



# FLORIDA BUILDING COMMISSION

"STRONGER CODES THROUGH SCIENCE AND CONSENSUS"



**FACILITATOR'S SUMMARY REPORT OF THE  
APRIL 16, 2024 FLORIDA BUILDING COMMISSION MEETING  
ORLANDO, FLORIDA**

**PROCESS DESIGN, CONSENSUS-BUILDING AND FACILITATION BY**



**REPORT BY JEFF A. BLAIR  
FACILITATED SOLUTIONS, LLC**

[FacilitatedSolutionsJB@gmail.com](mailto:FacilitatedSolutionsJB@gmail.com)  
<http://facilitatedsolutions.org>

*This document is available in alternate formats upon request to DBPR, Florida Building Codes and Standards,  
2601 Blair Stone Road, Tallahassee, FL 32399, (850) 487-1824*

**FLORIDA BUILDING COMMISSION**  
**APRIL 16, 2024 FACILITATOR’S MEETING SUMMARY REPORT**

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*Florida Peninsula – From Space*



**FLORIDA BUILDING COMMISSION**  
**APRIL 16, 2024 FACILITATOR'S MEETING SUMMARY REPORT**



**OVERVIEW OF COMMISSION'S KEY ACTIONS AND DECISIONS**  
**TUESDAY, APRIL 16, 2024**

**I. PLENARY SESSION SUMMARY AND OVERVIEW**

The Commission conducted their April 16, 2024 Plenary Session in Orlando, Florida. At the April meeting the Commission considered and decided on Chair's issues and recommendations, product and entity approvals, applications for accreditor and course approvals, applications for waivers from accessibility requirements, petitions for declaratory statements, a legal report, and recommendations from the Commission's various committees. In addition, the Commission was briefed on Binding Interpretations #267 and #269. Specific actions included voting to: **1)** Initiate rulemaking to Rule 61G20-1.001 – Florida Building Code Adopted, for the purpose of amending the 8<sup>th</sup> Edition (2023), Florida Building Code, to incorporate the legislatively required amendments, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission; **2)** Approve the updated Workplan and Schedule for development of the 8<sup>th</sup> Edition (2023), Florida Building Code; **3)** Approve the updated Workplan and Schedule for development of the 9<sup>th</sup> Edition (2026), Florida Building Code; **4)** Adopt the recommendations of the Existing Building Inspection Workgroup as the starting point for establishing a Building Safety Program for implementation of Section 553.899, F.S., Mandatory Structural Inspections for Condominium and Cooperative Buildings, within the 8<sup>th</sup> Edition, 2023 Florida Building Code, Existing Building, in fulfillment of SB 154 Assignment #3, and to proceed with the rulemaking process as outlined in the Workplan; **5)** Amend the definition of *Wind-Borne Debris Region* from the 8<sup>th</sup> Edition (2023) Florida Building Code back to the definition from the 7<sup>th</sup> Edition (2020) Florida Building Code, and defer any revisions to the definition pending the results of a research study to be commissioned by the Commission for a science-based analysis of the issue to inform the Commission's decision on the definition no later than in time for consideration during the next code update cycle, and request that DBPR evaluate whether additional funding for research could be provided for fiscal year 2024-2025; **6)** Proceed with rule adoption pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, incorporating the Commission's approved annual technical amendment to the 8<sup>th</sup> Edition (2023), Florida Building Code, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission; and **7)** Proceed with rule adoption pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, incorporating the Commission's approved errata and glitch amendment into the 8<sup>th</sup> Edition (2023), Florida Building Code, 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 Orlando Florida and the April 16, 2024 plenary session of the Florida Building Commission.

The Chair noted that in addition to considering regular procedural issues, updates, petitions, and reports, the primary task for the April 16, 2024 meeting was to conduct rule development workshops on Rule 61G20-1.001 – Florida Building Code Adopted.

The Chair explained, 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 one wants to comment on a specific substantive Commission agenda item, they should wait until the facilitator requests public comment and stacks a list of names at the appropriate times during the meeting. The Chair noted that public input is welcome, but should be offered before the Commission begins discussion or there is a formal motion on the floor.

## III. COMMISSION ATTENDANCE

The following Commissioners participated in the April 16, 2024 on-site meeting:

Michael Bourré (Chair), James Batts, David Brown, David Compton, Jeff Gross, Rodney Hershberger, David John, Brian Langille, Grey Marker, Asael Marrero, Brad Schiffer, Fred Schilling, Jim Schock (Vice Chair), Brian Swope, Tim Tolbert, and Stephen Wilcox.

(16 of the 16 seated Commissioners attended – 100%).

*Absent Commissioners:*

All commissioners were present.

## DBPR STAFF PARTICIPATING

Alan Burke, Sabrina Evans, Jim Hammers, Mo Madani, 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, 8<sup>th</sup> Edition (2023), Workplan.
- To Receive an Update and Approve the Updated Florida Building Code, 9<sup>th</sup> Edition (2026), Workplan.
- To Conduct Rule Workshops On Rule 61G20-1.001, F.A.C.
  - To Consider/Decide on the EBIWG's SB 154 Assignment #3 Recommendations.
  - To Consider/Decide on a Proposed Annual Technical Amendment.
  - To Consider/Decide on Proposed Errata and Glitch Amendments to the 8<sup>th</sup> Edition (2023), Florida Building Code.
- To Consider and Decide on Applications for Product Approval and Entity Approval
- To Consider and Decide on Applications for Accreditor and Course Approval.
- To Consider and Decide on Applications for Waiver from Accessibility Requirements.
- To Receive a Legal Report Briefing.
- To Consider and Decide on Petitions for Declaratory Statements.
- To Receive a Briefing on Binding Interpretation #267 and #269.
- To Receive and Accept on Reports and Recommendations from Committees.
- To Hear Public Comment.
- To Identify Needed Next Steps, Assignments, and Agenda Items for Next Meeting (June 18, 2024, Web-Based and Teleconference Virtual Meeting).

***Commission Action:***

**MOTION** – The Commission voted unanimously, 16 - 0 in favor, to approve the agenda for the April 16, 2024 meeting as amended\*.

*\*Switch the sequencing of the Rule Workshops on Rule 61G20-1.001 as follows: 1) EBIWG's SB 154 Assignment #3 Recommendations, 2) Proposed Annual Technical Amendment, and 3) Proposed Errata and Glitch Amendments to the 8<sup>th</sup> Edition (2023), Florida Building Code.*

*(Attachment 2 – April 16, 2024 Commission Agenda)*

#### V. APPROVAL OF THE FEBRUARY 13, 2024 MEETING MINUTES AND FACILITATOR'S SUMMARY REPORT

The Chair asked whether there were any corrections or additions to the posted February 13, 2024 Meeting Minutes and/or Facilitator's Summary Report that were posted electronically in advance of the meeting. There were none offered, and the Commission took the following action:

***Commission Action:***

**MOTION** – The Commission voted unanimously, 16 - 0 in favor, to approve the February 13, 2024 Meeting Minutes and Facilitator's Summary Report as posted/presented.

***Amendments:*** There were no amendments offered to the meeting minutes.



## **VI. CHAIR’S DISCUSSION ISSUES AND RECOMMENDATIONS**

### **A) Welcome New Executive Director**

The Chair announced that was pleased to introduce the Commission’s new Executive Director, Alan Burke. The Chair welcomed Alan, and asked him to introduce yourself to the Commission.

### **B) Appreciation for Commissioner Jim Schock**

The Chair presented commissioner Jim Schock with a plaque honoring him for his service on the Commission serving as the chair.

