ENERGY TECHNICAL ADVISORY COMMITTEE

THIS MEETING WILL BE HELD VIA TELECONFERENCE/WEBINAR
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Dial in by Phone: +1 213-458-8552
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May 27, 2026
1:30 P.M.

Minutes

ENERGY TAC PRESENT:

Drew Smith, Chairman	Brian Luksik
Oscar Calleja	Tony Morgan
Bob Cochell	Jonathan Parks
Tim Graboski	Roger Sanders
David John	David Wojcieszak

STAFF PRESENT:

Mo Madani	Justin Vogel
Norman Bellamy	Marlita Peters
Jim Hammers	Sabrina Evans
Alan Burke	

MEETING FACILITATION:

The meeting was facilitated by Jeff Blair from Facilitated Solutions, LLC. Consultation, Process Design & Facilitation. Information at: facilitatedsolutions.org

Time: 1:30 p.m.

Chairman Smith welcomed everyone to the meeting of the Energy TAC.

Roll Call:

Mr. Blair performed roll call for the Energy TAC. A quorum was determined with 10 members present at roll call.

Agenda Approval:

Mr. Grabski moved to approve the agenda for today's meeting as posted. Mr. Cochell seconded the motion. The motion passed unanimously with a vote of 10 to 0.

Approval of the minutes from February 24, 2026

Mr. Cochell moved to approve the minutes from February 24, 2026, as posted. Mr. Grabski seconded the motion. The motion passed unanimously with a vote of 10 to 0.

Declaratory Statement:

DS 2026-023 by Bryan Orr of Kalos Services Inc.

Staff:

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

Staff Analysis

Question #1:

Does the installation identified in the above description trigger the threshold of a renovated building as referenced by the Florida Building Code, Energy Conservation Eighth Edition (2023) (FBCEC) Section R101.4.2. as defined in the FBCEC?

Answer:

Option #1/Petitioner:

Petitioner believes that the answer is no. The cost of construction is 1.7% of the assessed value. This value does not exceed the 30% that is required to be classified as a renovated building.

Option #2/Staff: See answer to question 3.

Question #2:

Does the installation identified in the above description trigger a change of occupancy type?

Answer:

Option #1/Petitioner:

Petitioner believes that the answer is no. The occupancy type is R-3 in accordance with Chapter 3 of Florida Building Code, Building constructed in accordance with the Florida Building Code, Residential. The existing space referenced above is used as a garage within the one family dwelling. The space will remain used as a garage.

Option #2/Staff:

The answer to the Petitioner's question is no. Pursuant to the definition of "Change of Occupancy" of the Florida Building Code, Existing Building, 8th Edition (2023), the proposed level of work does not alter the use or function of the garage and therefore, the proposed work does not result in a change of occupancy.

Question #3:

Is the installation identified in the above description within a previously unconditioned building to which comfort conditioning is added?

Answer:

Option #1/Petitioner:

Petitioner believes that the answer is no. The garage is not within a previously unconditioned building. The subject structure is a previously conditioned building. The garage is not a separate building, but an integral component of a single building. 101.4.2 used the term "building" (not space or area) that currently contains comfort conditioning. While the space or area of the garage does not previously contain comfort conditioning, the "building" does previously contain comfort conditioning. The code does not establish a regulatory framework for treating individual accessory space as independent buildings.

Option #2/Staff:

Pursuant to the definitions of "addition," "cooled space," and "conditioned space" in the Florida Building Code, Energy Conservation, 8th Edition (2023), the installation of a mini-split system capable of providing cooling or heating to the garage in question constitutes the addition of comfort conditioning to a previously unconditioned space. As such, the installation triggers compliance with Section R503.2 of the Florida Building Code, Energy Conservation, 8th Edition (2023), requiring the space to comply with the applicable provisions of the Florida Building Code – Energy Conservation.

Question #4:

Does the provisions of the FBC, Energy Conservation – Residential apply beyond the scope established in Section R101 such that installation of a ductless mini-split system that contains dehumidification controls in a garage within a building that currently contains comfort conditioning, and project does not meet the definition of a "renovated building" and a change of occupancy has not occurred, would trigger full Energy Code Compliance?

Answer:

Option #1/Petitioner:

Petitioner believes that the answer is no. The provisions of the Energy Conservation Code do not apply beyond their express scope and installation described does not trigger full compliance. The proposed work does not meet the definition of a renovated building, does not involve a change of occupancy and does not involve a previously unconditioned building. Further, the proposed installation does not establish the garage as conditioned space as defined by the Florida Building Code, Energy Conservation.

Option #2/Staff:

See answers to questions 2 and 3.

Petitioner:

Shane Gerwig, Southeast Code Consultants, provided details on the declaratory statement petition.

Public Comment:

Joe Belcher, Florida Homes Builder Association (FHBA), spoke in support of the Petitioner's proposed answers to the declaratory statement petition.

TAC:

Mr. Calleja provided a comment.

Motion:

Mr. Calleja entered a motion to accept the Petitioner's answers.

Motion died for lack of a second.

Staff:

Mr. Madani provided a comment.

Alternative Motion:

Commissioner John entered a motion to recommend approval of the staff's recommendation. Mr. Cochell seconded the motion.

Discussion:

Members of the TAC went into discussion with questions and comments.

Motion Continued:

The motion passed with a vote of 9 to 1 vote.

Other TAC Business:

None.

Public Comment:

None.

Member and Staff Comment:

None.

Adjourn:

There being no further business before the Committee, Chairman Smith adjourned the meeting at 2:07 p.m.