

**FLORIDA BUILDING COMMISSION
RESIDENTIAL CONSTRUCTION COST IMPACT WORKGROUP
TELECONFERENCE MEETING FROM TALLAHASSEE, FLORIDA
WEB URL <https://global.gotomeeting.com/join/533378925>
AUDIO: DIAL-IN NUMBER 1 866-899-4679
CONFERENCE CODE: 533-378-925**

**June 29, 2021
9:00 A.M.**

WORKGROUP MEMBERS PRESENT:

Lee Arsenault	Drew Smith
Alan Gremillion	Bill Smock
Mike Keesee	Jeremy Stewart
Ray Puzzitiello	Brian Walsh

WORKGROUP MEMBER NOT PRESENT:

David Hilman

DEPARTMENT STAFF PRESENT:

Tom Campbell	Justin Vogel
Mo Madani	Jim Hammers
Chris Howell	

MEETING FACILITATION:

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

Time: 9:01 a.m.

Welcome and Introduction:

Mr. Blair welcomed everyone to the teleconference/webinar meeting of the Residential Construction Cost Impact Workgroup. He provided detail of the process for the Workgroup and the public participating online and on the phone.

Roll Call:

Mr. Blair called the roll and a quorum was determined with 7 members present at roll call.

Agenda Review and Approval:

Mr. Blair covered the agenda and purpose of the meeting today. He then asked for a motion to approve the agenda as posted.

Mr. Gremillion entered a motion to approve the agenda as posted. Mr. Smith seconded the motion. The motion passed unanimously with a vote of 7 to 0.

Minutes Review and Approval:

Mr. Blair asked for a motion to approve the minutes of May 24, 2021 if there were no changes.

Mr. Arsenault entered a motion to approve the minutes from May 24, 2021 as posted. Mr. Smith seconded the motion. The motion passed unanimously with a vote of 7 to 0

Mr. Smock joined the meeting bringing the quorum total to 8 members present.

Workgroup Plan and Commission Plan:

Mr. Madani provided detail of the current workplan for the workgroup and the Commission's workplan.

There were no workgroup member comments or public comments.

Comments on Impactful Proposed Code Modifications:

NOTE: All comments listed below are taken from the BCIS as posted by the Workgroup Member assigned to the code modification.

Comments on Impactful Proposed Code Modifications (cont.):

Brian Walsh:

S8952 (Overlap) - The cost of the testing should not be limited to the purchase price of the test itself. The cost of labor to perform the test as well as carry costs should be included. I believe a more accurate cost for testing is \$500-\$600 per home.

Bill Smock:

P9412 - The added language to this appendix will all more options which may or may not reduce the cost of construction.

P8459 (Flood) - The corrected definition will reduce the cost of construction in areas where the previous definition was being implemented.

P98490- I disagree with the supporting documents that this will reflect in a cost savings to construction. For the very few days that Florida will see temperatures below freezing each year, the code already allows for testing by compressed air at a level that would not damage the pipes in freezing conditions. Adding a vacuum test does not add savings.

Brian Walsh:

SP8699 - This can have cost implications, but would vary widely based on the situation and build. He stated he could not put a dollar amount at this time on this modification.

Bill Smock:

P8815 - By correcting this issue, this revision will reduce costs to plumbing systems in areas where the inspectors had been enforcing the modified clean out language during the last code cycle. In those areas a savings of \$30-\$150 could be recognized on an average sized home.

P8818 - This modification improves options and sets standards in addressing the failed drainage system in an existing residence/property. This only increases options to property owners and may save them money. More importantly it brings a level of standard to this field and should protect property owners.

P9398 - In homes where fire sprinkler systems have been selected for use, there will be a cost savings as the sloped ceiling design option will save on costs, but in general will not have an impact on construction costs as fire sprinkler systems are not required in the FBC.

Comments on Impactful Proposed Code Modifications (cont.):

Brian Smock (cont.):

P9408 - Because the vast majority of homes constructed in Florida locate the water heater in the garage or tankless eater on the exterior wall, this will have a major impact on the distribution design which will require the installation of a re-circulation system. The average system will cost \$1,200 to \$1,800 installed correctly with an insulated loop and pump system. Based on a 2000 sq ft home.

Drew Smith:

EN8955 - There will be a cost for whole house ventilation ranging from \$200 - \$1,500 depending on the type of system installed. Based on a 2000 sq ft home.

EN8576 - This could be a potential cost increase of up to \$1/sq ft to insulate the edges of a concrete floor slab and possibly stem walls. Increases termite intrusion potential. Based on a 2000 sq ft home.

EN8992 - This proposal will add an additional cost of at least \$150 to what the builders are paying for pull down attic stairs.

EN8996- This change will increase cost of construction for builders currently using this method of construction. The estimated cost increase would be approx. \$1/sq ft of living area.

EN9017 - While this change will increase the energy efficiency of a home by tightening the envelope leakage. This change will result in a \$75 - \$300/home cost increase due to upgraded boxes. Based on a 2000 sq ft home.