### **C) Future Commission Meeting Dates**

The Chair reported that the Commission’s next meeting is June 18, 2024, and will be conducted as a Web-Based and Teleconference Virtual Meeting. Following are the dates for the remaining regular bimonthly Commission meetings scheduled for 2024:

- August 13, 2024, Web-Based and Teleconference Virtual Meeting
- October 15, 2024, Onsite (In conjunction with TAC meetings for I-Code changes review)
- December 10, 2024, Onsite (Commission review of I-Code changes)

### **D) Updated Commission Milestones**

The Chair reminded participants that the Updated Commission Milestones document (updated as of February 13, 2024) is linked to the April 16, 2024 FBC Agenda on the BCIS.

### **E) Legislative Update – Bills Impacting Commission**

Mo Madani provided an overview of pending legislation (bills) impacting the Commission and/or the Florida Building Code as follows:

#### **HB 535 – Low Voltage Alarm System Projects. (Draft Code Language)**

Amends S. 553.793, F.S.; Specifies that nonelectric fence or wall must enclose the outside perimeter of a low-voltage electric fence; permits low-voltage electric fences to be installed in areas within more than one zoning category; prohibits local governments from adopting or maintaining certain ordinances or rules that provide additional requirements for low-voltage alarm system projects.

Bill Effective Date: July 1, 2024.

Status: Awaiting effective date.

Implementation: Proposed Glitch Amendment – Draft Code language Based on HB 535.

#### **HB 1526 – Local Regulation of Nonconforming and Unsafe Structures:**

##### **SB 1526 (Draft Code Language)**

##### **Creates Section 553.8991, Resiliency and Safe Structures Act., F.S**

Prohibits local governments from restricting or preventing demolition of certain structures & buildings; authorizes local government to review application for demolition permit; requires replacement structures to be developed in accordance with local development regulations; provides severability; preempts certain regulation to state.

Bill Effective Date: Upon becoming a law.

Status: Awaiting effective date.

Implementation: Proposed Glitch Amendment – Draft Code language Based on SB 1526.

### **HB 267 – Residential Building Permits (Building Regulation) (Draft Code Language)**

Requiring the Florida Building Commission to modify provisions in the Florida Building Code relating to replacement windows, doors, or garage doors; providing requirements for such modifications; revising the timeframes in which local building officials must issue permits or provide certain written notice if certain private providers affix their professional seal to an affidavit; providing requirements for such written notices; deeming a permit application approved under certain circumstances; prohibiting local building code enforcement agencies from auditing the performance of private providers until the local building code enforcement agency creates a manual for standard operating audit procedures; providing requirements for such manual; requiring the manual to be publicly available online or printed; requiring certain audit results to be readily accessible; specifying when a permit application is deemed complete and approved; requiring the commission to review and consider certain provisions of law and technical amendments thereto and report its findings to the Legislature by a specified date, etc.

#### **Exemption for Sealed Drawings. (Draft Code Language)**

Requiring the Florida Building Commission to modify the Florida Building Code provisions to exempt replacement windows, doors, or garage doors in an existing building from sealed drawing.

#### **Research Project (HB 267)**

##### **Thermal Efficiency Standards for Unvented Attic and Unvented Enclosed Rafter Assemblies Study.**

Unvented attic and unvented enclosed rafter assemblies that are insulated and air sealed with a minimum of R-20 air-impermeable insulation meet the requirements of sections R402 of the Florida Building Code, 8<sup>th</sup> Edition (2023), Energy Conservation, if certain conditions are met. The Commission shall review and consider this section and any technical changes thereto and report such findings to the Legislature by December 31, 2024.

Bill Effective Date: January 1, 2025.

Status: Awaiting Governor's Signature.

Implementation: Proposed Glitch Amendment – Draft Code language Based on HB 267.

### **HB 1021 – Community Associations – Revises Section 110.9.4 (Draft Code Language)**

[Revises Section 110.9.4 regarding arranging the Milestone Inspection Report for condominium or cooperative associations and adding four-family dwelling to the list of exceptions in Section 553.899, F.S. – Mandatory Structural Inspections for Condominium and Cooperative Buildings]

Provides requirements and penalties for community association managers and management firms relating to conflicts of interest; revises and provides provisions relating to condominium and cooperative associations, including milestone inspections, reporting requirements, financial reports, unit owner and board meetings, director education, criminal activity and penalties, official records, legal actions, electronic voting, and notices; requires Division of Florida Condominiums, Time Shares, and Mobile Homes to submit report to Governor and Legislature and create database.

#### **Research Project (HB 1021)**

##### **Water Intrusion Study.**

Section 32. The Florida Building Commission shall perform a study on standards to prevent water intrusion through the tracks of sliding glass doors, including the consideration of devices designed to further prevent such water intrusion. By December 1, 2024, the Florida Building Commission must provide a written report of its recommendations to the Governor, the President of the Senate, the Speaker of the House of Representatives, and the chairs of the legislative appropriations committees and appropriate substantive committees with jurisdiction over chapter 718, Florida Statutes.



Bill Effective Date: July 1, 2024

Status: Awaiting Governor's Signature.

Implementation: Proposed Glitch Amendment – Draft Code language Based on HB 1021.

### **SB 812 – Expedited Approval of Residential Building Permits**

Creates Section 177.073, F.S. – Expedited approval of residential building permits before a final plat is recorded.

Requiring certain governing bodies, by a date certain, to each create a program to expedite the process for issuing residential building permits before a final plat is recorded; requiring a governing body to create certain processes for purposes of the program; authorizing a governing body to issue addresses and temporary parcel identification numbers for specified purposes; prohibiting a governing body from making substantive changes to a preliminary plat without written consent, etc.

Bill Effective Date: Upon becoming a law.

Status: Awaiting Governor's Signature.

### **Proposed Code Language for Implementing Legislative Requirements from 2024 Legislation**

The Chair reported that DBPR staff has drafted proposed code language for implementing 2024 legislation requiring the Commission to amend the 8<sup>th</sup> Edition (2023) Code. Pending the Governor's signing, the final list of required changes may or may not change. The Chair stated that the Commission should initiate a new cycle of rulemaking to amend the 2023 Code as required. The proposed Code language will be discussed and approved during an upcoming rule development workshop.

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, 16 – 0 in favor, to initiate rulemaking to Rule 61G20-1.001 – Florida Building Code Adopted, for the purpose of amending the 8<sup>th</sup> Edition (2023), Florida Building Code, to incorporate the legislatively required amendments, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission.

## **VII. 8<sup>TH</sup>. EDITION (2023), AND 9<sup>TH</sup>. EDITION (2026), FLORIDA BUILDING CODE WORKPLAN DEVELOPMENT UPDATES**

### **A) 8<sup>TH</sup>. EDITION (2023), FLORIDA BUILDING CODE WORKPLAN UPDATE**

Mo Madani provided the Commission with an update on the Workplan and Schedule for development of the 2023 Code Update Process – 8<sup>th</sup> Edition (2023), 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, 16 – 0 in favor, to approve the updated Workplan and Schedule for development of the 8<sup>th</sup> Edition (2023), Florida Building Code.

*(Attachment 5 – Approved 2023 Code Update Workplan and Schedule)*

**B) 9<sup>TH</sup> EDITION (2026), FLORIDA BUILDING CODE DEVELOPMENT WORKPLAN**

Mo Madani provided the Commission with a Draft Workplan for development of the 2026 Code Update Process – 9<sup>th</sup> 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, 16 – 0 in favor, to approve the updated Workplan and Schedule for development of the 9<sup>th</sup> Edition (2026), Florida Building Code.

