates in a single-family residential property that is licensed for a capacity of five or fewer children who are unrelated to the licensee. *[Last Action: 4/9/2025 House]*

(17) HB 683/SB 712 Construction Regulation

Requires DEP to adopt minimum standards for installation of synthetic turf on specified properties; prohibits local governments from adopting or enforcing any pronouncement that prohibits, or is enforced to prohibit, property owners from installing synthetic turf meeting certain requirements; requires local governmental entities to approve or deny certain price quotes & provide notice to contractors within specified timeframe; prohibits state or certain political subdivisions from penalizing or rewarding bidders for performing larger or smaller volumes of construction work for state or political subdivisions; requires Florida Building Commission, within specified timeframe, to amend Florida Building Code to recognize tall mass timber as allowable material for specified construction types; provides exemption from Florida Building Code to systems or equipment located within spaceport territory which is used for specified purposes; prohibits local governments from requiring copies of contracts & certain associated documents for issuance of building permits or as requirement for submitting building permit applications.

Subsection 553.73(2), F.S. – The proposed legislation creates a paragraph (b) to require the commission to amend the Florida Building Code to be consistent with the 2024 International Building Code that recognizes tall mass timber as an allowable material for construction types IV-A, IV-B, IV-C, and IV-HT by January 1, 2026, or the next update of the Florida Building Code, whichever occurs first.

Subsection 553.79(1), F.S., is amended under paragraph (f) to specify that in addition to the contract between a builder or owner “any copies of such contract, or any associated document, including, but not limited to, letters of intent, material costs lists, labor costs, or overhead or profit statements” may also not be required by a local government for issuance of a building permit or the submission of a building permit application. *[Last Action: Now in Commerce Committee on Wednesday, April 2, 2025]*

18) **HB 1071 Alternative Plans Reviews and Inspection**

The bill amends section 553.791, Florida Statutes, to add “single-trade plans review” to the existing definition of “single-trade inspection,” to authorize a private provider to use an automated or software-based plans review for code compliance, and to require a building official to issue a permit related to single-trade plan review for single-family or two-family dwellings within two days after receipt of the permit and affidavit. *[Last Action: Now in Commerce Committee on Wednesday, April 2, 2025]*

VII. 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, 12 – 0 in favor, to approve the updated Workplan and Schedule for development of the 9th Edition (2026), Florida Building Code.

(Attachment 6 – Approved 2026 Code Update Workplan)

Jeff Blair reviewed the proposed revision to the TACs’ *Preliminary Recommendations to the Commission Code Amendments Review Process* for development of the 9th Edition (2026), Florida Building Code, the *TAC Final Recommendations to the Commission Code Amendments Review Process* for development of the 9th Edition (2026), Florida Building Code, and the *Commission Code Amendments Review and Approval Process* for development of the 9th Edition (2026), Florida Building Code.

The revision approved for the Code review processes is as follows:

Based on an evaluation of the number of individuals wishing to comment on a specific topic relative to the number of items to be considered, and the amount of time available in the meeting, the Facilitator in consultation with the Commission chair/TAC chair, may require stakeholder groups to select a representative(s) to provide the Commission/TAC with their comment(s) rather than allowing each individual to comment, pursuant to the authority provided in Section 286.0114 (4)(b), F.S.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

Commission Actions:

MOTION – The Commission voted unanimously, 12 – 0 in favor, to adopt the revised *TAC Preliminary Recommendations to the Commission Code Amendments Review Process*, revised *TAC Final Recommendations to the Commission Code Amendments Review Process*, and revised *Commission Code Amendments Review and Approval Process* for development of the 9th Edition (2026), Florida Building Code.

VIII. SURVEY OF BUILDING DAMAGE FROM HURRICANES HELENE AND MILTON INTERIM REPORT APPROVAL

Chairman Bourré reminded the Commission that Hurricane Helene made landfall at the mouth of the Aucilla River (Jefferson and Taylor Counties) in the Big Bend of Florida's Gulf Coast at 11:10 p.m. on Thursday, September 26, 2024, as a major Category 4 Hurricane with maximum sustained winds of 140 mph. Only two weeks later, Hurricane Milton made landfall at Siesta Key, in Sarasota County Florida at 8:30 p.m. on Wednesday, October 9, 2024, as a powerful Category 3 Hurricane with maximum sustained winds of 120 mph. In order to evaluate the Code's effectiveness against wind and water intrusion, the Commission has an ongoing contract with the University of Florida (UF) to conduct a building damage assessment survey of hurricanes impacting Florida. At the October 15 meeting, Dr. David Prevatt from UF provided the Commission with an update regarding UF's preliminary assessment of building damage caused by Hurricane Helene and Hurricane Milton, and at the December 10, 2024, meeting the Commission received an update on the damage assessment. For the February 11, 2025, meeting the Commission received a summary of the Interim Report* Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton from Dr. David Prevatt.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

Commission Actions:

MOTION – The Commission voted unanimously, 13 – 0 in favor, to approve the Interim Report Regarding the Survey of Building Damage from Hurricane Helene and Hurricane Milton.