EN9036 - Due to the types of WH used in Florida by builders, this will be a cost increase of \$500 - \$2,000/home. Based on a 2000 sq ft home.

EN9040 - The code change proposal will increase the cost of construction but only in subset of buildings that may have been designed to include drain water heat recovery but not in accordance with the specified standard. Cost impact \$200/home. Based on a 2000 sq ft home.

EN9042 - Increases cost of construction from \$150 - \$2500 depending on system used. Based on a 2000 sq ft home.

Comments on Impactful Proposed Code Modifications (cont.):

Drew Smith (cont.):

EN9047 - For buildings that are currently using standard AHU/Furnace fan motors as their mechanical ventilation fan, the cost of construction will increase approx. \$500 on a 2,000 sq ft home as they will need to adjust their mechanical ventilation design strategy in order to comply.

EN9041 - This change will increase cost of construction from \$50- \$100/home. Based on a 2000 sq ft home.

EN9058 - This change will add approx. \$.20/sq ft to the cost of construction on low rise multifamily projects.

EN9060 - The cost increase will range from \$50 - \$100/home. Based on a 2000 Sq ft home.

EN8922 - Will increase construction costs from \$1,000 - at least \$1,500/home. Based on a 2000 sq ft home.

EN9057 - This change will increase cost of construction by \$500+/home. Based on a 2000 sq ft home.

EN9070 - This will add approx. \$100 to provide additional report.

EN9082 - This change will add approx. \$50 -100/home to the cost. Based on a 2000 sq ft home.

EN9083 - This proposal impacts who may claim the environmental attributes of an onsite-renewable energy system. Cost unknown.

EN8936 - The cost impact will be the cost of allocating 8 sq ft of living space.

EN9200 (Overlap) - Cost impact < \$100/home based on \$2,000sqft home.

EN8980 (Overlap) - Will increase cost of construction on a 2000 sq ft home approx. \$2,800.

EN8981 (Overlap) - This could increase cost of construction on a 2000 sq ft home by approx. \$2,500.

EN8982 (Overlap) -PC-1 will not increase cost and keep aligned with Energy Star.

Comments on Impactful Proposed Code Modifications (cont.):

Drew Smith (cont.):

EN9080 (Overlap) - Cost increase of \$500-2,000/home.

EN9031 (Overlap) - Cost savings of \$150/home.

EN9018 (Overlap) - Cost increase of \$500/ 2000sqft home.

EN9029 (Overlap) - Cost increase of \$200/home.

EN9096 (Overlap) - Cost increase of \$500-2,000/home.

Alan Gremillion:

M9332 - Unable to determine cost impact, but if this change reduces the volume of air that is required to be brought into the home, then this could potentially lower construction and operating costs.

M9334 - If a window will now satisfy this code requirement and we can eliminate kitchen ventilation to the exterior, then this will decrease the cost of construction. Cost decrease = \$150. If we are now required to run kitchen exhaust to the exterior in lieu of recirculation ventilation, then this will increase construction cost. Cost Increase = \$150.

M9335 - Cost increase = \$10.

M9314 - Cost increase = \$40.

Mechanical contractor will now be required to install blocks on or near the equipment pad to strap the refrigerant line to in lieu of laying the lines on the ground or floating them above the ground from the condenser to the home.

M9338 - Cost increase = \$300 - \$500 (Dependent upon length of run).

F8895 - Additional fire testing will increase upfront costs for the product manufacturer, but we are unable to determine the cost impact that these additional tests will have on material pricing to be paid by the consumer.

Comments on Impactful Proposed Code Modifications (cont.):

Alan Gremillion (cont.):

M9339 - The change will increase the cost of construction. Unfortunately, oil-fired appliances are not common in the Florida market, so we were not able to find any contractors or distributors to provide pricing for a blocked vent automatic burner shutoff switch.

Lee Arsenault:

F8470 - Possible - Definition is more specific.

F8474 - Possible - Definition is more specific

F8610 (Overlap) - Possible - Correct misleading language.

F8662 (Overlap) - Will require adding a detector when there is fuel burning mech equipment.

Pre motion notice: No overlap modifications were discussed during this meeting and are not to be included in the motion today. The overlap modifications will be addressed during Phase II and the comments will remain on the BCIS for that meeting.

Motion:

Mr. Puzzitiello entered a motion to approve the Residential Construction Cost Impact Workgroup's package of comments regarding cost impacts for I-Code changes to the Florida Building Code, Residential, and to provide them to the Technical Advisory Committees. Mr. Stewart seconded the motion. The motion passed unanimously with a vote of 8 to 0.

Staff Comments:

Mr. Madani stated that staff will add a comment to the modifications noted with additional language to include the termite statement and the home square footage used in calculation to the BCIS.

Adjournment:

Mr. Stewart entered a motion to adjourn the meeting. Puzzitiello seconded the motion. The motion passed unanimously with a vote of 8 to 0 and the meeting was adjourned at 10:14 a.m.