*(Attachment 6 – Approved 2026 Code Update Workplan)*

**VIII. RULE WORKSHOPS ON RULE 61G-20-1.001, F.A.C.  
EXISTING BUILDING INSPECTION WORKGROUP RECOMMENDATIONS FOR  
SB 154 ASSIGNMENT #3 APPROVAL**

Chairman Bourré reminded the Commission that in response to the Champlain Towers tragedy, the Florida Legislature unanimously passed Senate Bill 4-D (2022) in a special session in May 2022. The bill created Section 553.899, Florida Statutes, which directed the Florida Building Commission to complete two assignments. To complete the two assignments, Chairman Schock appointed and convened the Existing Building Inspection Workgroup (EBIWG). The first assignment required the Commission to “review the milestone inspection requirements and make recommendations to the Legislature to ensure inspections are sufficient to determine the structural integrity of a building.” The Commission completed the assignment and submitted a written report to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2022 as required.

The second assignment required the Commission, in consultation with the State Fire Marshal, to “provide recommendations to the Legislature for the adoption of comprehensive structural and lifesafety standards for maintaining and inspecting all types of buildings in this state that are three stories or more in height.” The Commission completed the assignment and submitted a written report to the Governor, the President of the Senate, and the Speaker of the House of Representatives by December 31, 2023 as required.

SB 154 created a third assignment, and requires that by December 31, 2024 the Commission shall adopt rules pursuant to ss. 120.536(1) and 120.54 to establish a Building Safety Program for Implementation of Section 553.899, F.S., Mandatory Structural Inspections for Condominium and Cooperative Buildings, within the 2023 Florida Building Code, Existing Building.

For all three assignments the Workgroup solicited public opinion and provided opportunity for public testimony at its meetings, and engaged in a consensus-building process to identify potential recommendations that had a broad base of support.

At their final Phase 3 meeting on March 20, 2024 the Workgroup voted unanimously to recommend the Commission incorporate the Workgroup’s consensus ranked recommendations as the Florida Building Commission’s requirements for establishment of a Building Safety Program for Implementation of Section 553.899, F.S., Mandatory Structural Inspections for Condominium and Cooperative Buildings, within the 2023 Florida Building Code, Existing Building. The Workgroup’s consensus recommendations for SB 154 Assignment #3 were subsequently provided to the Florida Building Commission for its consideration.

Jeff Blair reviewed the procedural sequencing for the Commission’s consideration of the Existing Building Inspection Workgroup’s recommendations to the Commission, and subsequently facilitated each of the steps in the process as follows:

- A review of the EBIWG’s recommendations as follows:
- The Workgroup reviewed draft text, evaluated amendments, and reached consensus on the following for the Building Safety Program:
  - **2024 Draft Supplement to the 8<sup>th</sup> Edition (2023), Florida Building Code.** This document includes deleting Section 110.9 from the 8<sup>th</sup> Edition (2023), Florida Building Code, Building volume and relocating it as amended to the 8<sup>th</sup> Edition (2023), Florida Building Code, Existing Building volume. The 8<sup>th</sup> Edition (2023), Florida Building Code, Existing Building volume includes amendments to Chapter 1, Scope and Administration; Section 113, Violations; Section 115, Unsafe Buildings and Equipment; Chapter 2, Definitions; and Chapter 18, Minimum Requirements for the Mandatory Milestone Inspections.
  - **Phase 1 Milestone Inspection Report Form** – Electronic & Fillable PDF Reporting Form.
  - **Phase 2 Milestone Inspection Report Form** – Electronic & Fillable PDF Reporting Form.
  - **General Conditions and Guidelines** – Scope of Structural Conditions.
- Commissioner clarifying questions.
- Public Comment (3 minutes per person).
- Commission will take the EBIWG’s recommendations on a consent agenda to approve.
- Any Commissioner may pull off any of the proposed requirement for individual consideration and action.
- The Commission will approve the consent agenda for approval of the proposed requirements as presented, or as amended if any are pulled for individual consideration.
- Proposed requirements pulled for individual consideration, if any, will be voted on individually.
- The Commission will vote to adopt the Recommendations as/if revised by the Commission.

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, 16 – 0 in favor, to adopt the Florida Building Commission’s rule requirements for establishing a Building Safety adopt the recommendations of the Existing Building Inspection Workgroup as the starting point for establishing a Building Safety Program for implementation of Section 553.899, F.S., Mandatory Structural Inspections for Condominium and Cooperative Buildings, within the 8<sup>th</sup> Edition, 2023 Florida Building Code, Existing Building, in fulfillment of SB 154 Assignment #3, and to proceed with the rulemaking process as outlined in the Workplan.

**Contract for Formatting of Inspection Reporting Forms**

Chairman Bourré and Mo Madani indicated that pursuant to Section 553.899, Florida Statutes, the Commission has been tasked with establishing a building safety inspection program for existing condominium and cooperative buildings three stories or greater in height. The Commission adopted

the requirements during the April 16, 2024 rule workshop and is completing rulemaking to implement the Program. Part of the Program requires the Commission to create a standardized building safety inspection form that is adaptable to an electronic format. The FBC's Building Safety Inspection Reporting Form will be used throughout the state by inspectors conducting inspections and will be received by local authorities that have jurisdiction over the inspections.

The University of Central Florida's Florida Solar Energy Center (FSEC) is being hired to develop an electronic fillable version of the Florida Building Code's Building Safety Inspection Reporting Form in portable document format (pdf), edit and improve the current Word document version of the adopted Building Safety Inspection Reporting Form, improve the layout and format of the Code's Building Safety Inspection General Guidance Document, create a one- to two-page fact sheet regarding the Code's Building Safety Inspection Program, and conduct three webinars on the Code's Building Safety Inspection Program. DBPR staff, will as always, administer and oversee the contract, and negotiate scoping and funding as appropriate to accomplish the task

## **IX. RULE WORKSHOP ON RULE 61G-20-1.001, F.A.C. ANNUAL TECHNICAL AMENDMENT TO THE 8<sup>TH</sup>. EDITION (2023) FBC**

Chairman Bourré noted that at the February 13, 2024 meeting the Commission voted unanimously to initiate rulemaking pursuant to subsection 557.79(9)(a), F.S., the annual technical amendment process, to address the single issue of the proposed change to the term "Wind-Borne Debris" in the Updated Code. The Commission charged the Structural TAC with providing their recommendations for the Commission's consideration today.

The Structural TAC met on February 22, 2024 to discuss the issue and is recommending that the Commission amend the definition of *Wind-Borne Debris Region* from the 8<sup>th</sup> Edition (2023) Florida Building Code back to the definition from the 7<sup>th</sup> Edition (2020) Florida Building Code, and defer any revisions to the definition pending the results of a research study to be commissioned by the Commission for a science-based analysis of the issue to inform the Commission's decision on the definition no later than in time for consideration during the next code update cycle.

The Chair made it clear that the Commission was not encouraging any additional amendments during the annual technical amendment rulemaking initiative.

Jeff Blair reviewed the procedural sequencing for the Commission's consideration of the Proposed Annual Technical Amendment and the Structural TAC's recommendation to the Commission, and subsequently facilitated each of the steps in the process as follows:

- Jeff Blair provided a process review and the statutory findings pursuant to Section 553.73(9), F.S. required for the Commission's consideration of the proposed annual technical amendment.
- Justin Vogel, the Commission's legal counsel, provides any legal clarifications and Mo Madani provided any technical clarifications requested by the Commission.
- Commissioner Clarifying Questions.
- Proponent (Joe Belcher (FHBS) – Eric Stafford (IBHS)) will explain the issue and recommendation for the proposed annual technical amendment (3 minutes).
- Commissioner Clarifying Questions for the Proponent.
- Public Comment in Support of the Amendment (3 minutes per person).

- Public Comment in Opposition to the Amendment (3 minutes per person).
- Commission Discussion and Decision Regarding the Proposed Annual Technical Amendment.