* *The Interim Report is available on the BCIS.*

IX. RULE WORKSHOP ON RULE 61G20-1.001, F.A.C. – GLITCH AMENDMENTS TO THE 8TH EDITION (2023) FBC

Chairman Bourré explained that DBPR staff recommended that the Commission adopt two editorial fixes to Glitch Amendments approved by the Commission in August 2024. For the April 15, 2025 meeting the Commission considered and decided on the glitch amendments recommended by DBPR staff for the 8th Edition (2023), Florida Building Code.

At the Chair's request, Jeff Blair reviewed the procedural sequencing for the Commission's consideration of the proposed glitch amendment to the 8th Edition (2023), FBC.

Jeff Blair reviewed the procedural sequencing as follows:

Procedural Sequencing:

- Jeff Blair reviewed the process for the Commission's review, and the criteria for proposed glitch amendments pursuant to the requirements of Section 553.73 (8)(b) and (a), F.S..
- Justin Vogel, the Commission's legal counsel, provided any legal clarifications and Mo Madani provided any technical clarifications requested by the Commission.

Glitch Amendment Consideration Process:

- There are only two Glitch Amendments (editorial fixes to approved glitch amendments) up for consideration.
- Review definition of Glitch Amendments.

- Facilitator will introduce each in turn.
- DBPR staff, followed by proponents of the proposed glitch amendments will speak first (3 minutes per person).
- Opponents of the proposed glitch amendments will follow proponents (3 minutes per person).
- No point counter points.
- The Commission will vote either to approve or deny the glitch amendments.
- Once a motion is on the floor, discussion is limited to Commission members except as allowed by the Chair.
- Motions require a $\geq 75\%$ favorable vote for approval; those with less than a 75% favorable vote, are deemed denied.

Following the opportunity provided for questions and answers, public comment, and Commission discussion, the Commission took the following action:

MOTION – The Commission voted unanimously, 12 – 0 in favor, to incorporate the Commission’s approved glitch amendments into the 8th Edition (2023), 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.

X. 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. Jeff Blair presented the consent agendas of products with comments recommended for approval and for conditional approval, each in turn.

Commission Action on the Consent Agenda for Entities Approvals – 2023 Code:

MOTION – The Commission voted unanimously, 12 - 0 in favor, to approve the consent agenda of product approval entities to the 2023 Code (18) as posted.

Commission Actions on the Consent Agenda for Product Approval – 2023 Code:

MOTION – The Commission voted unanimously, 12 - 0 in favor, to approve the consent agenda of products (175) recommended for approval to the 2023 Code as posted.

Jeff Blair presented the product(s) pulled from the Consent Agenda for individual consideration.

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

MOTION – The Commission voted unanimously, 12 - 0 in favor, to conditionally approve the products recommended for conditional approval (3) to the 2023 Code based on the conditions recommended by DBPR staff and reflected in the posted documentation (FL 33106 R-15, FL 29699 R-6, and FL 47315).

Commission Actions Regarding DBPR Applications:

There was no Commission action required regarding the April 2025 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*)

XI. 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, 12 – 0 in favor, to approve advanced accredited course number(s) (1): 1316.0.

MOTION – The Commission voted unanimously, 11 – 0* in favor, to deny administratively approved self-affirmed (one-change) updated course number(s) (1): 1088.1.

**Commissioner Tolbert abstained from voting since he was the course provider for the application.*

XII. APPLICATIONS FOR WAIVERS FROM ACCESSIBILITY REQUIREMENTS

Justin Vogel, Accessibility Advisory Council legal advisor, presented the Accessibility Advisory Council's recommendations for the waiver applications, and the Commission reviewed and decided on the waiver application submitted for their consideration.

Commission Actions Regarding Accessibility Waiver Applications:

1. 2746 Park St, LLC – Waiver 692 - 2746 Park Street, Jacksonville 32205

MOTION – The Commission voted unanimously, 12 – 0 in favor, to grant the waiver for vertical accessibility to the second floor on the grounds of economic hardship.

2. IKO Clay Hill – Waiver 697 - 6598 County Road 218, Maxville 32234

MOTION – The Commission voted unanimously, 12 – 0 in favor, to deny the waiver on the grounds that the project in question is new construction.

