

**FIRE TECHNICAL ADVISORY COMMITTEE
PLEASE JOIN MY MEETING FROM YOUR COMPUTER, TABLET OR
SMARTPHONE**

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/533378925](https://global.gotomeeting.com/join/533378925)

UNITED STATES (TOLL FREE): 1 877 309 2073

ACCESS CODE: 533-378-925

May 30, 2025

10:00 A.M.

Minutes

FIRE TAC PRESENT:

Brad Schiffer, Chairman
Chris Athari
Hamid Bahadori
Joe Belcher
Amanda Hickman

Elijah Flowers
Bryan Parks
Asael Marrero
Deborah Nutter
Brett Curry for Peter Schwab

STAFF PRESENT:

Mo Madani
Alan Burke
Sabrina Evans
Marlita Peters

Justin Vogel
Jim Hammers
Robert Benbow

Time: 10:00 a.m.

Ms. Peters welcomed everyone to the meeting of the Fire TAC.

Roll Call:

Ms. Peters performed a roll call for the Fire TAC. A quorum was determined with 8 members present at roll call.

Agenda Approval:

Mr. Belcher moved to approve the agenda for today's meeting as posted. Commissioner Marrero seconded the motion. The motion passed unanimously with a vote of 8 to 0.

Approval of the minutes of September 20, 2024:

Mr. Belcher moved to approve the minutes from September 20, 2024, as posted. Commissioner Marrero seconded the motion. The motion passed unanimously with a vote of 8 to 0.

Declaratory Statement:

DS 2025-010 by Johnathn Pierce of Pulte Group

Petitioner Question:

Does the Florida Building Code, Residential Eighth Edition (2023), require a 20-minute fire-rated attic access hatch, to access the non-habitable attic space from the garage, as described in Section 2 of this petition for the project in question?

Staff Analysis:

Option #1/Petitioner: No, the Florida Building Code, Residential Eighth Edition (2023), does not explicitly require a 20-minute fire-rated attic access hatch in the ceiling of a garage in a one-family dwelling. Section R302.6 of the Code specifies the required fire separation between the dwelling and the garage, including the required fire resistance of walls and ceilings. However, there is no specific provision within the Code mandating that attic access openings in the garage ceiling must have a 20-minute fire-rated door or assembly. Provided that the garage ceiling complies with the required fire-resistant construction, the inclusion of fire-rated attic access is not a requirement.

Option #2/Staff: The answer to the Petitioner's question is yes. Pursuant to Table R302.6 of the Florida Building Code, Residential, 8th Edition (2023), a garage ceiling separation of not less than 1/2-inch gypsum board or equivalent, applied to the garage side, is required from the attic in question. Since the garage ceiling must be a minimum of 1/2-inch gypsum board or equivalent,

the attic access hatch, which is a component of the garage ceiling in question must also be 1/2-inch drywall or equivalent (20-minute fire rated attic access.)

Presenter:

Shane Gerwig, Southeast Code Consultant LLC on behalf of Pulte Group, provided the background information on the declaratory statement and spoke in support of option 1.

Staff:

Mr. Madani provided the background information on the declaratory statement, along with questions and full analysis.

Discussion:

Mr. Parks and Mr. Athari went into a discussion with a question and a comment.

Public Comment:

Dexter Bleasdel, Miami-Dade County, provided a comment and spoke in support of option 1.

Shane Gerwig, Southeast Code Consultant LLC on behalf of Pulte Group, provided a comment.

Mr. Madani provided a comment.

Pete Quintela, Miami-Dade County, provided a comment.

Motion:

Mr. Belcher entered a motion to recommend that the Commission adopt the staff analysis on option 1. Ms. Hickman seconded the motion.

Discussion:

Members of the TAC, staff members, and Mr. Gerwig went into a discussion with questions and comments.

Amended Motion:

Mr. Belcher amended his motion to accept staff recommendations as revised by the TAC:

The answer to the Petitioner's question is no. Pursuant to Table R302.6 of the Florida Building Code, Residential, 8th Edition (2023), a garage ceiling separation of not less than 1/2-inch gypsum board or equivalent, applied to the garage side, is required from the attic in question. Since the garage ceiling must be a minimum of 1/2-inch gypsum board or equivalent, the attic

access hatch, which is a component of the garage ceiling in question must also be 1/2-inch drywall or equivalent. Ms. Hickman maintained her second for the amended motion.

Discussion:

Commissioner Marrero asked a question.

Mr. Madani provided an answer.

Ms. Nutter provided a comment.

Continued Motion:

The motion passed unanimously with a vote of 8 to 0.

Other TAC Business:

None.

Public Comment:

None.

Member and Staff Comment:

Mr. Athari provided a comment.

Adjourn:

There being no further business before the Committee, Ms. Peters adjourned the meeting at 10:45 a.m.