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, 14 – 2 in favor, to amend the definition of *Wind-Borne Debris Region* from the 8<sup>th</sup> Edition (2023) Florida Building Code back to the definition from the 7<sup>th</sup> Edition (2020) Florida Building Code, and defer any revisions to the definition pending the results of a research study to be commissioned by the Commission for a science-based analysis of the issue to inform the Commission’s decision on the definition no later than in time for consideration during the next code update cycle, and request that DBPR evaluate whether additional funding for research could be provided for fiscal year 2024-2025.

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to proceed with rule adoption pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, incorporating the Commission’s approved annual technical amendment to the 8<sup>th</sup> Edition (2023), Florida Building Code, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission.

**X. RULE WORKSHOP ON RULE 61G-20-1.001, F.A.C.**

**ERRATA AND GLITCH AMENDMENTS TO THE 8<sup>TH</sup> EDITION (2023) FBC**

Chairman Bourré stated that the Commission’s TACs met during January 2024 and again during February 2024 to make recommendations to the Commission regarding proposed errata and glitch amendments for the 8<sup>th</sup> Edition (2023), Florida Building Code. The purpose of the rule workshop was for the Commission to consider and decide on the errata and glitch amendments proposed for the Update Code. The Chair stated that consistent with previous Code Update processes he would as a courtesy pull the three (3) glitch amendments with comments requesting individual consideration that were submitted timely to DBPR staff. However, the Chair noted this did not include the request to pull SW-FBC-B - Ch. 4 – Glitch #3 – that was withdrawn by the Proponent.

Jeff Blair reviewed the procedural sequencing for the Commission’s consideration of proposed errata and glitch amendments to the 8<sup>th</sup> Edition (2023), Florida Building Code, and subsequently facilitated each of the steps in the process as follows:

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

**Errata and Glitch Amendments Consent Agendas (Approval and Denial) Process:**

- The TACs recommendations are organized by up to four consent agendas per TAC, as follows:
  - **Consent Agenda 1:** TAC recommends approval of the errata. The Commission will vote that the errata on the consent agendas meet the definition of errata, and to approve the errata As Submitted or As Modified by the TAC.

- **Consent Agenda 2:** TAC recommends denial of the errata. Commission will vote that the errata on the consent agendas do and/or do not meet the definition of errata, and to deny the errata.
- **Consent Agenda 3:** TAC recommends amendments approval of the glitch amendments. The Commission will vote that the amendments on the consent agendas are glitch amendments, and to approve the amendments As Submitted or As Modified by the TAC.
- **Consent Agenda 4:** TAC recommends denial of the glitch amendments. The Commission will vote that the amendments on the consent agendas are and/or are not glitch amendments, and to deny the amendments.
- Review definition of Errata and Criteria for Glitch Amendments.
- Facilitator will introduce each consent agenda by TAC in turn.
- Public will be provided an opportunity for comment (3 Minutes per person).
- Chair will automatically pull the three (3) glitch amendments with comments requesting individual consideration that were submitted timely to DBPR staff. Commission will decide whether to pull any additional proposed glitch amendments for individual consideration by technical code area.
- Commission will vote to approve Consent Agenda of TAC recommendations as presented or as amended if any additional amendments are pulled for individual consideration by technical code area.
- The vote is in favor of TAC recommendations regarding the proposed glitch amendments either to approve or deny.

**Errata and Glitch Amendments Pulled for Individual Consideration Process:**

- Commission will individually discuss and vote on all amendments pulled for individual consideration.
- Facilitator will introduce each errata and amendment pulled for individual consideration in turn.
- Proponents of proposed errata or amendment will speak first (3 minutes per person).
- Opponents of proposed errata or amendment will follow proponents (3 minutes per person).
- No point counter points.
- The Commission will vote either to approve or deny the errata or glitch amendment.
- 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:

***Commission Actions:***

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to proceed with rule adoption pursuant to Rule 61G20-1.001 – Florida Building Code Adopted, incorporating the Commission’s approved errata and glitch amendment into the 8<sup>th</sup> Edition (2023), Florida Building Code, and to delegate authority to Alan Burke to sign rulemaking documents on behalf of the Commission.



## **XI. 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, the consent agenda of products recommended for approval to the 2023 Code, and the supplemental consent agendas of products recommended for approval to the 2023 Code, each in turn.

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

**MOTION** – The Commission voted unanimously, 16 - 0 in favor, to approve the consent agenda of product approval entities to the 2023 Code (20) as posted/presented.

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

**MOTION** – The Commission voted unanimously, 16 - 0 in favor, to approve the consent agenda of products (328\*) recommended for approval to the 2023 Code as amended.

\* FL 18514-R9 was pulled from the consent agenda at the applicants request as a product approval no longer needed. There was no Commission action required.

**MOTION** – The Commission voted unanimously, 16 - 0 in favor, to approve 328 products recommended for approval to the 2023 Code as reflected in the posted documentation, as amended.

Jeff Blair presented the Product Approval Program Oversight Committee's recommendations for product approvals to the 2023 Code pulled for individual consideration.

Jeff Blair presented the Product Approval Program Oversight Committee's recommendations for product approvals to the 2023 Code with comments.

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

**MOTION** – The Commission voted unanimously, 16- 0 in favor, to approval the product approval applications to the 2023 Code with comments recommended for approval (2) as reflected in the posted documentation (FL 45990 and FL 46552).

**MOTION** – The Commission voted unanimously, 16- 0 in favor, to conditionally approve the products recommended for conditional approval (8) to the 2023 Code based on the amended conditions recommended by DBPR staff and reflected in the posted documentation (FL 12512 R-10, FL 41706 R-1, FL 46319, FL 46489, FL 46491, 46559\*, 46591, and FL 46592).

\* *At the request of the applicant the conditions of approval for FL 46559 were amended by the Commission to include the removal of the ss-3400 Non-impact product.*

### ***Commission Actions Regarding DBPR Applications:***

There was no Commission action required regarding the April 2024 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*)

## **XII. 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, 16 – 0 in favor, to approve advanced accredited course numbers (9): 1259.0, 1258.0, 1235.0, 1260.0, 1253.0, 1254.0, 1257.0, 1252.0, and 1247.0.

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to conditionally approve for compliance with Rule 61G20-6.002, advanced accredited course numbers (5): 1248.0, 1238.0, 1234.0, 1229.0, and 1261.0.

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to deny advanced accredited course number(s) (1): 1263.0.

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to approve advanced accredited course number (1): 1264.0.

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to approve administratively self-affirmed with one change updated course number(s) (2): 1124.1, and 1118.1.

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to conditionally approve for compliance with Rule 61G20-6.002, administratively approved self-affirmed (one-change) updated course numbers (3): 686.3, 701.3, and 692.3.

### **XIII. 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. Jose Andres Carmiol – Waiver 662 - 140 N. Krome Ave, Homestead 33030**

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to grant the waiver for vertical accessibility to the second floor on the grounds of technical infeasibility.

**2. Gregori Construction Inc. – Waiver 661 - 3067 US HWY 1, Mims 32754**

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to grant the waiver for vertical accessibility to the mezzanine on the grounds of economic hardship.

**3. Community Complex at the Jimmy Graves Field Track and Field – Waiver 663- 1900 16th Street., Vero Beach 32960**

**MOTION** – The Commission voted unanimously, 16 – 0 in favor, to grant the waiver for vertical accessibility to the press box on the grounds it would be an unreasonable and unnecessary economic hardship to require vertical accessibility to the press box since it would be eligible for the federal exemption.

### **XIV. LEGAL REPORT**

Justin Vogel, Commission Legal Counsel, updated the Commission on outstanding legal matters relevant to the Commission. Justin reported there were no outstanding legal issues to report for the April 2024 meeting.