3. Tenant Separation 1st/2nd Floor for 1112 SE 9th Lane – Waiver 714 - 1112 SE 8th Lane, Cape Coral 33990

MOTION – The Commission voted unanimously, 12 – 0 in favor, to grant the waiver for vertical accessibility to the second floor on the grounds of economic hardship.

4. Alterations and Legalization at 1820 – Waiver 708 - 1820 SW 3 Ave., Miami 33129

MOTION – The Commission voted unanimously, 12 – 0 in favor, to grant the waiver for vertical accessibility to the second floor on the grounds of economic hardship.

5. Grow Healthy Dispensary – Waiver 706 - 19510 US-1, Tequesta 33477

MOTION – The Commission voted unanimously, 12 – 0 in favor, to grant the waiver for vertical accessibility to the second floor on the grounds of economic hardship.

XIII. 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 December meeting.

XIV. PETITION(S) FOR DECLARATORY STATEMENT(S)

Justin Vogel, Commission Legal Counsel, presented each declaratory statement in turn. Following are the actions taken by the Commission regarding the petitions for declaratory statement(s).

1. DS 2025-003 by Kyle Davis of Coburn and Associates

Motion – The Commission voted unanimously, 12 - 0 in favor, to approve the Plumbing TAC's recommendation, to adopt staff's analysis as revised by the Plumbing TAC regarding the question(s) presented in the Petition.

XV. 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 April 15, 2025 Agenda on the BCIS.

➤ **Education POC**

Commissioner Langille presented the POC's report and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 12 – 0 in favor, to accept the POC's report as presented/posted (March 28, 2025).

➤ **Energy TAC**

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

Commission Action:

MOTION – The Commission voted unanimously, 12 – 0 in favor, to accept the TAC's report as presented/posted (February 20, 2025).

➤ **Hurricane Research Advisory Committee**

Jeff Blair presented the HRAC's report(s) and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 12 – 0 in favor, to accept the HRAC's report(s) as presented/posted (March 11, 2025).

➤ **Plumbing TAC**

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

Commission Action:

MOTION – The Commission voted unanimously, 12 – 0 in favor, to accept the TAC’s report as presented/posted (March 28, 2025).

➤ **Product Approval POC**

Commissioner Hershberger presented the TAC’s report and any recommendations.

Commission Action:

MOTION – The Commission voted unanimously, 12 – 0 in favor, to accept the POC’s report and Facilitator’s Summary Report as presented/posted (March 31, 2025).

XVI. COMMISSION MEMBER COMMENTS AND ISSUES

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

Commissioner Comments:

- No additional comments were offered.

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 general public comment members of the public were invited to address the Commission on any issues under the Commission’s purview.

Public Comments:

- No public comments were offered.

XVII. NEXT COMMISSION MEETING OVERVIEW AND ASSIGNMENTS

The June 10, 2025, meeting, will focus on the Commission’s regular procedural matters, substantive issues, any needed rule making initiatives, and funding of the selected research projects for fiscal year 2025-2026. The June 2025 meeting will be conducted as a web and teleconference-based virtual meeting.

(Attachment 5 – Commission Meeting Schedule)

ADJOURNMENT

The Chair thanked Commission members, staff and the public for their participation, and adjourned the meeting at 10:42 a.m. on Tuesday, April 15, 2025.

ATTACHMENT 1

FLORIDA BUILDING COMMISSION MEETING EVALUATION RESULTS

APRIL 15, 2025 – 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 9th Edition (2026), FBC Updated Workplan Approval.
- 10.0 9th Edition (2026), TAC & FBC Code Update Review and Approval Processes Revisions.
- 10.0 Interim Report Survey of Building Damage from Hurricanes Helene and Milton Approval.
- 10.0 Rule Workshop on Rule 61G20-1.00, F.A.C. – Glitch Amendments Decision(s).
- 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.
- 10.0 Petition(s) for Declaratory Statement(s) Decision(s).
- 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.

6. WHAT COMMISSIONERS LIKED BEST ABOUT THE MEETING.

- The efficiency.
- Everything, extremely well-run meeting.
- Jeff, great job as always.

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

- It's already perfect.

COMMENTS ON SPECIFIC EVALUATION TOPICS.

- None were offered.