## **XV. PETITIONS FOR DECLARATORY STATEMENTS**

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

### **1. DS 2024-002 by Shane Kittendorf of City of Cape Coral**

**Motion** – The Commission voted unanimously, 16 - 0 in favor, to approve the Code Administration TAC’s recommendation on the Petition, that the questions presented in the Petition are general in nature and can’t be answered.

### **2. DS 2024 – 010 by Tatiana Gust of Elite Permits**

**Motion** – The Commission voted unanimously, 16 - 0 in favor, to approve the Code Administration TAC’s recommendation on the Petition, to accept the withdrawal of the Petition.

## **XVI. BINDING INTERPRETATIONS #267 AND #269 BRIEFINGS**

### **Binding Interpretation #267**

The Chair reported that Binding Interpretation #267 was petitioned by Jerry Scott regarding the Walton County BO’s interpretation pursuant to Existing Building, Chapter 8 – Alterations – Level 2, Section 804.2.2 of the 7<sup>th</sup> Edition (2020) Florida Building Code. The issue involves a petition for a binding interpretation challenging the building official’s interpretation of the Code requiring the building to be sprinklered based on its size and S-1 Occupancy classification.

Mo Madani briefed the Commission reporting that the answer to Binding Interpretation #267 was as follows:

**Question)** Does the project in question qualify for the application of section 804.2.2 (Exception), Florida Building Code, Existing Building, 7<sup>th</sup> Edition (2020)?

**Answer)** The answer to the Petitioner’s question is no. Pursuant to section 1001.2.2, Florida Building Code, Existing Building, 7<sup>th</sup> Edition (2020) and section 903.2.9.1, Florida Building Code, building, 7<sup>th</sup> Edition (2020), an automatic sprinkler system must be provided throughout the repair garage facility.

### **Binding Interpretation #269**

The Chair reported that Binding Interpretation #269 was petitioned by was petitioned by Thomas Chalifoux regarding the City of Kissimmee BO’s interpretation pursuant to Building, Chapter 10 – Means of Egress, Section 1008.3.2 of the 6<sup>th</sup> Edition (2017) Florida Building Code. The issue involves a petition for a binding interpretation challenging the building official’s interpretation of the Code requiring exterior emergency lights over each exit door.

Mo Madani briefed the Commission reporting that the answer to Binding Interpretation #269 was as follows:

**Question)** Does the project in question need to comply with the emergency illumination requirements of Section 1008.3.2, Florida Building Code, Building, 6<sup>th</sup> Edition (2017)?

**Answer)** The answer to the Petitioner’s question is yes. Pursuant to section 1008.3.2, Florida Building Code, Building, 6<sup>th</sup> Edition (2017) and since the warehouse buildings in question provide for two or more means of egress, exterior emergency illumination is required for the exterior landings.

## **XVII. COMMITTEE REPORTS AND RECOMMENDATIONS**

Chairman Bourré requested TAC and POC chairs to confine their reports to a brief summary of any key recommendations, emphasizing any issues requiring an action from the Commission. The Chair requested if the TAC/POC requires Commission action, to 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 16, 2024 Agenda on the BCIS.

### **Code Administration TAC**

Commissioner Brown 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 as presented/posted (April 5, 2024).

### **Education POC**

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

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 14 – 0 in favor, to accept the POC's report as presented/posted (April 8, 2024).

### **Existing Building Inspection Workgroup**

Jeff Blair presented the Workgroup's reports and any recommendations.

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 14 – 0 in favor, to accept the Workgroup's reports as presented/posted (February 15, 2024 and March 20, 2024).

### **Fire TAC**

Commissioner Schiffer 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 as presented/posted (February 22, 2024).

### **Hurricane Research Advisory Committee**

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

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 15 – 0 in favor, to accept the HRAC's report as presented/posted (March 12, 2024).

### **Mechanical TAC**

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

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 15 – 0 in favor, to accept the TAC's report as presented/posted (February 21, 2024).

### **Plumbing TAC**

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

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 15 – 0 in favor, to accept the TAC's report as presented/posted (February 21, 2024).

### **Product Approval POC**

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

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 15 – 0 in favor, to accept the POC's report and Facilitator's Summary Report as presented/posted (April 4, 2024).

### **Special Occupancy TAC**

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

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 15 – 0 in favor, to accept the TAC's report as presented/posted (February 21, 2024).

### **Structural TAC**

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

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 15 – 0 in favor, to accept the TAC's report as presented/posted (February 22, 2024).

### **Swimming TAC**

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

#### ***Commission Action:***

**MOTION** – The Commission voted unanimously, 15 – 0 in favor, to accept the TAC's report as presented/posted (February 21, 2024).

## **XVIII. COMMISSION MEMBER COMMENTS AND ISSUES**

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

#### ***Commissioner Comments:***

- No comments were offered.

## **XIX. GENERAL PUBLIC COMMENT**

Members of the public were offered an opportunity to provide comment during each of the Commission's substantive discussion agenda items. In addition, Chair Bourré invited members of the public to address the Commission on any issues under the Commission's purview.

### *Public Comments:*

- Dottie Mazzarella, ICC: thanked the Commission for holding their April 2024 meeting in Orlando, Florida to correspond with the ICC code hearings. Suggested they consider meeting at the same location as the ICC code hearings next year. Noted that an amendment was proposed to amend the IBC, Plumbing to correlate with the Commission's actions on Glitch Amendment -FBC-P-Ch. 7- Glitch #2.

## **XX. NEXT COMMISSION MEETING OVERVIEW AND ASSIGNMENTS**

The June 18, 2024 meeting will focus on the Commission's regular procedural and substantive issues, and needed rule development initiatives. The June meeting will be conducted as a Web-Based and Teleconference Virtual Meeting.

*(Attachment 5 – Commission Meeting Schedule)*

## **STAFF ASSIGNMENTS FROM THE APRIL 16, 2024 COMMISSION MEETING**

- There were no specific assignments not covered in the Commission's actions on relevant agenda items.

## **ADJOURNMENT**

The Chair thanked Commission members, staff and the public for their participation, and adjourned the meeting at 11:45 a.m. on Tuesday, April 16, 2024.



**ATTACHMENT 1**  
**FLORIDA BUILDING COMMISSION MEETING EVALUATION RESULTS**

**APRIL 16, 2024 – ORLANDO, FLORIDA**

*Average rank using a 0 to 10 scale, where 0 means totally disagree and 10 means totally agree.  
(15 of the 16 Commissioners in Attendance Completed the Evaluation – 95%).*

**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.**

- 9.93 Chair's Discussion Issues/Recommendations.
- 9.93 8<sup>th</sup>. Edition (2023) Workplan Update Approval.
- 10.0 9<sup>th</sup>. Edition (2026) Workplan Update Approval.
- 10.0 Rule Workshop On Rule 61G20-1.001, F.A.C. – Errata and Glitch Amendments.
- 10.0 Rule Workshop On Rule 61G20-1.001, F.A.C. – Annual Technical Amendment.
- 10.0 Rule Workshop On Rule 61G20-1.001, F.A.C. – EBIWG's SB 154 Assignment #3 Rec's.
- 10.0 Applications for Products and Product Approval Entities Approvals.
- 10.0 Applications for Accreditor and Course Approvals.
- 10.0 Applications for Waivers from Accessibility Requirements Decisions.
- 10.0 Legal Report.
- 10.0 Petitions for Declaratory Statements Decisions.
- 10.0 Binding Interpretations #267 and #269 Briefings.
- 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.**

- I like how the meeting was run by Michael (Bourré) and Jeff (Blair).
- In-person meetings are better than virtual.
- Very professionally run meeting.
- Everything!
- Hotel and meeting room was very nice.

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

- More in-person meetings!
- Provide coffee outside room for commissioners.
- Can't think of anything.

**COMMENTS ON SPECIFIC EVALUATION TOPICS.**

- None were offered.

**ATTACHMENT 2**  
**APRIL 16, 2024 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, 8<sup>th</sup>. Edition (2023), Workplan.
- ✓ To Receive an Update and Approve the Updated Florida Building Code, 9<sup>th</sup>. Edition (2026), Workplan.
- ✓ To Conduct A Rule Workshop On Rule 61G20-1.001, F.A.C.
  - To Consider/Decide on Proposed Errata and Glitch Amendments to the 8<sup>th</sup>. Edition (2023), Florida Building Code.
  - To Consider/Decide on a Proposed Annual Technical Amendment.
  - To Consider/Decide on the EBIVG's SB 154 Assignment #3 Recommendations.
- ✓ To Consider and Decide on Applications for Product Approval and Entity Approval
- ✓ To Consider and Decide on Applications for Accreditor and Course Approval.
- ✓ To Consider and Decide on Applications for Waiver from Accessibility Requirements.
- ✓ To Receive a Legal Report Briefing.
- ✓ To Consider and Decide on Petitions for Declaratory Statements.
- ✓ To Receive a Briefing on Binding Interpretation #267 and #269.
- ✓ To Receive and Accept on Reports and Recommendations from Committees.
- ✓ To Hear Public Comment.
- ✓ To Identify Needed Next Steps, Assignments, and Agenda Items for Next Meeting (June 18, 2024, Web-Based and Teleconference Virtual Meeting).

**COMMISSION AND COMMITTEES – ON SITE & VIRTUAL MEETINGS**

February 15, 2024	9:00 a.m.	Existing Building Inspection Workgroup
February 21, 2024	9:00 a.m.	Mechanical Technical Advisory Committee
February 21, 2024	10:30 a.m.	Special Occupancy Technical Advisory Committee
February 21, 2024	1:00 p.m.	Swimming Pool Technical Advisory Committee
February 21, 2024	2:30 p.m.	Plumbing Technical Advisory Committee
February 22, 2024	9:00 a.m.	Structural Technical Advisory Committee
February 22, 2024	1:30 p.m.	Fire Technical Advisory Committee
March 12, 2024	1:00 p.m.	Hurricane Research Advisory Committee
March 20, 2024	9:00 a.m.	Existing Building Inspection Workgroup
April 4, 2024	10:00 a.m.	Product Approval Program Oversight Committee
April 4, 2024	2:00 p.m.	Accessibility Advisory Council Committee
April 5, 2024	10:00 a.m.	Code Administration Technical Advisory Committee
April 8, 2024	9:00 a.m.	Education Program Oversight Committee

**MEETING AGENDA – APRIL 16, 2024**

*All Agenda Times—including Adjournment—are Approximate and Subject to Change*

8:30 a.m.	1)	<b>Welcome and Opening, Roll Call</b>
	2)	<b>Review and Approval of Meeting Agenda</b>
	3)	<b>Review and Approval of the February 13, 2024 Meeting Minutes and Facilitator’s Summary Report</b>
	4)	<b>Chair’s Discussion Issues</b> <ul style="list-style-type: none"> <li>• Future Meetings</li> <li>• Updated Commission Milestones</li> <li>• 2024 Legislation Impacting the Commission</li> <li>• Research Projects</li> </ul>
	5)	<b>Florida Building Code, 8<sup>th</sup> Edition, (2023) – Updated Workplan Approval</b> <b>Florida Building Code, 9<sup>th</sup> Edition, (2026) – Updated Workplan Approval</b>
	6)	<b>Rule Workshop on Rule 61G20-1.001, Florida Administrative Code</b> Review and Approval of the Existing Building Inspection Workgroup’s Recommendations for SB 154 Assignment #3
	7)	<b>Rule Workshop on Rule 61G20-1.001, Florida Administrative Code</b> Annual Technical Amendment
	8)	<b>Rule Workshop on Rule 61G20-1.001, Florida Administrative Code</b> Errata/Glitch Amendments
	9)	<b>Applications for Product and Entity Approval</b>
	10)	<b>Applications for Accreditor and Course Approval</b>
	11)	<b>Applications for Waiver from Accessibility Requirements</b>
	12)	<b>Legal Report</b>
	13)	<b>Declaratory Statements</b> A. DS 2024-002 by Shane Kittendorf of City of Cape Coral B. DS 2024-010 by Tatiana Gust of Elite Permits
	14)	<b>Briefing on Binding Interpretations 267 and 269</b>
	15)	<b>Committee Reports</b> A. Code Admin Technical Advisory Committee (April 5, 2024) B. Education Program Oversight Committee (April 8, 2024) C. Existing Building Inspection Workgroup (February 15, 2024, and March 20, 2024) D. Fire Technical Advisory Committee (February 22, 2024) E. Hurricane Research Advisory Committee (March 12, 2024) F. Mechanical Technical Advisory Committee (February 21, 2024) G. Plumbing Technical Advisory Committee (February 21, 2024) H. Product Approval Program Oversight Committee (April 4, 2024) Facilitators Report I. Special Occupancy Technical Advisory Committee (February 21, 2024) J. Structural Technical Advisory Committee (February 22, 2024) K. Swimming Pool Technical Advisory Committee (February 21, 2024)
	16)	<b>Commissioner Comment</b>
	17)	<b>Public Comment</b>
	18)	<b>Adjourn Commission Plenary Session</b>

**ATTACHMENT 3**  
**KEY TO COMMON ABBREVIATIONS**

ACRONYM	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 2011)
DEP or FDEP	Florida Department of Environmental Protection
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 (previously FAW)
FBC	Florida Building Code
FBC	Florida Building Commission
FECC	Florida Energy and Conservation Code
IBC	International Building Code
ICC	International Code Council
POC	Program Oversight Committee (Education and Product Approval)
SAD	ADA Standards for Accessibility Design
TAC	Technical Advisory Committee

## 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**  
**8<sup>TH</sup>. EDITION (2023) CODE UPDATE WORKPLAN**  
**UPDATED APRIL 16, 2024**

<b>COMMISSION MEETING DATES FOR 2024</b>	
1) February 13, 2024	Web-Based and Teleconference Virtual Meeting
2) April 16, 2024	Onsite – Doubletree by Hilton at the Entrance to Universal Orlando (Rule workshop for milestone inspection requirements, and final action on the proposed errata and glitch amendments)
3) June 18, 2024	Virtual Meeting (Second rule workshop for milestone inspection requirements, if necessary)
4) August 13, 2024	Web-Based and Teleconference Virtual Meeting
5) October 15, 2024	Onsite (In conjunction with TAC meetings for I-Code changes review)
6) December 10, 2024	Onsite (Commission review of I-Code changes)

**COMMISSION’S 2023 CODE UPDATE DEVELOPMENT WORKPLAN**

<b>8<sup>TH</sup>. EDITION (2023) FBC CODE UPDATE DEVELOPMENT TASKS</b>	
<b>TASKS</b>	<b>SCHEDULE</b>
<i>Selection of the Model Codes</i>	
2020 NEC published and available to the public;	08/25/2019
2021 International Codes published and available to the public;	January 2021
Commission selects 2021 I Codes “model codes” and 2020 NEC to conduct its review	2/9/2021 <b>Completed</b>
<i>Review of the Model Code Changes</i>	
In coordination with ICC, staff post complete listing of the code changes to the I Codes online	2/25/2021 <b>Completed</b>
Staff post on Commission website/Building Code Information System (BCIS) analysis of the 2021 I-Code change to provide for identification of the following: <ul style="list-style-type: none"> <li>• Provisions which overlap with the provisions of the FBC</li> <li>• Provisions which correlate directly with the provisions of the FBC</li> <li>• 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</li> <li>• 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</li> </ul>	5/17/2021 <b>Completed</b>