ATTACHMENT 2

FEBRUARY 15, 2025 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 Receive an Update and Approve the Updated Florida Building Code, 9th Edition (2026), Workplan;
- ✓ To Review and Approve Revised TAC and Commission Code Review Processes;
- ✓ To Review and Accept An Interim Report Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton;
- ✓ To Conduct a Rule Workshop on Rule 61G20-1.001, Florida Administrative Code;
- ✓ 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 Consider/Decide on Petition(s) for Declaratory Statement(s);
- ✓ To Receive/Accept Committee and Workgroup Reports and Recommendations;
- ✓ To Hear Public Comment; and
- ✓ To Review Next Steps, Assignments, and Any Agenda Items for Next Meeting (June 10, 2025, web and teleconference-based virtual meeting).

COMMISSION AND COMMITTEES – ON SITE & VIRTUAL MEETINGS

February 20, 2025	10:00 a.m.	Energy TAC
March 11, 2025	2:00 p.m.	Hurricane Research Advisory Committee
March 28, 2025	9:00 a.m.	Education Program Oversight Committee
March 28, 2025	1:30 p.m.	Plumbing Technical Advisory Committee
March 31, 2025	10:00 a.m.	Product Approval Program Oversight Committee
March 31, 2025	2:00 p.m.	Accessibility Advisory Council Committee

MEETING AGENDA – APRIL 15, 2025

All Agenda Times—including Adjournment—Are Approximate and Subject to Change

8:30 a.m.	1)	Welcome and Opening, Roll Call
	2)	Review and Approval of Meeting Agenda
	3)	Review and Approval of February 11, 2025, Meeting Minutes and Facilitator's Summary Report
	4)	Chair's Discussion Issues Future Meetings: <ul style="list-style-type: none"> • June 10, 2025 – Web and Teleconference-Based Virtual Meeting • August 12, 2025 – Onsite Location TBD • October 14, 2025 – Web and Teleconference-Based Virtual Meeting • December 9, 2025 – Onsite Location TBD

		Updated Commission Milestones
	5)	A) 9 th Edition (2026), Florida Building Code Workplan Status Update and Approval B) Revised TAC Code Review and Recommendations Processes and Commission Code Review and Approval Process Approval
	6)	Interim Report Regarding Survey of Building Damage from Hurricane Helene and Hurricane Milton
	7)	Rule Workshop on Rule 61G20-1.001, Florida Administrative Code. Errata/Glitch Amendments - Supplement 4 – Editorial changes
	8)	Applications for Product (2023) and Entity Approval
	9)	Applications for Accreditor and Course Approval
	10)	Applications for Waiver from Accessibility Requirements
	11)	Legal Report
	12)	Declaratory Statements Report A. DS 2025-003 by Kyle Davis of Coburn and Associates
	13)	Committee Reports A. Education Program Oversight Committee (January 31, 2025) B. Hurricane Research Advisory Committee (January 7, 2025) C. Plumbing Technical Advisory Committee (January 31, 2025) D. Product Approval Program Oversight Committee Facilitator's Report (Jan. 30, 2025)
	14)	Commissioner Comment
	15)	Public Comment
	16)	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 APRIL 15, 2025

COMMISSION MEETING DATES FOR 2025

1) Feb. 11, 2025	Web and Teleconference-Based Virtual Meeting
2) April 15, 2025	Web and Teleconference-Based Virtual Meeting
3) June 10, 2025	Web and Teleconference-Based Virtual Meeting
4) Aug. 12, 2025	Onsite Location TBD
5) Oct. 14, 2025	Web and Teleconference-Based Virtual Meeting
6) Dec. 9, 2025	Onsite Location TBD

COMMISSION'S 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</i> – 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	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 (<i>By Rule -45 day min before TAC review</i>)	07/02/2024 <i>Completed</i>
2024 IECC – 45 day public review and comment period ends	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
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
TACs recommendations posted to the website Starting date for the 2 nd 45 day comment period	7/11/2025
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
2 nd . 45 day comment period ends (<i>by law – 45 day min before Commission review</i>)	8/25/2025
Staff posts on Commission website proposed code changes with comments (Tracking Chats and Details Reports)	9/19/2025
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	10/6-10/2025
Staff posts on Commission website TACs consideration of public comments	11/6/2025
Deadline for requesting amendments to be pulled of the consent agenda for individual consideration	11/17/2025
Commission considers TAC recommendations (2 nd 45 day comment period) Commission – 1-day meeting	12/9-10/2025
9 th Edition (2026) FBC (8 th Edition (2023) FBC, Florida Supplement and Commission's approved I Codes) posted online	12/22/2025
<i>Provide Supplements to ICC for integration into the 9th Edition (2026) FBC</i>	
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	TBD
Rule Development Workshop Commission – 1-day meeting	TBD
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
Rule Development Workshop Commission – 1-day meeting	TBD
Integrated Draft 9 th Edition (2026) FBC – Posted online	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.	