Residential Construction Cost Impact Workgroup (RCCIWG) reviews the 2021 changes to the International Residential Code (IRC) and provides comments to the Commission's TACs on impactful code changes. RCCIWG meeting – <b>Conference call/Webinar</b>	6/29/2021 <b>Completed</b>
45 day public review and comment period ends ( <b>By Rule -45 day min before TAC review</b> )	7/1/2021 <b>Completed</b>
Staff posts on Commission website analysis of the 2021 I-Code changes with public comments. (Tracking Charts and code change monographs)	8/2/2021 <b>Completed</b>
TACs review the 2021 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"> <li>• (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)</li> </ul> That the Commission approves certain model code provisions by consent agenda. <ul style="list-style-type: none"> <li>• (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.)</li> </ul> That the Commission approve or reject certain model code provisions after considering them individually. <ul style="list-style-type: none"> <li>• (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.)</li> </ul> TACs meetings – on site	9/22-30/2021 and 10/1-7/2021 <b>Completed</b>
Staff post TACs' recommendations online for further public review	10/15/2021 <b>Completed</b>
Deadline for requesting amendments (2021 I-Codes changes) to be pulled of the consent agenda for individual consideration	11/19/2021 <b>Completed</b>
Commission considers TACs' recommendations regarding the latest changes to the model codes - on site meeting (TBD)	12/14-15/2021 <b>Completed</b>
Staff post Commission's recommendations online	1/3/2022 <b>Completed</b>
<b><i>Proposed Modification to the Foundation Code and Commission's Approved I-Codes Changes</i></b>	
Period for public to propose modifications to the 7 <sup>th</sup> . Edition (2020) FBC and the Commission's approved I-Codes changes	1/4/2022 – 2/15/2022 <b>Completed</b>
Proposed amendments reviewed by staff and posted to the Commission website	3/3/2022 <b>Completed</b>
1 <sup>st</sup> . 45 day comment period ends ( <b>By law -45 day min before TAC review</b> )	4/17/2022

Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports) <b>Staff assign TAC members specific proposed code change for review in advance of the TAC meetings in June</b>	5/2/2022 Completed Completed
TACs consider proposed modifications (1 <sup>st</sup> 45 day comment period) TACs meetings - 4-day on-site meetings	6/20-24/2022 Completed
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45 day comment period	7/13/2022 Completed
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the TACs' recommendations with regard to the proposed modifications to the Florida Residential Code (FRC) and provides comments to the <u>TACs/Commission</u> on impactful code changes.	08/17/22 Completed
2 <sup>nd</sup> . 45 day comment period ends ( <i>by law – 45 day min before Commission review</i> )	8/26/2022
Staff post on Commission website proposed code changes with comments (Tracking Chats and Details Reports)	9/21/2022 Completed
TACs consider public comments on their actions on the proposed mods TACs meetings – 6-day meetings [5-day on-site and 1 – day via conference/webinar]	10/6-13/2022 Completed
Staff post on Commission website TACs consideration of public comments	11/10/2022
<b>Deadline for requesting amendments to be pulled off consent agendas for individual consideration</b>	11/22/2022
Commission considers TAC recommendations (2 <sup>nd</sup> . 45 day comment period) Commission – 1-day meeting	12/13/2022 Completed
8 <sup>th</sup> . Edition (2023) FBC (7 <sup>th</sup> . Edition (2020) FBC, Florida Supplement and Commission's approved I Codes) posted online	12/20/2022
<b>Provide Supplements to ICC for integration into the 8<sup>th</sup>. Edition (2023) FBC</b>	Completed
<b>Deadline for submitting comments on the Draft 8<sup>th</sup>. Edition (2023) update to the FBC (Supplements plus 7<sup>th</sup>. Edition (2020) FBC)</b>	January 31, 2023
TACs review comments to Rule Development Workshop of March 14, 2023 and make recommendations to the Commission TACs meetings - 3-days of conference call/webinar meetings	2/21 - 24/2023 Completed
<b>Rule Development Workshop</b> Commission – 1-day meeting	March 14, 2023 Completed
<b>Rule Development Workshop</b> To review comment requesting consideration of the latest editions of ICC 500 and ICC 600 for inclusion in the 2023 update to the FBC Meetings - Conference call/webinar/concurrently – in the afternoon Appropriate TACs (Roofing, Structural and Special Occupancy) Residential Construction Cost Impact Workgroup (RCCIWG) Florida Building Commission – Conference call/webinar – in the afternoon	May 10, 2023 Completed
Integrated Draft 8 <sup>th</sup> . Edition (2023) FBC – Posted online	May 22, 2023
<b>Rule Development Workshop</b> To review comment requesting withdrawal of Modification # SP10413 to retain the existing language of Chapter 4, Section 464.4.2.2 in the 7 <sup>th</sup> . Edition (2020) for inclusion in the 8 <sup>th</sup> . Edition (2023), Florida Building Code. Special Occupancy TAC meeting – June 12, 2023 (Conference call/webinar)	June 20, 2023 Completed Completed
<b>Hearing</b> on 8 <sup>th</sup> . Edition (2023) FBC to consider received comments	No Hearing Request

<b>Final Rule Hearing</b> on 8 <sup>th</sup> . Edition (2023) FBC —Commission approves final version of Code 8 <sup>th</sup> . Edition (2023) Florida Fire Prevention Code available in final format	If Requested
Rule Submitted to Secretary of State and Supplement/Integrated posted online – subject to addressing any JAPC concerns	Being Routed
Final FBC – PDF posted	June 2023
Printed Code available	August 2023
<b>8<sup>th</sup>. Edition (2023) FBC Effective Date</b> (6 – months after publication)	<b>12/31/2023</b>
<b>Glitch/Errata</b>	
Deadline for submitting glitch amendments and errata regarding the draft 8 <sup>th</sup> . Edition (2023) update to the FBC  <b>Additional Comments (7)</b> <b>Errata/Glitch Received After Deadline:</b> <ul style="list-style-type: none"> <li>• F-FBC- B-Ch. 35 – Errata #4 (Received after deadline 11/28/2023)</li> <li>• M-FBC-M - Ch. 7 – Glitch #1 – (Received after deadline 12/13/2023)</li> <li>• P-FBC-P– Ch. 7– Glitch #2 – (Submitted after the deadline -12/25/2023)</li> <li>• SP-FBC - B - Ch. 30 – Glitch #1 (Received after deadline 12/29/2023)</li> <li>• S - FBC-R - Ch. 3 – Errata #2 - (Received after deadline 12/5/2023)</li> <li>• SW-FBC-B - Ch. 4 – Errata #4 - (Received after deadline 12/4/2023)</li> <li>• SW-FBC-B - Ch. 4 – Glitch #9 - (Received after deadline 12/11/2023)</li> </ul> <b>Annual Technical Amendment – s.553.73(9)(a), Florida Statutes</b> Proposed annual technical amendment - S-FBC-B-Ch. 2 – Glitch #1: Change to “Wind-Borne Debris” definition	November 1, 2023 <b>Completed</b>
Proposed glitch amendments and errata reviewed by staff and posted to the Commission website	November 14, 2023 <b>Completed</b>
1 <sup>st</sup> . 45 day comment period ends ( <i>By law -45 day min before TAC review</i> )  <b>Additional Comments</b> <b>Proposed Annual Technical Amendment</b>	December 30, 2023 <b>Completed</b> February 13, 2024
TACs consider proposed modifications (1 <sup>st</sup> . 45-day comment period) TACs meetings – 3 days of conference call/webinar meetings <b>Additional Comments</b> <b>Proposed Annual Technical Amendment</b>	<b>Jan. 23 -25, 2024</b>  February 21-22, 2024 February 22, 2024
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> . 45-day comment period <b>Additional Comments</b> <b>Proposed Annual Technical Amendment</b>	February 8, 2024 <b>Completed</b> February 23, 2024 February 23, 2024
2 <sup>nd</sup> . 45 - day comment period ends ( <i>by law – 45 - day min before Commission review</i> ) <b>Additional Comments</b> <b>Proposed Annual Technical Amendment</b>	March 24, 2024 April 8, 2024 April 8, 2024
<b>Rule Development Workshop</b>  To review and take final action on proposed glitch amendments and errata regarding the draft 8 <sup>th</sup> . Edition (2023) update to the FBC. To review and take final action on the proposed annual technical amendment.	<b>April 16, 2024</b>
<b>Glitch/Errata #2</b>	

<i>Adopt Code Language Based on 2024 Legislative Session</i> <i>Adopt Chapter 18 Minimum requirements for the mandatory milestone inspection, of the 2023 FBC – Existing Building</i>	
Proposed glitch amendments posted to the Commission website	April 18, 2024
1 <sup>st</sup> 45-day comment period ends ( <i>By law -45 day min before TAC review</i> )	June 3, 2024
TACs/EBIWG consider proposed modifications (1 <sup>st</sup> 45-day comment period) TACs meetings – 3 days of conference call/webinar meetings	<b>June 19-21, 2024</b>
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> 45-day comment period.	June 27, 2024
2 <sup>nd</sup> 45 - day comment period ends ( <i>by law – 45 - day min before Commission review</i> )	August 11, 2024
<b>Rule Development Workshop</b> To review and take final action on proposed glitch amendments regarding the draft 8 <sup>th</sup> Edition (2023) update to the FBC.	<b>August 13, 2024</b>

**ATTACHMENT 6**  
**9<sup>TH</sup>. EDITION (2026) CODE UPDATE WORKPLAN**  
**UPDATED APRIL 16, 2024**

**COMMISSION’S 2026 CODE UPDATE DEVELOPMENT WORKPLAN**

<b>9<sup>TH</sup>. EDITION (2026) FBC CODE UPDATE DEVELOPMENT TASKS</b>	
<b>TASKS</b>	<b>SCHEDULE</b>
<i><b>Selection of the Model Codes</b></i>	
2023 NEC published and available to the public;	Available
2024 International Codes published and available to the public. <i>Note – 2024 IRC and IECC are not available yet</i> – Projected availability March/April 2024.	Available
Commission selects available 2024 I Codes “model codes” (IBC, IMC, IPC, IFGC, IEBC) and 2023 NEC to conduct its review	<b>2/13/2024</b>
<i><b>Review of the Model Code Changes</b></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"> <li>• Provisions which overlap with the provisions of the FBC</li> <li>• Provisions which correlate directly with the provisions of the FBC</li> <li>• 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</li> <li>• 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</li> </ul>	<b>5/17/2024</b> <i>(This completion date is contingent upon receiving the 2024 IECC changes By April)</i>
<b>Residential Construction Cost Impact Workgroup (RCCIWG)</b> <ul style="list-style-type: none"> <li>• Introduction and Scope of Work for the Workgroup and Work plan Review</li> <li>• Background and Reference Materials</li> <li>• Code Change Assignments</li> </ul>	<b>05/24/2024</b>
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the 2024 changes to the International Residential Code (IRC) and provides comments to the Commission’s TACs on impactful code changes.  RCCIWG meeting – <i>Conference call/Webinar TBD</i>	<b>06/28/2024</b>
45 day public review and comment period ends ( <i>By Rule -45 day min before TAC review</i> )	7/1/2024
Staff post on Commission website analysis of the 2024 I-Code changes with public comments (Tracking Charts and code change monographs)	8/2/2024



<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"> <li>• (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)</li> </ul> <p>That the Commission approves certain model code provisions by consent agenda.</p> <ul style="list-style-type: none"> <li>• (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.)</li> </ul> <p>That the Commission approve or reject certain model code provisions after considering them individually.</p> <ul style="list-style-type: none"> <li>• (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.)</li> </ul> <p>TACs meetings – on site - TBD</p>	<p>09/16-20/2024, 09/30/2024, 10/01 - 02/2024, and 10/04/2024</p>
Staff post TACs' recommendations online for further public review	10/15/2024
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 (TBD)	12/10-11/2024
Staff post Commission's recommendations online	1/3/2025
<b><i>Proposed Modification to the Foundation Code and Commission's Approved I-Codes Changes</i></b>	
Period for public to propose modifications to the 8 <sup>th</sup> . Edition (2023) FBC and the Commission's approved I-Codes changes	TBD
Proposed amendments reviewed by staff and posted to the Commission website	TBD
1 <sup>st</sup> . 45 day comment period ends ( <b><i>By law -45 day min before TAC review</i></b> )	TBD
Staff post on Commission website proposed code changes (Tracking Charts and Detail Reports) <b>Staff will assign TAC members specific proposed code changes for review in advance of the TAC meetings - TBD</b>	TBD
TACs consider proposed modifications (1 <sup>st</sup> . 45 day comment period) TACs meetings - 4-day on-site meetings	TBD
TACs recommendations posted to the website Starting date for the 2 <sup>nd</sup> . 45 day comment period	TBD
Residential Construction Cost Impact Workgroup (RCCIWG) reviews the TACs' recommendations with regard to the proposed modifications to the	TBD



Florida Residential Code (FRC) and provides comments to the TACs/Commission on impactful code changes.	
RCCIWG meeting – on-site meeting (TBD)	
2 <sup>nd</sup> . 45 day comment period ends ( <i>by law – 45 day min before Commission review</i> )	TBD
Staff post on Commission website proposed code changes with comments (Tracking Chats and Details Reports)	TBD
TACs consider public comments on their actions on the proposed mods TACs meetings – 4-day meetings [2-day on-site and 2-day via conference/webinar]	TBD
Staff post on Commission website TACs consideration of public comments	TBD
<b>Deadline for requesting amendments to be pulled off consent agendas for individual consideration</b>	TBD
Commission considers TAC recommendations (2 <sup>nd</sup> . 45 day comment period) Commission – 1-day meeting	TBD
9 <sup>th</sup> . Edition (2026) FBC (8 <sup>th</sup> . Edition (2023) FBC, Florida Supplement and Commission’s approved I Codes) posted online	TBD
<b>Provide Supplements to ICC for integration into the 9<sup>th</sup>. Edition (2026) FBC</b>	TBD
<b>Deadline for submitting comments on the Draft 8<sup>th</sup>. Edition (2023) update to the FBC (Supplements plus 7<sup>th</sup>. Edition (2020) FBC)</b>	TBD
TACs review comments to Rule Development Workshop of TBD and make recommendations to the Commission TACs meetings - 3-days of conference call/webinar meetings	TBD
<b>Rule Development Workshop</b> Commission – 1-day meeting	TBD
Integrated Draft 9 <sup>th</sup> . Edition (2026) FBC – Posted online	TBD
<b>Hearing</b> on 9 <sup>th</sup> . Edition (2026) FBC to consider received comments	TBD
<b>Final Rule Hearing</b> on 9 <sup>th</sup> . Edition (2026) FBC/Commission approves final version of Code 9 <sup>th</sup> . Edition (2026) Florida Fire Prevention Code available in final format	If Requested
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
<b>9<sup>th</sup>. Edition (2023) FBC Effective Date (6 – months after publication)</b>	<b>12/31/2026</b>
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.	